



Planning Committee Report

Committee Date: 7th September 2021

Application Numbers: N/2020/1516 & N/2020/1517

Location: Former Pearce Leather Works , Wellingborough Road,
Northampton

Development: Conversion and extension of existing building to 26no
flats, with the provision of bin store areas and car parking

Applicant: Clayson Country Homes Ltd

Agent: CC Town Planning Ltd

Case Officer: Hannah Weston

Ward: Billing and Rectory Farm Unitary Ward

Referred By: Assistant Director of Place & Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

N/2020/1516 (Planning) - RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

N/2020/1517 (Listed Building Consent) - RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

Permission is sought for planning and listed building consent for the conversion and extension of the building to provide 26 flats, with the provision of bin storage and car parking.

During the course of the application the scheme has been reduced from 28 flats to 26, with the internal layout altered to facilitate this. A large cross addition to the building proposed on the original submission has also been removed from the scheme.

Consultations

The following consultees have raised **no objections** to the applications:

- Conservation
- Historic England
- Highways

- Public Protection
- Arboricultural Officer
- Environment Agency
- Lead Local Flood Authority
- Anglian Water
- Regeneration
- Northamptonshire Police
- Construction Futures
- NHS
- Former County Development Management
- Billing Parish Council

Four letters objecting to and one raising observations have been received in relation to the planning application, reference N/2020/1516. A further 11 letters of objection have been received under the associated listed building consent, application reference N/2020/1517.

Conclusion

The applications have been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The report looks into the key planning and listed building issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

1.1 The application site is located on the south-eastern side of Wellingborough Road. The application site comprises a Grade II listed building, set back from Wellingborough Road and framed with Grade II listed entrance gatepiers, gates, and forecourt pool. The entire building is now disused.

1.2 Residential properties are situated to the south and east of the site with areas of mature trees to the south, west and north of the site.

2. CONSTRAINTS

2.1. Grade II listed buildings – factory, power house, entrance gatepiers, gates, and forecourt pool.

2.2. Tree Preservation Order to tree belt running along Wellingborough Road.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. Permission is sought for the conversion and extension of the building to provide 26 flats, with the provision of bin storage and car parking.

3.2. During the course of the application the scheme has been reduced from 28 flats to 26, with the internal layout altered to facilitate this. A large cross has also been removed from the scheme.

4. RELEVANT PLANNING HISTORY

4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
N/2020/0148	Variation of Conditions 2 and 24 of Planning Permission N/2019/0851 (Alterations and extension to existing building and conversion to 20no flats including 3no offices as part of live-work units, provision of bin store areas and car parking) to broaden the use of two of the offices to include use by the management company of the building.	Approved 20/05/2020
N/2019/0851	Alterations and extension to existing building and conversion to 20no flats including 3no offices as part of live-work units, provision of bin store areas and car parking	Approved 22/1/2020
N/2019/0852	Listed Building Consent Application for alterations and extension to existing building and conversion to 20no flats including 3no offices as part of live-work units, provision of bin store areas and car parking	Approved 18/12/2019
N/2016/0446	Listed Building Consent for Alterations of building to form residential units including ground and first floor extensions, installation of new windows and doors, removal of sky lights, internal walls, north lights, erection of garden fence and internal walls	Approved 17/3/17
N/2016/0365	Alterations and extension to existing building and conversion to 14 flats and offices as part of livework units provision of bin storage areas and car parking	Approved 17/3/17
N/2012/0926	Conversion of existing power house to 17 dwellings	Approved 8/8/13
N/2012/0888	Listed Building application for the conversion of the power house to 17 dwellings	Approved 7/12/12
N/2010/0244	Partial demolition of Pearce Leather Works and outbuildings	Approved 14/10/10

	<p>with remaining building to be an office use. Erection of new screen wall to enclose retained part of building and alterations to business area parking. Construction of 126 dwellings (including conversion of existing Power house to 6 units), associated highway works, public open space, landscaping and ancillary works (WNDC Consultation)</p>	
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5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when making decisions on all listed building applications or any decision on a planning application for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Development Plan

- 5.3. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.4. The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:
 - S1 – The distribution of development
 - S2 – Hierarchy of Centres
 - S3 – Scale and distribution of housing development
 - S10 – Sustainable Development Principles
 - C2 – New developments
 - E1 – Existing employment areas
 - H1 – Housing density and mix and type of dwellings
 - BN5 – Historic Environment
 - BN9 – Pollution control
 - INF1 and 2 – Infrastructure delivery
 - N1 – The regeneration of Northampton

Northampton Local Plan 1997 (Saved Policies) (NLP 1)

- 5.5. The relevant policies of the NLP 1 are:

- Policy E20 – Design for new development

Material Considerations

5.6. Below is a list of the relevant Material Planning Considerations

- **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:
 - Paragraphs 7-12 - Presumption in favour of sustainable development.
 - Paragraph 60 - Housing needed for different groups in the community.
 - Paragraph 130 - Create places with a high standard of amenity for existing and future users.
 - Section 8 - Promoting healthy and safe communities.
 - Section 9 - Promoting sustainable transport.
 - Section 12 - Achieving well-designed places.
 - Section 16 – Conserving and enhancing the historic environment.
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Planning out Crime in Northamptonshire SPG 2004

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Comment
Conservation	Required alterations will harm the historic integrity of the building through sub-division and revisions to the internal layout and new window openings however this is 'less than substantial' and would be outweighed by the benefit of the preservation of a landmark building which is in a poor state.
Historic England	No comment.
Highways	No comment.
Public Protection	No objection subject to conditions on contamination and EV charging.
Arboricultural Officer	No objection subject to conditions on landscaping and tree protection
Environment Agency	No objection.
Lead Local Flood Authority	No objection – request applicant considers some form of SuDS to reduce run-off from the site such as tree planting and permeable paving.
Anglian Water	No objection – request condition on surface water and informatives on used water.
Regeneration	Support – will improve built environment around Wellingborough Road and helps with regeneration aspirations for Northampton.
Northamptonshire Police	No objection – suggests crime prevention measures and concerns with proposed eco shelter for bikes.

Construction Futures	No objection - request contribution towards apprentice scheme on site.
NHS	No objection – request contribution towards healthcare.
Former County Development Management	No objection – request contributions towards education and libraries and a condition on fire hydrants.
Billing Parish Council	Support.

7. RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 7.1. Four letters objecting to and one raising observations have been received in respect of the planning application and a further 11 letters of objection have been received under the listed building consent application.

The comments received can be summarised as follows:

- Request parking is altered to retain trees and green space near power house conversion.
- Live in area as quiet and not many houses. More flats will make area busy and result in violence and pollution.
- Concern that plan shows large cross on elevations which has never before been shown. Query why this is wanted.
- Elevations do not show the window obscuring up to 1.8 metres and restricted widow openings which were in place for the original application. This will result in direct overlooking of neighbouring properties.
- Additional flats will cause extra noise.
- Impact on traffic.
- Increase in flats results in more overlooking of neighbours and noise impact.
- Impact on light from extensions.
- Extension would be overbearing.
- Extension would appear out of character with area.
- Want building to be community space and not residential flats.
- Parking insufficient.

8. APPRAISAL

Principle

- 8.1 The application proposes the conversion of the existing disused former leatherworks factory to 26 flats. The principle of converting and extending the existing building into residential units, some as live work units, has been established within previous applications N/2016/0365, N/2019/0851 and N/2020/0148. In line with this it is considered that the principle of providing residential units is acceptable.

The impact of the proposed conversion on the character and appearance of the listed building, host property, and street scene

- 8.2 The application site comprises a Grade II listed building, and Grade II listed entrance gate piers, gates, and forecourt pool.

8.3 The application is largely similar in appearance to previous approvals N/2016/0365 and N/2019/0851 as amended by N/2020/0148. Applications N/2019/0851 and N/2020/0148 are both live permissions which could be built on this site and as such are strong material planning considerations with significant weight in the assessment of the current application. The proposed building is of the same footprint as that previously approved within N/2020/0148, with the same sized extensions to the rear.

The main alterations externally between the two are:

- Southern elevation – approximately 0.15 metre lower than the approved. Extension of same design. Same number of window openings at first floor. Reduction of one window at ground floor and re-arrangement of proposed window and door openings.
- Western elevation the same other than being approximately 0.15 metre lower than the approved.
- Eastern elevation – slight re-design to extension bringing gables closer together. Approximately 0.15 lower than the approved scheme. Fenestration changes with the number of windows reduced at first floor from 13 to 11 and at ground floor from 8 to 7.
- Northern elevation – two additional windows inserted (1 at ground floor and 1 at first) centrally.
- North-western elevation – same as approved.

8.4 Internally the alterations to form 26 flats as opposed to the 20 previously approved is facilitated through internal layout changes.

8.5 The Council's Conservation Officer has been consulted on the proposed scheme and has advised that there is no objection to the revised proposal for the conversion of the building. Whilst it is advised that the scheme would harm the historic integrity of the building through sub-division and revisions to the internal layout and the addition of new window openings, as the building is deteriorating and is at risk it is considered the level of harm would be 'less than substantial'. The Conservation Officer advises that the preservation of a landmark building is of public benefit and outweighs the harm that would arise if the building continues to deteriorate.

8.6 Paragraph 202 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.7 The application site as existing comprises a disused building which has been empty for some time. The application proposes a viable use for the vacant listed building and would assist in bringing a disused Grade II listed building back into use and, in addition, contribute to the Council's 5 year housing supply.

8.8 The proposal would bring the building back into use, ensuring its repair and long term retention. It is considered important to secure a viable use for the long term retention of the vacant listed building and to stop any further decay to the built form.

8.9 On balance, it is considered that the securing of a viable use for the vacant listed building and the provision of housing would outweigh any harm to the historic form through the proposed conversion. As such it is considered that the proposal would have an acceptable impact upon the Listed Building.

- 8.10 In design terms, the alterations from the approved scheme are considered minimal and would not greatly alter the appearance of the building over that previously approved which can still be built on site. As such it is considered that the proposal would be acceptable in design terms.

Residential amenity

- 8.11 The application proposes 26 flats. These comprise:
18 x 1 bedroom flats;
8 x 2 bedroom flats;
- 8.12 All of the proposed flats comply with the nationally described space standards (DCLG 2015), providing a good standard of accommodation for future occupiers. The proposed flats are provided with a good level of outlook and light provision, with windows externally and also internally over the central courtyard.
- 8.13 8 of the proposed flats at ground floor level are provided with outside garden spaces. The remaining 18 flats are not provided with private amenity space. There is, however, an area of soft landscaping provided within the north-western portion of the site, which provides open space for those remaining units, and the application site is within close walking distance of Billing Park and a gym. It is considered that with the provision of this open space on the development site, and the close proximity of a park, the non-provision of private amenity space for 18 units is justified.

Neighbouring amenity

- 8.14 The application site is bordered by residential development to the east and south, which forms part of a previous re-development of the former factory. These properties have short rear gardens and are within close proximity of the proposed residential units, being between 12 and 17 metres window to window. Whilst this relationship is shorter than would normally be expected, it is the case that this site forms a wider redevelopment of the former factory site, with the existing dwellings following the pattern of the factory. As such, the existing properties are characterised by short rear gardens and close relationships.
- 8.15 Within the previous approvals on this site the southern windows are conditioned to be obscure glazed up to 1.8 metres above floor level due to the close relationship with neighbouring properties. Subject to a matching condition requiring these windows to be obscure glazed up to 1.8 metres, with this close relationship previously being granted consent, it is considered that this relationship is acceptable in this circumstance. A neighbour letter raised that these windows were shown to be fixed shut, however no such condition has been attached to previous approvals and as such it would not now be reasonable for condition these windows to be fixed shut up to 1.8 metres.
- 8.16 The proposed extension follows the existing footprint of the building, and as such it is not considered that there would be an unacceptable impact upon neighbouring amenity from the proposed extensions in terms of overshadowing/loss of light. It is also not considered that the proposal would appear unacceptably overbearing.

Highways

- 8.17 The proposal includes the provision of 41 parking spaces for the development. 34 parking spaces are required for the proposed development, and as such parking is overprovided on this site.

- 8.18 Highways have been consulted on the proposal and have raised no comment. With no objection having been received from Highways, it is considered that the proposed parking arrangement is acceptable.
- 8.19 The submitted site plan indicates the provision of cycle storage for 14 bicycles. Further details of this store would be required and as such a condition requiring details of secure cycle storage is proposed.
- 8.20 EV charging at a rate of 1 per unit is required, 26 for this development. A condition requiring this is considered reasonable to attach.

Crime

- 8.21 Northamptonshire Police advise that crime prevention measures should be used throughout the development, such as access control systems and an audio/visual system should be required. It is considered reasonable to condition for a crime security strategy to be provided for this site.

Obligations

- 8.22 As part of this application NHS England, the former NCC Planning and Construction Futures have requested financial contributions. It is also the case that with the development falling over 15 units, affordable housing at 35% should be provided on site, and a contribution towards open space should also be provided.
- 8.23 NCC Planning also request a contribution towards libraries however there is no planning basis for such a contribution to be requested.
- 8.24 As part of this application a viability assessment has been submitted claiming that no contributions and no affordable housing can be provided as part of this development.
- 8.25 The National Planning Policy Framework (NPPF) identifies at paragraph 58 that if full contributions cannot be made, it is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. The weight to be given to the viability assessment is for the Council to decide having regards to all the circumstances in the case including whether the plan and the viability evidence underpinning it is up to date and any changes in circumstances.
- 8.26 The viability assessment submitted with the planning application has been independently assessed by a consultant on behalf of the Council. The consultant has confirmed that the development would not be viable and would be unable to come forward with the required affordable housing and developer contributions.
- 8.27 With the independent assessor confirming that no developer contributions or affordable housing can be provided, and with the redevelopment of this site essential to ensure the long term retention of the listed buildings, and taking into account the provision of housing, it is considered that there is sufficient justification in this particular circumstance that outweighs the provision of affordable housing and developer contributions.

Other matters

- 8.28 The Council's Public Protection team raised comments on details of boilers, however this would be controlled through the building control process as opposed to planning. A

condition on working hours is requested and due to the scale of development it is considered reasonable to attach this.

- 8.29 A neighbour comment requested that additional green space be retained by the power house. The level of hardstanding shown in this section of the site matches that within the previously approved schemes and as such it would be unreasonable for the Council to object to this level of hardstanding.
- 8.30 A neighbour letter raised concern with adding residential development in the area as this would result in a busy area with violence and pollution. The site has existing planning consent for 20 residential flats. This scheme adds 6 additional units. It is not considered that this would result in unacceptable crowding, violence or pollution.
- 8.31 A concern was raised in a neighbour letter as to the cross shown on the front elevation and why this is proposed. It is the case that this cross was granted in the previous approvals on this site however this element has now been removed from the application and is no longer proposed.
- 8.32 Anglian Water requested a condition on surface water management. As the development is to the same footprint as the previously approved schemes, and with this condition not being included within these previous schemes, it is not considered reasonable to now add this.
- 8.33 The former County Planning team requested a condition on fire hydrants. There is no planning policy basis to require this and as such this is not considered reasonable to require.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 To conclude, the proposal would bring about the development of a disused Grade II listed building and contribute towards the provision of housing in an area surrounded by residential development in a sustainable location, the renovation of which would enhance and make an overall positive contribution to the environmental character of the area. It is acknowledged that the proposed alterations may cause harm to the historic integrity of the listed building but it is considered that this is outweighed by the public benefits identified above. The proposal is therefore considered in accordance with the requirements of Policies S3, S10, E1, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Local Plan and the aims and objectives of the National Planning Policy Framework. Therefore, it is recommended that planning permission is granted subject to conditions.

11 RECOMMENDATION / CONDITIONS AND REASONS

Planning Application N/2020/1516

- 11.1 The proposed development is recommended for approval subject to the following conditions.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

PLW001 – location plan
PL100 Rev D – proposed site plan
PL101 Rev D – proposed ground floor plan
PL102 Rev C – proposed first floor plan
PL103 Rev B – proposed elevations
PL104 Rev A – proposed roof plan

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Details of all proposed external facing materials including new doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the historic integrity of the building and to ensure that the development will harmonise with its surroundings in accordance with Policies BN5, H1 and S10 of the West Northamptonshire Joint Core Strategy.

4. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination of the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared, and is subject to the approval in

writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 4 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 5 above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 6.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

8. The parking spaces shown on the submitted plan (PL100 Rev D) shall be constructed prior to the first occupation of the building hereby approved and retained solely for the parking of vehicles thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, details of the intended hours and duration of work, measures proposed to minimise dust and noise, on and off site traffic management proposals (including details of wheel washing facilities) and the location of waste management and site compound areas within the site. Development

shall be carried out in accordance with the approved details during construction works.

Reason: Pre-commencement condition to manage the impact of the development upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. The first floor windows on the southern elevation (as shown within plans PL103 Rev B and PL102 Rev C) shall be obscure glazed to Level 3 or higher of the Pilkington scale of privacy (or equivalent as may be agreed in writing by the Local Planning Authority) to 1.8 metres above first floor level of the room within which the window is located before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

11. The bin stores as shown within plan PL100 Rev D shall be provided prior to first occupation of the development hereby permitted and thereafter retained for the storage of refuse.

Reason: In the interests of residential amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

12. Prior to the first occupation of the building hereby approved, the applicant shall submit to the Local Planning Authority an assessment of the Noise Exposure Category of each habitable room due to its exposure to transportation (and street noise). This must take into account the likely growth of traffic over the next 15 years.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

13. Where any part of a façade of any residential premises does not fall into NEC A, a noise insulation scheme to protect habitable rooms on that façade, which will require the provision of suitable mechanical ventilation, shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be implemented prior to the properties being occupied.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

14. Prior to first occupation of the development full details of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to occupation of the development hereby permitted and retained thereafter.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

15. Prior to occupation of the development hereby permitted a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and

species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

17. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

18. Details of the repair and proposed maintenance of the forecourt pool, entrance gate piers and gates shall be submitted to and approved in writing by the Local Planning Authority prior to any works being carried out to these elements and implemented prior to the occupation of the building.

Reason: In the interests of amenity, the preservation of heritage assets and to secure a satisfactory standard of development in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

19. Notwithstanding the submitted details, full details of all boundary fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided on site prior to the occupation of the building hereby permitted and retained thereafter.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the units hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place.

Reason: To prevent overdevelopment of the site in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no doors or windows, other than those shown on the approved plans, shall be installed or altered and no other material alterations carried out to the external appearance of the building without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the design of any alteration is appropriate to the general character and architecture of the building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes shall be erected on the building unless permission has been granted by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

23. Prior to first occupation of the development, a crime security measures strategy for crime prevention shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for crime security shall be implemented in full accordance with the approved details prior to first occupation and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

24. Full details of 26 electric vehicle charging points for the approved residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The approved charging points shall be provided on site in accordance with the approved details prior to first occupation of the development hereby approved and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards SPD.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

Informatives

1. You will need to obtain formal street naming and numbering for the new unit(s) through Northampton Borough Council Building Control. For further information please call 01604 838920 or email buildingcontrol@northampton.gov.uk

2. Northampton Borough Council has adopted the Community Infrastructure Levy (CIL), which applies to certain residential and commercial developments. The development hereby permitted is liable for CIL. At the earliest opportunity following the receipt of this decision notice the land owner or developer must complete and submit an 'Assumption of Liability' Form. Upon receipt, the Council will issue a Liability Notice to this party. Prior to the commencement of development, this party must submit to the Council a 'Commencement Notice' Form. Once received, the Council will arrange collection of the outstanding CIL. Please note that CIL liability is held as a charge on land.

CIL forms can be downloaded from the Planning Portal at:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

3. Anglian Water Informatives:

(1) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required

by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(3) Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(4) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(5) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Listed Building Application N/2020/1517

11.2 The proposed development is recommended for approval subject to the following conditions.

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

PLW001 – location plan
PL100 Rev D – proposed site plan
PL101 Rev D – proposed ground floor plan
PL102 Rev C – proposed first floor plan
PL103 Rev B – proposed elevations
PL104 Rev A – proposed roof plan

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent application.

3. Details of all proposed external facing materials including new doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the historic integrity of the building and to ensure that the development will harmonise with its surroundings in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

4. No alteration shall take place until a Level 2 Photographic Record as defined in 'English Heritage: Understanding Historic Buildings (2016)' shall be compiled, submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of historic asset research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

5. Details of the repair and proposed maintenance of the forecourt pool, entrance gate piers and gates shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the building.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

6. Notwithstanding the submitted details, full details of all boundary fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided on site prior to the occupation of the building hereby permitted and retained thereafter.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

7. Sectional drawings to indicate the typical height of the suspended ceilings within the building and new joinery details (scale 1:20) shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the building hereby permitted.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

8. All new or replacement rainwater goods shall be cast-iron or cast aluminium. Further details of any new external pipework including soil pipes, rainwater goods, and service pipes, shall be submitted to and approved in writing by the Local Planning

Authority prior to work commencing. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

9. Further details of the location, dimensions and materials for any vents, flues, extract grilles, waste pipes or drainage connections shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

10. Details of the proposed method of repairing the external elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the integrity of the listed building in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

11. The existing windows shall not be replaced without the further written consent of the Local Planning Authority.

Reason: To safeguard the integrity of the listed building in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

12. The first floor windows on the southern elevation (as shown within plans PL103 Rev B and PL102 Rev C) shall be obscure glazed to Level 3 or higher of the Pilkington scale of privacy (or equivalent as may be agreed in writing by the Local Planning Authority) to 1.8 metres above first floor level of the room within which the window is located before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.



**West
Northamptonshire
Council**

Title: **Former Pearce Leather Works**

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Drawn by: D.Jaski