



Planning Committee Report

Committee Date: 2nd November 2021

Application Number: WNN/2021/0562 & WNN/2021/0563

Location: 34-35 and 36-38 Billing Road, Northampton

Development: Planning and Listed Building Consent Application
Alterations to rear of 34-35 and 36-38 Billing Road to include demolition of 4no extensions, rear basement access stairs and the removal of upper floor escape ladders, replacement of ground floor access stairs and late 20thc windows and doors to include re-instatement of blocked up openings and associated works and the erection of single new build block on existing car park, comprising of 14no assisted living units (Use Class C2) facing Palmerston Road, with associated works including new landscaping, new parking provision and replacement of boundary walls

Applicant: Rothal Court Ltd

Agent: Bickerdike Allen Partners

Case Officer: Hannah Weston

Ward: Castle Unitary Ward

Referred By: Assistant Director of Place & Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

WNN/2021/0562 (Planning) - RECOMMENDATION: REFUSE PERMISSION

WNN/2021/0563 (Listed Building Consent) - RECOMMENDATION: GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS

Proposal

The application proposes the erection of a new build block on the existing car park, comprising of 14no assisted living units (Use Class C2) facing Palmerston Road, with associated works including new landscaping, new parking provision and replacement of boundary walls.

It is further proposed to undertake alterations to the rear of 34-35 and 36-38 Billing Road to include the demolition of 4no extensions, rear basement access stairs and the removal of

upper floor escape ladders, replacement of ground floor access stairs and late 20th century windows and doors to include re-instatement of blocked up openings and associated works.

The listed building consent application only relates to the proposed works to the listed buildings themselves, as listed building consent would not be required for the proposed new build block.

Consultations

Planning application WNN/2021/0563:

The following consultees have raised **no objections, comments only** or **no comment** to the application:

- Historic England
- Town Centre Conservation Area Advisory Committee
- Public Protection
- Arboricultural Officer
- Anglian Water
- Strategic Planning
- Northampton Town Council

The following consultees have raised **objections** to the application:

- Conservation
- Highways

Listed Building Consent Application WNN/2021/0563:

The following consultees have raised **no objections, comments only** or **no comment** to the applications:

- Conservation
- Historic England

One letter has been received from a neighbouring property.

Conclusion

The applications have been assessed against the relevant policies in the National Planning Policy Framework, 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 Planning Application is not acceptable, but that the Listed Building Consent application (which only relates to the works to the listed buildings themselves) is acceptable.

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 northern side of Billing Road and western side of Palmerston Road within the Billing Road Conservation Area. The application site comprises two buildings forming two sets of Grade II listed buildings called Addison Villas. These listed buildings front Billing Road. To the rear of these listed buildings is a car park serving the existing businesses within the buildings. This is accessed via Palmerston Road.
- 1.2 The existing listed buildings are occupied and in use by various commercial businesses.

2. CONSTRAINTS

- 2.1. Grade II listed buildings.
- 2.2. Billing Road Conservation Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The application proposes the erection of a 4-storey new build block on the existing car park, comprising of 14no assisted living units (Use Class C2) facing Palmerston Road, with associated works including new landscaping, new parking provision and replacement of boundary walls.
- 3.2. It is further proposed to undertake alterations to the rear of 34-35 and 36-38 Billing Road to include the demolition of 4no extensions, rear basement access stairs and the removal of upper floor escape ladders, replacement of ground floor access stairs and late 20th century windows and doors to include re-instatement of blocked up openings and associated works.
- 3.3. The listed building consent application only relates to the proposed works to the listed buildings themselves, as listed building consent would not be required for the proposed new build block.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/2020/1091 and 1092	Application for alterations to rear of 34-35 & 36-38 Billing Road, including demolition of 4no extensions, rear basement access stairs and removal of upper floor escape ladders. Replacement of rear ground floor access stairs and late 20th century windows and doors including the reformation of blocked up openings and other associated works. Erection of 2no housing blocks on existing car park, comprising of 7no residential units facing Palmerston Road and 2no residential semi-detached masonette houses to rear. Associated works, including the subsurface excavation of the car park, new associated landscaping	Withdrawn following officer advice the scheme would be recommended for refusal.

	and replacement of boundary walls.	
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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.
- 5.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 5.2. 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)

- 5.3. The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:
 - S3 – Scale and distribution of housing development
 - S10 – Sustainable Development Principles
 - C2 – New developments
 - H1 – Housing density and mix and type of dwellings
 - BN5 – Historic Environment
 - BN9 – Pollution control
 - N1 – The regeneration of Northampton

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

- 5.4. The relevant policies of the NLP 1 are:
 - Policy E20 – Design for new development

Material Considerations

- 5.5. 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.
- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- 1 – Presumption for sustainable development – Significant weight.
 - 2 – Placemaking – Moderate weight
 - 3 – Design – Moderate weight
 - 4 – Amenity and layout – Moderate weight
 - 31 – Protection and enhancement of designated and non-designated heritage assets – Significant weight.
- Northamptonshire County Parking Standards (November 2016)
 - Northampton Parking Standards Supplementary Planning Document (November 2019)
 - Planning out Crime in Northamptonshire SPG 2004
 - Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
 - Billing Road Conservation Area Appraisal and Management Plan 2011

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	<p>Objection to the proposed planning application for the four storey building – fails to preserve or enhance Billing Road Conservation Area.</p> <p>No objection to proposed listed building consent application – proposal is for the removal of later additions that detract from the</p>

	special interest of the listed buildings.
Historic England	No comment.
Town Centre Conservation Area Advisory Committee	Welcome conservation works for the maintenance of the original building. Revise block is an improvement however more should be done to reference the 19c buildings in the façade of the new block which is in clear view of the conservation area.
Public Protection	Request conditions requiring a noise assessment, EV charging, gas boilers to meet standards, and contamination reports. An informative on construction times is also requested.
Trees	Arboricultural impact of proposal is modest. Opportunity should be taken to improve the quantum and quality of tree cover to provide betterment.
Anglian Water	No objection subject to conditions requiring a scheme for foul water drainage and a scheme for surface water management. Informatives on used water are also requested.
Highways	Object – does not meet standards for visibility, access width, drainage, gates and parking space size.
Strategic Planning	Request contribution towards libraries and a condition on fire hydrants.
Northampton Town Council	Do not formally object but ask Planning Committee to consider the following. Important development does not detract from the Billing Road townscape. Concern as to impact on 95 Palmerstone Road. Question if scale is appropriate in Conservation Area. Question if flats suitable size to meet needs of future occupiers.

7. RESPONSE TO PUBLICITY

- 7.1. Below is a summary of the third party and neighbour responses received at the time of writing this report.
- 7.2. One letter has been received objecting to the application. The concerns raised can be summarised as follows:
- Impact on highway traffic from increased residents, staff and visitors.
 - Loss of privacy to neighbouring properties – overlooks gardens and rear windows
 - Noise impact on neighbouring properties from more residents on the road – increased activity on the road and site.
 - Huge change to the local area and conservation.
 - Impact on pigeons, squirrels and hedgehogs that live in surrounding gardens.
 - Impact on neighbouring properties from construction noise.

8. APPRAISAL

Principle

- 8.1 The application includes the creation of 14 assisted living units falling under C2 of the Use Class Order – residential accommodation and care to those in need. The submitted design and access statement explains that this proposal is for people with learning disabilities or associated health concerns and aims to provide a way to have an independent life. Support is flexible and personalised but includes supporting with daily living skills (shopping, meals, appointments). It is advised that to move into the building a written referral from a healthcare provider (e.g. Adult Social Services) would be required.

- 8.2 No details on staffing levels, shift patterns or likely visitors to the site have been provided.
- 8.3 The proposed floorplans indicate that the 14 units proposed would comprise bedrooms with en-suite bathrooms. No kitchens would be provided within the units. At ground floor level a shared kitchen and dining room is provided, alongside a staff room. The layout is sufficient to demonstrate a C2 use.
- 8.4 Whilst providing residential care, C2 uses are not dissimilar to residential C3 uses in that the main function is as a place for people to live, but with some care. The application site is located within a mixed-use area, with a number of residential flats and houses within the vicinity. As such it is considered that the principle of a C2 use in this area is acceptable subject to compliance with other parts of the development plan as outlined below.

The Design and the impact upon the host property, street scene, listed building and conservation area

- 8.5 The application site comprises a group of Grade II listed buildings situated within Billing Road Conservation Area.
- 8.6 Paragraph 197 of the NPPF advises that in considering development proposals affecting heritage assets account should be taken of the desirability of sustaining and enhancing the significance of heritage assets. Policies BN5 and S10 of the JCS reflect these aims. Policy S10 of the JCS seeks to promote high standards of design in new development and Policy H1 requires new housing development to have regard to the existing setting and character of the area.
- 8.7 Alterations are proposed to the listed buildings themselves through the demolition of 4 existing extensions and rear basement access stairs, and the removal of upper floor escape ladders. It is further proposed to replace ground floor access stairs and late 20th century windows and doors to include re-instatement of blocked up openings and associated works. The listed building consent application relates to these works only.
- 8.8 The Council's Conservation Officer has been consulted on this proposal and raises no objection to the alterations proposed to the listed buildings themselves.
- 8.9 Within the rear parking area currently used for the business units within 34-38 Billing Road and formerly the gardens associated with the listed buildings, the application proposes a four storey block attached to 95 Palmerston Road.
- 8.10 Palmerston Road is characterised by a mixture of styles of buildings, with the side elevations of the listed buildings of 34-35 and 36-38 visible from the road on the application site side and a two storey medical building and a three storey block of flats on the opposing side of Palmerston Road. All of these are on distinct plots and not attached to neighbouring properties. The prevailing character is, however, two storey terrace rows predominantly fronting the footway. The proposal attaches directly to 95 Palmerston Road, which is currently the end of a terrace row of 4 properties. This terrace row is uniform in design, being two storey dwellings and although set on a regular building line, differs from the rest of the street in that properties are set back from the footway with small front gardens and low boundary walls abutting the footway.
- 8.11 The proposed building would adjoin to 95 Palmerston Road with a three storey flat roof element. This projects above the eaves line of the terrace row and as such would be readily visible from the street scene. This would then raise to a four storey building, the

front designed as a pastiche of the Jacobean style of listed buildings fronting Billing Road as opposed to drawing on the characteristics of the terrace row to which it attaches. Whilst a pastiche design is used facing Palmerston Road, the side and rear elevations of the new build block are a mixture of designs and styles incorporating flat and pitched roof elements and full height glazing and Juliette balconies resulting in an awkward and muddled appearance.

- 8.12 Furthermore, the proposed building steps forward of the terrace row to which it attaches to project much closer to Palmerston Road. This further emphasises the visual dominance of the proposed building.
- 8.13 It is considered that the proposed building would be of an incongruous and harmful appearance to the street scene of Palmerston Road. The proposed building is entirely out of character with the traditional two storey terrace houses to which it joins, presents an awkward join with a flat roof, and is of a design and height which conflicts with the prevailing character of the street. This building would stand out as an awkward addition to a terrace row which draws on characteristics of a set of listed buildings fronting Billing Road as opposed to those properties on Palmerston Road, and mixes this with a variety of alternative designs and styles to result in an awkward and complicated appearance.
- 8.14 The Council's Conservation Officer has been consulted on the proposal and has advised that the proposed building would have an acceptable impact on the setting of the listed buildings. The removal of the existing later additions to the rear of the listed buildings which currently detract from these buildings provides the opportunity to re-instate the rear elevations to something like their original appearance which is considered an enhancement.
- 8.15 Whilst the Conservation Officer is of the opinion that the new build element will not harm the setting of the listed buildings, the Officer advises that the scale and design of the proposed new building would appear over-dominant and incongruous compared to the traditional form of the houses on Palmerstone Road and would fail to preserve or enhance the character or appearance of Billing Road Conservation Area. The level of harm is considered less than substantial.
- 8.16 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.
- 8.17 The Conservation Officer advises that the proposed use would not outweigh the permanent harm to the character and appearance of the Conservation Area arising from this proposal.
- 8.18 The application site as existing comprises a mix of commercial properties. The buildings are not in a poor state of repair and are not vacant or derelict. The benefits of removing modern extensions and undertaken other minor refurbishment works to the listed buildings does not outweigh the harm caused to the Billing Road Conservation Area from the building of a four storey building of an incongruous and dominating design.
- 8.19 It is considered, therefore, that the proposed new build supported living building would have an unacceptable impact upon the character and appearance of the Billing Road Conservation Area, and the street scenes of Palmerston and Billing Road contrary to the aims of the NPPF and Policies S10, H1 and BN5 of the Joint Core Strategy.

Residential amenity

- 8.20 The application proposes 14 C2 units. These units comprise bedrooms with en-suite bathrooms. Only one of these bedrooms is large enough to provide a living area (sofa seating area) within. The remainder are of a size where no meaningful living space could be provided. At ground floor level a shared kitchen area with small living area is provided. Within this area residents could use living facilities, however it is noted that the size shows room for just 6 residents in a block intended for 14 residents plus staff.
- 8.21 The Council does not, however, have any size requirements for C2 supported living accommodation. The bedrooms are all of a good size and shared kitchen/dining/living facilities are provided. As such, on balance, it is considered that the scheme could not be refused on the grounds of providing poor living conditions to future occupiers.
- 8.22 No private amenity space or shared garden is provided for the future occupiers, however the site is within close walking distance of local facilities and parks and it is not unusual for residential flats within this area to have no private or shared amenity space.

Neighbouring amenity

- 8.23 The proposed new block within the car park is positioned attached to 95 Palmerston Road, a residential property with a relatively small rear garden. 95 Palmerston Road runs parallel with Palmerston Road adjoining a row of terrace properties set back from the footway with a defined building line and a front boundary wall abutting the footway . The proposed new build block steps forward of number 95 and also extends past the rear. The rear of the building is orientated to run parallel with the existing buildings fronting Billing Road as opposed to Palmerston Road, meaning that the rear projection on the proposed block extends towards number 95 Palmerston Road at four storey height.
- 8.24 Whilst the proposed building projects passed the rear of 95 Palmerston Road, it does not impact on a 45 degree angle taken from the nearest habitable room windows to the rear of this neighbouring property. However, due to the size and proximity to the boundary of the garden of number 95, it is considered that the proposal would appear overbearing to the occupiers of number 95 from within their garden, which is already of a restricted size.
- 8.25 Furthermore, the proposal includes a terrace at third floor level which runs along the rear elevation of the proposed building. This terrace would provide direct overlooking of the garden and rear windows of number 95 Palmerston Road and the gardens of adjoining neighbours at 93, 91 and 89 Palmerston Road.
- 8.26 It is considered that the proposal would have an unacceptable impact upon the neighbouring amenity of number 95 Palmerston Road as a result of the overbearing appearance of the building to occupiers from the garden, and due to overlooking from the proposed terrace. This terrace also causes unacceptable overlooking of the gardens of 89, 91 and 93 Palmerston Road.
- 8.27 As such, it is considered the proposal would adversely impact on the amenity of neighbouring occupiers contrary to the aims of the NPPF and Policy H1 of the Joint Core Strategy.

Highways

- 8.28 As existing the commercial units within 34-38 Billing Road have use of a shared car park to the rear of the site. It is this car park which is to be removed from use by the commercial properties and altered to provide a new vehicular access and car park for the four storey C2 unit.
- 8.29 This proposal would result in the loss of all parking for the existing commercial units. No information has been provided to explain where the users of these units would park. On site visits to the property the rear car park has been heavily parked up and concern is raised as to where this parking would be moved to if lost from the site.
- 8.30 Furthermore, the proposed re-configured car park shows 17 parking spaces, however these are not to the minimum size requirement for parking spaces as set out in the Northamptonshire Parking Standards. The site could not, therefore, provide 17 parking spaces and having measured the site it appears that 15 spaces could be provided on site.
- 8.31 Under the Northamptonshire Parking Standards, a C2 residential home of this size should provide 1 parking space per staff member, 5 visitor parking spaces, 1 motorcycle space and cycle parking. Whilst the proposal does not provide specific motorcycle parking, it could, should the arrangement be re-configured to comply with parking space standards, provide sufficient parking for the C2 use. This is at the cost of any parking for the existing commercial units.
- 8.32 The Council's Highways department have been consulted on the proposal and object to the scheme on highway safety grounds. This is due to insufficient visibility splays being provided at the entrance to the site resulting in pedestrian safety concerns, the access being of an insufficient width for the size of the development meaning any cars meeting will have to reverse onto the road or wait on the road for another vehicle to leave, the access gate being within 5.5 metres of the highway resulting in vehicles having to stand on the highway whilst it opens, and the parking spaces being of an insufficient size.
- 8.33 Whilst it is acknowledged that the site is in a sustainable location, in line with Highways comments, and furthermore due to the loss of the existing parking for the commercial properties within 34-38 Billing Road it is considered that the proposal would have an unacceptable impact upon highway safety.

Crime and Security

- 8.34 The application proposes gates to the car park with low walls surrounding. This would mean that any person could easily step over the wall to gain access to the site. Should the application have been recommended for approval, a condition requiring details of how the site will meet secure by design standards would have been attached to ensure a secure environment is achieved.

Other matters

- 8.35 The Council's Public Protection team have requested conditions requiring a noise report, EV charging and contamination reports. These are considered reasonable conditions to impose. Public Protection also request a condition on boilers. There is no policy basis for this requirement and as such this would not have been reasonable to require through condition.

8.36 Anglian water advise there is no objection to the scheme subject to a scheme for foul water drainage and surface water management being required. These are considered reasonable to impose.

8.37 The Strategic Planning team (former County Planning team) requested contributions towards libraries and a condition on fire hydrants. The application is for 14 units and as such is not of a size where the Council can request financial contributions. There is also no planning policy basis to require a condition on fire hydrants and as such this would not have been considered reasonable to require through condition.

9 FINANCIAL CONSIDERATIONS

9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

10.1 To conclude, with regards to the planning application WNN/2021/0562 the proposed separate block of assisted living units is considered to be of an unacceptable design which would harm the character and appearance of the Conservation Area, would harm neighbouring amenity, and would result in highway safety concerns. The proposal is considered to fall contrary to the requirements of the National Planning Policy Framework, Policies 3, 4, and 31 of the Northampton Local Plan Part 2, Policies BN5, S2 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan 1997 (Saved Policies). It is recommended that planning permission is refused.

10.2 With regards to the listed building consent application WNN/2021/0563, this only relates to alterations to the listed buildings themselves and does not include the proposed new building forming C2 supported living. The proposed works to the listed building would refurbish the listed buildings without significant harm to the historic and architectural character, their setting or the visual amenities of the wider area in accordance with the NPPF, and Policy BN5 of the West Northamptonshire Joint Core Strategy.

11 RECOMMENDATION / CONDITIONS AND REASONS

Planning Application WNN/2021/0562

11.1 The proposed development is recommended for refusal for the following reasons:

1. The proposed new build C2 supportive living building would result in a visually dominant and incongruous development as a result of the proposed scale, massing, proportions, positioning and design used. The resultant appearance would harm the character and appearance of the Palmerston and Billing Road street scenes, and the character and appearance of the Billing Road Conservation Area. This falls contrary to the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies S3, C2, and BN5 of the Joint Core Strategy 2014, and Policy E20 of the Northampton Local Plan 1997 (saved policies).
2. Due to the bulk and footprint of the proposed new build C2 supportive living unit and the limited size of the garden of No. 95 Palmerston Road, the proposal would appear visually intrusive and overbearing to the occupiers of this neighbouring to the detriment of residential amenity. Furthermore, the proposed terrace at third floor height would result in direct and unacceptable overlooking of the garden and rear elevation of No. 95 Palmerston Road, and the gardens of Nos. 89, 91 and 93

Palmerston Road to the detriment of residential amenity. This falls contrary to the aims and objectives of the National Planning Policy Framework, Policies H1 and S10 of the West Northamptonshire Joint Core Strategy, and Policy E20 of the Northampton Local Plan.

3. The proposal would result in the loss of parking to the existing commercial units within 34-38 Billing Road resulting in increased on-street parking pressure. Furthermore, the proposed parking and access layout provides insufficient visibility splays at the entrance to the site resulting in pedestrian safety concerns, insufficient access width access meaning any cars meeting will have to reverse onto the road or wait on the road for another vehicle to leave, the gate is too close to the highway (within 5.5 metres) resulting in vehicles having to stand on the highway whilst it opens, and the parking spaces do not meet the minimum size requirements. These matters would result in highway and pedestrian safety issues. This would fall contrary to the NPPF and the Northamptonshire Parking Standards 2016.

Listed Building Application WNN/2021/0563

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 plans:

8682/D9600/RevP1 – boundary walls
8682/D9304/RevP1 – road elevation
8682/D9303/RevP1 – north elevation
8682/D9302/RevP1 – west elevation
8682/D9300/RevP1 – east elevation
8682/D9204/RevP1 – roof
8682/D9203/RevP1 – third floor
8682/D9202/RevP1 – second floor
8682/D9201/RevP1 – first floor
8682/D9200/RevP1 – ground floor
8682/D8000/RevP1 – demolition basement
8682/D8001/RevP1 – demolition ground floor
8682/D8002/RevP1 – demolition first floor
8682/D8003/RevP1 – demolition second floor
8682/D8100/RevP1 – demolition east
8682/D8102/RevP1 – demolition west
8682/D8103/RevP1 – demolition north
8682/D1000/RevP3 – location plan

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

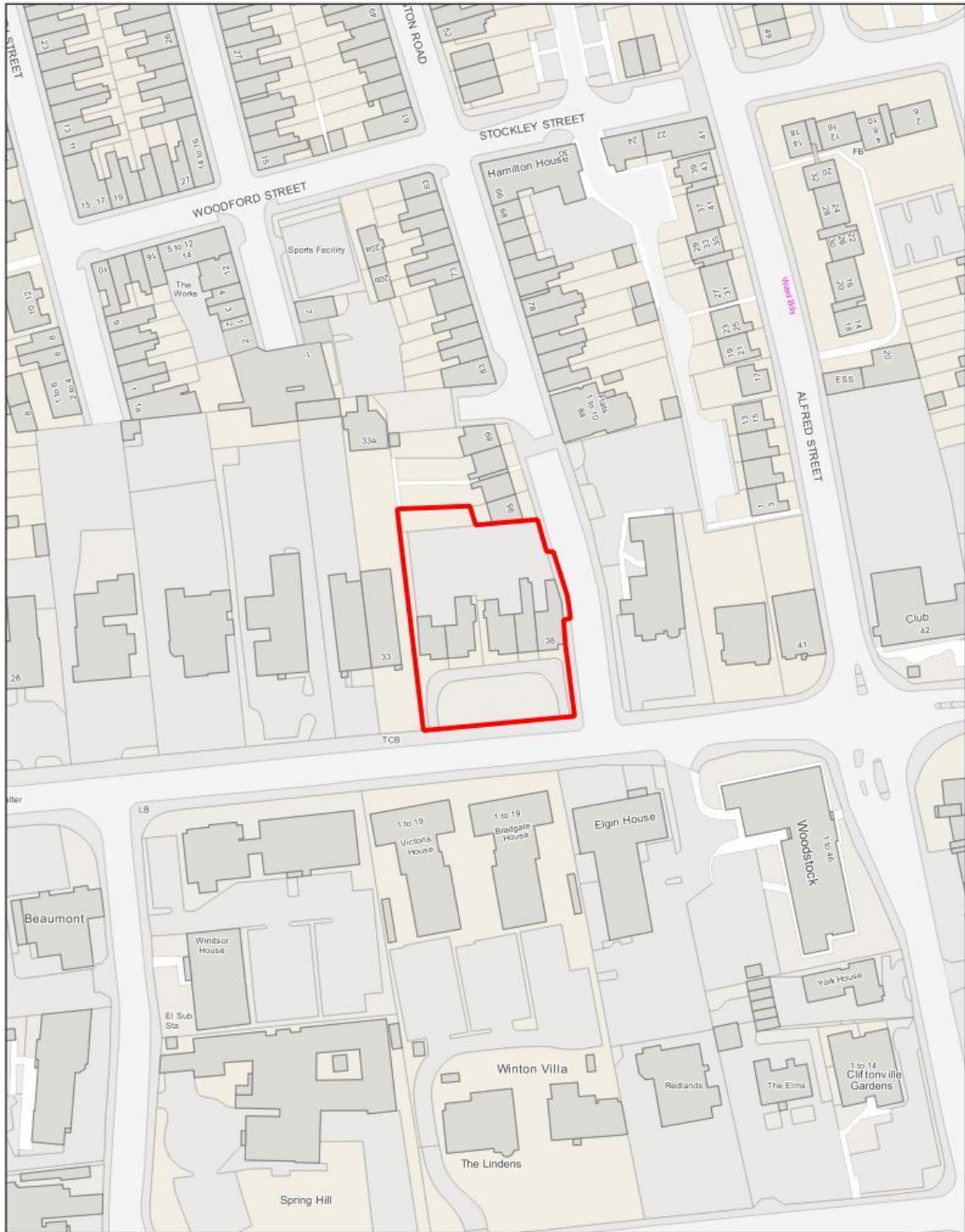
3. Prior to the commencement of the development hereby approved full details of all proposed external facing materials (including new brickwork, windows and external doors) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to enable timely submission of information.

4. Prior to the commencement of the development hereby approved details of any repair works to repair scars on the buildings following the removal of the rear additions, and a timetable for these works to take place, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the agreed details.

Informative:

1. For the avoidance of doubt the application is made aware that this consent only applies to the alterations taking place to the listed buildings themselves and does not consent any other work shown within the submitted plans.



**West
Northamptonshire
Council**

Title: **34, 35 & 36 - 38 Billing Road**

Date: 21-10-2021

Scale: 1:1,250 @A4

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Drawn M Johnson