



Planning Committee Report

Committee Date: 6th December 2021

Application Number: WNN/2021/0867

Location: 3 Langham Place, Northampton

Development: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 12 occupants, including modifications to front lightwells

Applicant: LME Properties Limited

Agent: Architectural Solutions (Midlands) Limited

Case Officer: Hannah Weston

Ward: St. George Unitary Ward

Referred by: Councillor Strachan
Reason for Referral: Impact on Conservation Area, Amenity and Parking

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

Permission is sought for the Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 12no occupants, to include modifications to front lightwells.

Consultations

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

- Conservation Officer
- Northampton Town Council
- Cllr Strachan
- Cllr Birch

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

- Environmental Health
- Public Sector Housing

- Northamptonshire Police

The following consultees have only raised **comments** on the application:

- Highways

15 letters have been received objecting to the application.

The key issues arising from the application details are:

- Principle of Development
- Impact upon host property, street scene and Conservation Area
- Residential Amenity
- Neighbouring amenity
- Flood risk
- Parking/public transport
- Refuse

Conclusion

The application has 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 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 eastern side of Barrack Road within the Barrack Road Conservation Area and comprises a mid-terrace residential property with accommodation over four floors including a basement. The site includes a large garden and garage to the rear (east) accessed via a service road to the north.

2. CONSTRAINTS

2.1. Barrack Road Conservation Area.

2.2. There are a number of listed buildings on Barrack Road, however none are adjacent or opposite the application site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. Permission is sought for the change of use of the property from a Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 12no occupants, to include modifications to front lightwells

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNN/2021/0185	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 13no occupants, to include modifications to front lightwells	Refused 08/09/2021 – appeal pending
N/2010/0200	Application for a new planning permission to replace extant planning permission N/2007/0210 for the conversion of two storey double garage into single storey garage and new separate dwelling.	Approved
N/2007/0210	Conversion of two storey double garage into single garage and new separate dwelling	Approved
N/1999/1018	Change of use of part of ground floor of dwelling to form non self-contained accommodation.	Approved

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

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 distributions of development
 - S3 – Scale and distribution of housing development
 - S10 – Sustainable Development
 - H1 – Housing
 - BN5 – Historic environment and landscape

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

5.5. The relevant policies of the NLP 1 are:

- Policy E20 – Design for new development
- Policy H30 – Multi-occupation within a single dwelling

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:

- Paragraph 130 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users.
- Section 16 – Conserving and enhancing the historic environment.

- Northampton Local Plan Part 2 (2011-2029) (Emerging) (LLP2)

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 within 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:

The relevant policies of the LPP2 are:

- Policy 2: Placemaking (Moderate weight)
- Policy 3: Design (Moderate weight)
- Policy 4: Amenity and layout (Moderate weight)
- Policy 31: Protection and enhancements of designated and non-designated heritage assets (significant weight)

- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Houses in Multiple Occupation (HMO) SPD (2019)
Proposals for HMOs should:
 - Contribute towards the creation of a balanced and mixed community and protect the physical character of the street and the neighbourhood as a whole. It should not result in a material change or an adverse impact on the character and amenity of the area. No more than 10% of

properties within a 50m radius shall be HiMOs in order to prevent over concentration of similar uses in one locality.

- Secure the provision of adequate facilities, amenities and refuse disposal.
- Minimise flood risk.
- Secure provision of adequate parking whilst promoting sustainable travel movements;
- Ensure provision of adequate storage for refuse and materials for recycling.

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	Object – likely impact on Conservation Area. Revised proposal does not overcome previous reason for refusal. The transient occupation would be unlikely to preserve or enhance the character or appearance of the conservation area.
Environmental Health	No objection and no conditions requested. Request informative on construction working hours.
Highways	Advise that there is pressure in the area for on-street parking. Advise on-street parking survey would be needed, however that these are not being accepted by highways during the pandemic.
Private Sector Housing	Advise room sizes and sanitary facilities are suitable for 12. Advise kitchen facilities are adequate. Provide advice on fire safety measures.
Northamptonshire Police	No objection. Comment that frontage of house should be opened up to allow surveillance of house from the street, no front perimeter should be higher than 1 metre, any new doors and windows should meet secure standards, bike racks should at least be Sheffield hoops in secure store, and the fire service advise that there will need to be emergency lighting and alarms.
Northampton Town Council	Object – Does not overcome previous reasons for refusal. Impact on conservation area and loss of family home.
Cllr Strachan	Calls in application – rehash of previous refusal. Does not want any more HiMO's. Impact on conservation area, location on a main dual road with no parking facility to accommodate the residents of 12 family of the proposed HMO, and resultant fly-tipping and parking on the side streets opposite.
Cllr Jane Birch – Trinity Ward	Object – reasons for refusal for WNN/2021/0185 still apply – overdevelopment and impact on Conservation Area, and highway safety issues. Further concerns with size of kitchens not attracting long term tenants, rubbish issues with area being bags as opposed to bins, damage to neighbourhood and local community and impact on Conservation Area.

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. 15 letters have been received objecting to the application. The comments received are summarised as follows:

- One of only two properties which are single residences between numbers 1 and 12.
- Large number of flats and HiMO's in the area.
- Proposed use would be inappropriate in this location as it is close to doctors' surgeries, schools and the university.
- Lightwells would harm Conservation Area.
- HiMO's should not be allowed in Conservation Areas.
- Properties in area listed to protect the integrity of the area – proposal would harm this.
- Site has become overgrown and had crime issues.
- Concern if sufficient facilities for number of occupants.
- Concern with living conditions for basement rooms.
- Concern with noise impact on neighbouring properties through walls and through use of garden.
- Concern occupancy will be more than 12 if couples.
- Anti-social behaviour from tenants.
- Concern regarding bin bags – quantity and the blocking of the pavement with these.
- Larger houses needed due to pandemic.
- Application submitted as appeal on previous application likely to be dismissed – a flimsy application.
- Concern that cycle parking is insecure.
- Concern with parking issues from development.
- Concern regarding whether Council monitors existing HMO's and their licenses.
- Concern that same planning officer and Chair of Committee are assessing the application as they supported the last application and would not be unbiased.
- Impact on property values (*Officer Comment: This is not a material planning consideration*).

8. APPRAISAL

8.1 The application follows refusal WNN/2021/0185. This application was for a 13 bedroom, 13 occupant HiMO and was refused on 8th September 2021 following a resolution to refuse by Planning Committee on the 7th September 2021. The refusal reasons were:

1. 'The proposal would lead to the overdevelopment of the site through the number of occupations which would have a subsequent detrimental impact upon the character and appearance of the Conservation Area. This is through the intensification of the use of the building, the likely transient occupation, the loss of a family home, and the likely detritus association with the proposed use. This would fail to preserve or enhance the character and appearance of the Conservation Area and would fall contrary to the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and policy BN5 of the Joint Core Strategy 2014.
2. It has not been demonstrated that the proposal would not result in highway safety issues due to the nil provision of parking and the proposed number of occupants. It is considered that the number of occupants is likely to result in vehicles parking in the rear access road and blocking access to neighbouring parking spaces, or parking on the road outside, to the detriment of Highway safety. The proposed development would, therefore, have a detrimental impact upon parking provision, highway safety and surrounding amenity contrary to the National Planning Policy Framework, Policy

H5 of the West Northamptonshire Joint Core Strategy, Policy H30 of the Northampton Local Plan and the Houses in Multiple Occupation SPD 2019.'

- 8.2 The current proposal is for an amended version of the refused scheme, with the number of occupants and bedrooms reduced to 12, and with internal alterations such as the provision of en-suites or personal bathrooms to all bedrooms.

Principle of Development

- 8.3 The application proposes the conversion of the existing vacant dwelling into a 12 bedroom, 12 occupant HiMO.
- 8.4 The HMO SPD (2019) outlines that no more than 10% of properties within a 50m radius of the property can be HiMO's in order to prevent over concentration of similar uses within one locality. The intention of this policy is to protect the character and appearance of residential areas and to restrict the number of residential units used as HiMO's. The concentration within a 50 metre radius of this site would be 4.5% as a result of this proposal, with 1 other HiMO within this radius.
- 8.5 A neighbour letter raised that the proposed use would be inappropriate in this location as it is close to doctors' surgeries, schools and the university. It is considered that the sustainable location of the site would be a positive of this scheme. A further letter raised that no HiMO's should be allowed in Conservation Areas and that there were too many HiMO's in Northampton. The Council has a HiMO SPD which restricts the number of HiMO's in Northampton within an area in order to protect the character of the area and outlines that accepted rate – 10%. This scheme falls significantly under the 10% limit, being 4.5%. As such the use clearly complies with the Council's planning policies on HiMO properties. There are no planning policies outlining that HiMO's cannot be located in Conservation Areas.
- 8.6 The conversion of the existing dwelling to a HiMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HiMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas. Subject to the considerations below, the principal of conversion to a HiMO is considered in full compliance with the Council's planning policies on this use.
- 8.7 It is noted that Planning Committee refused application WNN/2021/0185 partially on the loss of family home (reason 1). There are no planning policies for the protection of the loss of family homes. Policy H1 of the JCS does however seek to ensure that there is an appropriate mix of housing and the concentration requirements in respect of HiMOs as detailed above seek to reflect this aim. As the proposal clearly complies with the Council's policies on HiMO provision, being significantly under the 10% limit, the proposal would be considered acceptable in principle.

The impact of the proposed conversion on the character and appearance of the host property, street scene and Barrack Road Conservation Area.

- 8.8 Application WNN/2021/0185 was refused by Planning Committee on the 8th September 2021. The first refusal reason was that the number of occupants would have a detrimental impact upon the character and appearance of the conservation area. This was through the intensification of the use of the building, the likely transient occupation, the loss of a family home, and the likely detritus associated with the proposed use.

- 8.9 The Council's Conservation Officer, Northampton Town Council, Councillor Strachan and Cllr Birch, and neighbouring properties have all raised concern as to the impact of the proposal on the Conservation Area. The Council's Conservation Officer advises that their concern relates to the loss of a potential family home and the transient nature of occupation of HIMOs.
- 8.10 The current application under consideration has reduced the number of occupants by one. Furthermore, the internal layout has been amended to provide each bedroom with an en-suite or private bathroom.
- 8.11 The property is situated in a residential area and proposes a residential use. There is no evidence before us that the site would be poorly managed or that residents would be transient or leave rubbish on the street to detract from the Conservation Area. Conditions are attached controlling refuse from this site through the provision of a bin store. In any case, the HiMO would be subject to licensing and perceived poor management of a site would be a matter to be controlled outside of the planning process, and it would be unreasonable to refuse an application based on a perception of how the site may be managed.
- 8.12 It is considered that the proposal would have a neutral impact on the character and appearance of the Conservation Area. The Council's SPD restricts the concentration of HIMOs within a 50m radius in order to maintain a balanced and mixed community and protect the character of the area. The proposal falls within the 10% concentration limits as identified above. The application property is a large property currently with 9 bedrooms and may therefore not appeal for use as a single dwelling. Furthermore, the property is currently vacant and it is considered that bringing the property back into some form of residential use is of more benefit to the character of the area than the property remaining vacant. As such, whilst the concerns in respect of impact on the Conservation Area are noted, it is not considered a refusal on this basis could be sustained at appeal and that the proposal accords with the requirements of the Council's guidance.
- 8.13 The proposal only includes one alteration to the appearance of the host property. This is the enlargement of two existing light wells on the front elevation to allow the provision of a larger basement window. The proposed lightwell would be of a matching size and appearance as a lightwell seen to the front of 1 Langham Place.
- 8.14 In design terms the enlarged lightwells would not greatly alter the character and appearance of the property and, being of a similar appearance to existing lightwells seen on the street, are not considered to have an unacceptable impact upon the character and appearance of the street scene or Barrack Road Conservation Area. The Council's Conservation Officer has requested a condition requiring further details of the window to be used in this lightwell and this is considered reasonable to attach.
- 8.15 An important consideration in the assessment of the proposal and the impact on the conservation area is that the light wells would be the only visual change to the building, and consequently to the Conservation Area, other than the provision of bin and bike stores. The provision of bin and bike storage within the rear garden which would not be seen from the street scene.
- 8.16 Further concerns relating to the impact upon the Conservation Area raised by other parties were the impact of bin storage, lack of parking and anti-social behaviour, all of which are covered later within this report.

- 8.17 A neighbour letter also raised concern as to the impact of the proposal on listed buildings in the area. The site is not located adjacent to or opposite any listed buildings and is not listed or locally listed itself. As such, no harm is identified in this regard. In any case, with the only visible alterations being the addition of lightwells and a bin and bike store, it is not considered that the proposal would harm any nearby listed buildings.

Residential Amenity

- 8.18 The proposal is for a 12 bedroom, 12 person HiMO. At basement level two en-suite bedrooms would be provided (served by the enlarged lightwells) alongside a large room providing individual storage cupboards for each occupant. At ground floor level an open plan dining area and kitchen would be provided alongside 2 en-suite bedrooms and one further bedroom and a bathroom. At first floor level a further kitchen area would be provided alongside 3 en-suite bedrooms. At second floor level three en-suite bedrooms would be provided alongside one further bedroom and a bathroom. The site has a secure rear garden within which bin and cycle storage are shown to be provided.
- 8.19 All of the proposed bedrooms far exceed the minimum bedroom sizes within the HiMO SPD, and the proposed communal space (kitchen, dining room) and bathroom facilities (shower, toilet and sink) also greatly exceed that required within this SPD. It is, therefore, considered that adequate living facilities for the occupiers of the proposed HiMO are provided. NBC Private Sector Housing have been consulted on the application and have advised that the facilities provided are acceptable.
- 8.20 Concern was raised in a neighbour letter that the proposed basement bedrooms would have insufficient outlook from the lightwells. These lightwells are large and it is considered that sufficient light and outlook would be obtained from these. Furthermore, the living conditions shown are matching that shown under WNN/2021/0185 and it would be unreasonable for the Council to now object to these living conditions when the previous scheme's refusals did not object to this element.

Neighbouring amenity

- 8.21 The application property is vacant, however it was previously a single dwellinghouse with 9 bedrooms. 8 of these bedrooms were double bedrooms and as such the existing property could easily accommodate at least 17 people. The application is now for 12 occupants.
- 8.22 Concern has been raised by neighbouring properties regarding potential noise from the proposed HiMO due to increased occupation. It is the case that a residential use (which includes HiMOs) is by definition appropriate within this building as it is an existing residential property. There is no planning policy basis for a condition requiring soundproofing for these uses and it would be entirely unreasonable for the Council to require this. The Council's Environmental Health team have been consulted on this proposal and have raised no objection and no conditions have been requested. With no objection from Environmental Health and with the existing property already having the capacity for higher occupation than that now proposed, it is not considered that there would be likely to be an unacceptable impact upon neighbouring amenity as a result of this proposal.
- 8.23 Concern has also been raised within neighbour letters that a HiMO use would be more likely to result in crime and anti-social behaviour in the area. It is the case that both the Council's Environmental Health team and Northamptonshire Police have not raised

objections to this proposal. Furthermore, there is no evidence to demonstrate that this would be the case. In line with this it is not considered that the proposal would have an unacceptable impact upon neighbouring amenity.

- 8.24 Furthermore, it is noted that the site has experienced crime issues in the past and is currently overgrown. The occupation of the site would, therefore, be likely to improve the appearance and use and security of the site and improve living conditions for neighbouring properties.

Flood risk

- 8.25 The site is located outside of an area at risk of flooding.

Parking/use of public transport

- 8.26 Refusal reason 2 of application WNN/2021/0185 related to concern that there would be highway safety issues from the development due to nil parking provision and the number of occupants proposed.
- 8.27 Highways have commented on this scheme and advise that there is pressure in the area for on-street parking. They advise that an on-street parking survey would be needed, however that these are not being accepted by highways during the pandemic.
- 8.28 The Houses in Multiple Occupation SPD sets out clearly that where limited or no parking provision is proposed, the site must provide a parking beat survey. Should a parking beat survey reveal that there is insufficient on-street parking capacity, the application site should be within 400m of a bus stop with at least one bus every 30 minutes between 0700 and 1900 Mondays to Sundays and be located within 400m of facilities and services contained in a town centre, district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 8.29 On-street parking beat surveys are requested through the HiMO SPD for these developments, however, during the pandemic these are not being accepted by the Highways Department as the data is considered unreliable and as such there is no benefit in these being provided at this time. It would, however, be entirely unreasonable for the Council to restrict any development occurring until the Highways department are in a position to accept these.
- 8.30 Therefore, reference must be made to the sustainability of the location, as set out in the SPD. It is the case that the site is within close walking distance of the town centre, being approximately a 14 minute walk to the Market Square and bus interchange, and a 20 minute walk to the train station. In addition, the site is positioned a maximum walking distance of 1 minute from bus stops served by 7 bus routes which provide regular transportation in compliance with the requirements of the Houses in Multiple Occupation SPD.
- 8.31 Reference must also be made to the Northamptonshire Parking Standards which state that HIMO's shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 12 parking spaces, which is an increase of 9 compared to the requirements for the current single dwellinghouse use. It is noted that with the existing property being a 9 bedroom house with the potential for 17 occupants, the parking demand from the existing use could be much higher than 3. No allocated parking exists for this property although there is a small garage fronting the lane to the rear.

- 8.32 The proposal complies with the HiMO SPD as set out above and the current use as a 9 bedroom dwelling could potentially result in 17 car driving adults being resident, meaning there would be a decrease in demand for parking from the proposed use. Furthermore, there is no evidence to support that all proposed residents of the proposed HiMO would own cars.
- 8.33 Additionally, it can be noted that in previous appeal decisions, inspectors have consistently taken the view that where a site is close to local amenities and no parking is provided, occupiers would choose the location for this reason and would be unlikely to wish to have cars. It would, therefore, be very difficult to sustain a refusal on the grounds of lack of parking provision or impact on parking availability in streets in the area.
- 8.34 The reduction in occupants by 1 would assist in reducing the number of potential vehicles further. This reduction, combined with the sustainable location and compliance with the HiMO SPD is considered to overcome the second refusal reason of WNN/2021/0185.
- 8.35 Cycle storage is shown within the rear garage of the site within the submitted plans. In order to ensure adequate secure cycle storage is provided for each occupant a condition is proposed requiring further details of cycle storage for the site.

Refuse Storage

- 8.36 The submitted plan indicates the provision of bin storage within the rear garden. There is communal access to this garden through the kitchen. A condition requiring the provision of this bin storage is attached.
- 8.37 Concern was raised in a neighbour letter as to this being a wheelie bin store when this is a bag collect area. It is the case that such a bin store could also be used for the storage of bin bags until collection day. Neighbour comments also raised concern as to the potential for waste to be left on pavements. The provision of this bin store would ensure that adequate provision is provided on site for bin bag storage prior to refuse collection days.

Other matters

- 8.38 Northamptonshire Police raised that the existing hedge to the front of the garden should be lowered to 1 metre to allow surveillance of the front of the property. As this is an existing hedge the Council's planning department would have no control of the height of the hedge and it would not be reasonable to require the reduction of this within this application.
- 8.39 A neighbour letter raised a question as to how many occupiers would be smokers and the impact of this on neighbours. This is not a planning consideration.
- 8.40 Concern was raised in a neighbour letter that the proposal would allow up to 24 residents if couples occupy the bedrooms. A condition is proposed limiting the number of occupants to 12.
- 8.41 A neighbour letter raised that larger homes are needed due to the pandemic. The pandemic is not a material planning consideration in the assessment of planning applications and cannot be taken into account. The assessment of the planning application can only be against planning policies.

- 8.42 A neighbour letter raised that this application is only submitted as the appeal is likely to be dismissed. The appeal of refusal WNN/2021/0185 is valid and is ongoing. No decision has been made on this.
- 8.43 A neighbour letter questioned if the Council should be allowing more HiMO's and if the Council is monitoring existing licences. Licencing of HiMO's falls outside of the planning process and is covered by Licencing. The Planning Enforcement team also investigate reported unauthorised HiMO's.
- 8.44 A neighbour letter raised concern regarding bias that the application was being assessed by the same planning officer that had recommended approval on the previous application. Notwithstanding an officer's recommendation, the constitutional process allows Planning Committee to assess the application and make their own decision on a planning application. The current application has been assessed in respect of the relevant planning policy and guidance and taking into account the previous reasons for refusal.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 It is considered that the reduction in the number of occupants and the improvement of living conditions for future occupants through the provision of en-suites and personal bathrooms has overcome the reasons for refusal for application WNN/2021/0185.
- 10.2 The proposed development is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would not harm the character and appearance of the Conservation Area, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Supplementary Planning Document (SPD) (November 2019) and the aims and objectives of the National Planning Policy Framework.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 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: ASM-21-E9-011, ASM-21-E9-012, ASM-21-E9-013.

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

3. Prior to any works being undertaken on the lightwells as shown within plans ASM-21-E9-012 and ASM-21-E9-013 full details of the basement windows for these lightwells (including the use of timber frames) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

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

4. The development hereby permitted shall be occupied by a maximum of 12 residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

5. Prior to the bringing into use of the building for the approved use, the bin storage details shown within plan ASM-21-E9-012 shall be provided on site and shall thereafter be retained for the storage of refuse associated with the approved use.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. Prior to the bringing into use of the building for the approved use, and notwithstanding the submitted details, full details of secure and covered parking for bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. Prior to first occupation of bedrooms 1 and 2 as shown within plan ASM-21-E9-012, the lightwells to these bedrooms at basement level as shown within plans ASM-21-E9-012 and ASM-21-E9-013 shall be provided in full and retained thereafter.

Reason: To ensure adequate living conditions for future occupiers in accordance with policy S10 of the West Northamptonshire Joint Core Strategy.

8. The basement store as shown on the plan ASM-21-E9-012 shall not be used for habitable accommodation.

Reason: To ensure an adequate standard of amenity for proposed occupiers in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.



**West
Northamptonshire
Council**

Title: **3 Langham Place**

© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063706

Date: 17-11-2021

Scale: 1:1,000 @A4

Drawn: M Johnson