



Planning Committee Report

Committee Date: 7th March 2022

Application Number: WNN/2021/0035

Location: Former Top of the Town Nightclub, 73 - 91 Great Russell Street, Northampton

Development: Development of 19no apartments

Applicant: Headcorn Constructions Ltd

Agent: CC Town Planning

Case Officer: Hannah Weston

Ward: Castle Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT TO SECURE THE FOLLOWING:

- Early Years Education
- Construction Training
- Councils s106 Monitoring Fee

Proposal

Permission is sought for the construction of a four storey building (including basement) to provide 19no flats and basement parking.

Consultations

The following consultees have raised **no objections** or **comments** on the application:

- Environmental Health
- Local Lead Flood Authority
- Anglian Water
- Environment Agency
- Strategic Planning
- Construction Futures
- NHS

- Northamptonshire Police
- Ecology
- Archaeology
- Conservation Officer

The following consultees have raised **objections** or **concerns with** the application:

- Highways (*Officer Comment: This is based on a previous reiteration of the scheme. No comments on latest version received*)
- Northampton Town Council
- Town Centre Conservation Area Advisory Committee

No letters from neighbouring properties or third parties have been received.

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 and the completion of a S106 agreement.

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 north-western side of Great Russell Street, and the southern side of Charles Street and comprises a currently vacant plot of land. The site was the former Top of Town Nightclub, however the building has been demolished and the site left derelict. To the south of the site is a new housing development. To the east, north and west of the site are commercial properties. A new terrace row of dwellings is positioned further along Great Russell Street and the surrounding area is largely residential in character.

2. CONSTRAINTS

- 2.1. The application site is located within the Boot and Shoe Quarter Conservation Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. Permission is sought for the construction of a four storey building (including basement) to provide 19no flats and basement parking.
- 3.2. During the course of the application the design and internal arrangements have been amended.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/2019/0426	Construction of four storey building (including basement) to provide 14no flats and basement parking.	Approved 31/07/2020
N/2014/1279	Construction of three storey building to provide offices, 12 flats and basement parking.	Approved 3 rd February 2015. Not implemented – expired.
N/2013/1270	Construction of three storey building to provide offices, 12no. Flats and basement parking.	Approved 1st May 2014. Not implemented – expired.
N/2012/0640	Outline Application including details of layout, scale & access, with all other matters reserved to erect a four storey building providing 3 general office units (Use Class B1) or 3 financial & professional offices (Use Class A2) on the ground floor with 14 residential units above and car parking within basement and associated works.	Refused, appeal dismissed.
N/2008/0948 and WN/2007/0425	Erection of four storey building providing offices (use classes A2 and B1) on ground floor and residential above (14 units) with basement parking. (WNDC Application).	Approved. Not implemented – expired.

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 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require 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

- 5.3. 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
- 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 Central Area Action Plan 2013

5.5. The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

- 1 – Promoting Design Excellence
- 16 – Central Area Living

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.
 - Section 6 – Building a strong and competitive economy
 - Section 8 - Promoting healthy and safe communities.
 - Section 9 - Promoting sustainable transport
 - Section 11 – Making effective use of land
 - Section 12 – Design
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Planning out Crime in Northamptonshire SPG 2004
- 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 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:

- 1 – Presumption for sustainable development – Significant weight.
- 3 – Design – Moderate weight
- 4 – Amenity and layout – Moderate weight
- 17 – Safeguarding existing employment sites – Significant weight
- 31 – Protection and enhancement of designated and non-designated heritage assets – Significant weight.

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
Environmental Health	Request conditions on ventilation system, glazing and construction specifications, EV charging, contamination, and require a CEMP.
Lead Local Flood Authority	No objection subject to conditions.
Anglian Water	Request condition on surface water management and informatives on used water network.
Environment Agency	No comment
Strategic Planning	Request financial contributions towards education and libraries.
Construction Futures	Request a financial contribution towards apprentice training and a training scheme.
NHS	Request contribution towards primary health care.
Northamptonshire Police	No objection.
Ecology	Request condition for nest bricks for bats and birds.
Highways	Object - Note that development encroaches on the highway and that 1 metre should be retained between the building and the highway boundary. Raises that the parking does not meet the minimum parking standards. <i>(Officer Comment: Following these comments the scheme was amended. No updated comments have been received from Highways).</i>
Archaeology	No comment
Northampton Town Council	Support principle but concerns with scale of building and the parking and access.
Conservation Officer	If the scale matches that previously approved it is an improvement on the previous scheme and will have an acceptable impact on the Conservation Area. Materials should be agreed by condition but brick is more appropriate than render.
Town Centre Conservation Area Advisory Committee	Concerned building is too large a scale and should draw on the local vernacular (remove render and use red brick).

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. None received.

8. APPRAISAL

Principle

8.1 The application site is in a largely residential area within the urban area of Northampton, on the edge of the town centre, and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.

8.2 Furthermore, there is a live consent for residential development on this site, reference N/2019/0426. As such the principle of residential development on this site is established.

8.3 In line with this it is considered that the principle of providing residential units is acceptable.

Design and impact upon the street scene and conservation area.

8.4 Planning permission was refused and an appeal dismissed for a four storey building on this site (N/2012/0640). The Inspector for this appeal outlined that a building of in excess of 12 metres would appear out of keeping with the wider conservation area. This proposal was for a curved building with flat roof.

8.5 Previous application N/2014/1279 granted consent for a building with a height up to 12.7 metres, this height was only at the ridge heights of the 7 ridge points. The main bulk of the building was set lower at around 10.4 metres. The Officer Report outlined that the 'design of the building is considered to be acceptable, albeit it would be one of the larger buildings in the area'.

8.6 Application N/2019/0426 is a live consent on the site and granted a three storey building plus a partially submerged basement, which tallied with that approved under application N/2014/1279. The design was of six gable end projections fronting Great Russell Street, a simplified version of that approved under application N/2014/1279. The building had a ridge height of approximately 11.8 metres and an eaves height of approximately 10 metres. The ridge height fell under the 12 metre limit as advised by the Inspector for application N/2012/0640).

8.7 The currently proposed scheme is of a similar built form to that approved under N/2019/0426, being approximately 11.8 metres to ridge height, and 10 metres to eaves height. The current scheme similarly presents 6 gable end projections to Great Russell Street, but also includes a small increase in width to the south with a double gable fronting the south.

8.8 The former Top of the Town nightclub which was on this site was a large plastic clad building of dominance within the street scene. This has however been demolished and the site left vacant and in poor maintenance, providing a harmful appearance to the street scene. To the west of the site are single storey and two storey commercial and residential properties fronting Earl Street. To the north of the site across Charles Street is a car repair garage. To the east of the site across Great Russell Street is a single

storey restaurant. To the south of the site is a new housing development of two storey dwellinghouses of a traditional appearance.

- 8.9 It is the case that the proposed building would be of a similar size as that approved under N/2019/0426. This previous consent is still live and as such holds significant weight in the assessment of this scheme.
- 8.10 As with the previous approval on this site, the proposed building would be significantly larger than any existing development within the immediate surrounding area. Whilst this is the case, consideration must also be given to the planning history on this site, and under application N/2012/0640 the Planning Inspector raised that a height over 12 metres was unacceptable, indicating that a height at 12 metres or under would be appropriate for this location.
- 8.11 With the planning history on this site, it is considered that the height of the proposal is acceptable in design terms. The proposal utilises a 6 ridge roof style and varying fenestration detailing to provide some interest to the building and reduce the bulk and dominance.
- 8.12 The application site is located within the Boot and Shoe Quarter Conservation Area. The NPPF advises on the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; consideration should be given to the wider social benefits that the conservation of the historic environment can bring and the positive contribution that conservation of the heritage asset can make to sustainable communities. Great weight should be given to the asset's conservation with any harm or loss through alteration requiring clear and convincing justification.
- 8.13 The NPPF further advises that where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, consent should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development would lead to less than substantial harm, this harm should be weighed against the public benefits, including securing its optimum viable use.
- 8.14 Policy BN5 of the JCS seek to ensure the conservation and enhancement of heritage assets and encourages the retention and sensitive re-use of disused or underused heritage assets in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote sustainable and prudent use of natural resources.
- 8.15 The Town Centre Conservation Area Advisory Committee raise concern that the building is too large and the render should be removed. The Council's Conservation Officer has been consulted on the scheme and advises that the design is an improvement to that approved under N/2019/0426, which can still be built on site. The Conservation Officer advises that the proposal would have an acceptable impact upon the Conservation Area. It is advised that render would not be appropriate for the building and that materials should be controlled through condition.
- 8.16 The impact on the character and appearance of the conservation area is considered less than substantial and the proposal would develop an existing vacant site and contribute towards housing provision in the area. It is, therefore, considered that the proposal would have an acceptable impact upon the character and appearance of the surrounding street scenes and Conservation Area and would be acceptable in design terms.

Residential amenity

- 8.17 The application proposes 19 residential units, comprised of 16x 1 bedroom flats and 3x 2 bedroom flats. All of the proposed flats meet the minimum space standards as identified within the Nationally Described Space Standards (2015), providing a good standard of accommodation for future occupiers.
- 8.18 Careful consideration has been undertaken to design the scheme such that sufficient light and outlook is provided to each flat despite the constrained location. A central void is provided to the west to allow windows to be provided within this void as opposed to looking at the neighbouring commercial units which back immediately up to the site boundary. Windows have been positioned within this void such that habitable rooms face non-habitable or secondary windows which can be obscure glazed. A condition requiring this is proposed.
- 8.19 No meaningful amenity space is provided on site. The application site is located within the Town Centre and within walking distance of local parks and sports facilities. As such it is not considered that the lack of amenity space would be unacceptable for this development.
- 8.20 Environmental Health have been consulted on the application and advise no objection subject to conditions on ventilation, glazing and construction specifications. These are considered reasonable to require.

Neighbouring amenity

- 8.21 Properties to the west of the site are screened from this proposal by existing commercial buildings and extensions which project immediately up to the boundary edge with no windows. Properties to the north and east of the site are separated by Charles Street and Great Russell Street.
- 8.22 To the south of the site two storey residential properties have recently been constructed, and the position of those nearest the site have been shown on the submitted plans. It is considered that the proposed building is a sufficient distance from the proposed dwellings to provide an acceptable relationship between any future occupiers. The bin and bike store for the development is provided almost up to the boundary with the approved two storey dwelling to the south of the site. This store is of a flat roof design to minimise the impact upon this dwelling.
- 8.23 It is not considered that there would be an unacceptable impact upon neighbouring amenity as a result of this proposal.

Highways

- 8.24 The Council's Highways department have been consulted on this proposal. An objection was received due to the development encroaching on the highway and that 1 metre should be retained between the building and the highway boundary. Following this the development was amended to be moved off the highway land. No updated comments have been received from Highways, however it is considered that this concern has been addressed.
- 8.25 Highways further raised that the parking provided does not meet the minimum parking standards. The application proposes a basement parking area with 15 parking spaces for 19 units. With the site being located within the town centre of Northampton, within a

highly sustainable location within walking distance of local shop, facilities, parks, and transport routes, the parking level proposed is considered acceptable.

- 8.26 Under the Northampton Parking Standards SPD, electric vehicle charging points will be required at a ratio of 1 per unit. The applicant has advised that the car parking spaces will be allocated and as such a condition would be attached requiring the provision of EV charging points for all parking spaces.

Flood risk

- 8.27 The Lead Local Flood Authority and Anglian Water raise no objection subject to conditions, which are considered reasonable to attach. The Environment Agency raise no comment on the scheme.

Ecology

- 8.28 The Council's Ecology officer requests a condition requiring bat and bird bricks. This is considered reasonable to attach.

Obligations and viability

- 8.29 As part of this application NHS England have requested a contribution towards primary care, Strategic Planning have requested a contribution towards education, and Construction Futures have requested a contribution towards construction training. Furthermore, a contribution towards off-site open space would usually be required for a development of this size. It is also the case that with the development falling over 15 units, affordable housing at 35% should also be provided on site.
- 8.30 As part of this application a viability assessment has been submitted concluding that the development would be unviable if S106 developer contributions and affordable housing were required and as such the application proposes that no contributions and no affordable housing can be provided as part of this development.
- 8.31 The National Planning Policy Framework (NPPF) identifies at paragraph 57 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.
- 8.32 The viability assessment submitted with the planning application has been independently assessed on behalf of the Council. It has been concluded that the scheme is unviable in relation to the affordable housing and full S106 requirements. It is advised, however, that a smaller contribution can be made. On the basis of this the contribution towards early years education and Construction Training is considered reasonable to request. This would be secured through a S106 agreement.
- 8.33 With the independent assessor confirming that the scheme cannot provide affordable housing or full contributions, it is considered that it has been justified for a lower provision for this development and the non-provision of affordable housing.
- 8.34 The lack of affordable housing provision and S106 contributions must therefore be weighed against bringing this redundant site in the conservation area back into use and the provision of housing.

9 FINANCIAL CONSIDERATIONS

9.1 The development is CIL liable.

10 PLANNING BALANCE AND CONCLUSION

10.1 To conclude the proposed development is considered acceptable without having an undue adverse impact on the street scene, Conservation Area, highway safety and residential amenity. The proposal is considered to comply with the National Planning Policy Framework, Policies S1, S2, S3, S10, C2, H1, BN5, BN9, N1 of the West Northamptonshire Joint Core Strategy, and Policies 1 and 16 of the Northampton Central Area Action Plan 2013. It is recommended that planning permission is granted subject to conditions and subject to the completion of a S106 agreement.

11 RECOMMENDATION / CONDITIONS AND REASONS

11.1 The proposed development is recommended for approval subject to the following conditions:

Time

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.

Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 21002/2C, 21002/3C, 21002/4D, 21002/5D.

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

CEMP

3. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:
 - i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
 - ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
 - iii) Details of the siting of all vehicles of site operatives and visitors.
 - iv) The unloading and loading arrangements for heavy plant and machinery.
 - v) The location, extent and duration of any temporary stockpiling areas.
 - vi) Measures to prevent mud being deposited on the surrounding highway.
 - vii) Hours in which development will take place.
 - viii) Non-road mobile machinery (NRMM) controls.
 - ix) Details of temporary site storage, welfare facilities and contractor parking.The approved CEMP and measures contained therein shall be adhered to throughout the construction process.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

Levels

4. Prior to the commencement of development, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

Ecology

5. Prior to the commencement of development above slab level details of bird and bat bricks to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

Contamination

6. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, shall 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 approval in writing by 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 shall be subject to approval in writing by 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,
 - archeological 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.

7. 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 shall be subject to approval in writing by 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.

8. The approved remediation scheme shall 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 shall 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 shall be produced and be submitted for approval in writing by the Local Planning Authority.

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.

9. 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 6 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7 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 8.

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.

Noise

10. Prior to the commencement of development full details of an active ventilation system for all flats shall be submitted to and approved in writing by the Local Planning Authority. The approved ventilation system shall be provided prior to first occupation of the development and retained at all times thereafter in a fully working condition.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

11. The development shall be undertaken in full accordance with the construction and glazing specifications set out within NoiseAir Report Reference P5254-R1-V1 produced for Headcorn Constructions Ltd dated 7th February 2022.

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

Surface water

12. No above ground development shall take place until full details of the surface water drainage scheme for the site, based on Drawing 14292 / 01B entitled Proposed Basement: Drainage Layout, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These shall include:
 - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
 - b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

13. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system.

14. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site, based on the approved details, has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Materials

15. Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials 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 E20 of the Northampton Local Plan 1997.

Landscaping

16. No development shall take place above ground floor slab level until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

All planting, seeding or turfing agreed within the approved scheme 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.

Hard landscaping shall be carried out in accordance with the approved details prior to occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

Crime security

17. Prior to the construction of the development hereby approved above ground floor slab level, a crime security measures strategy for crime prevention for the residential units 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 of the residential units hereby approved 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.

EV Charging

18. Full details of a minimum of 15 electric vehicle charging points for the car parking hereby approved shall be first 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 the Northampton Parking Standards Supplementary Planning Document (2019) and to provide a sustainable development in accordance with the aims and objectives of the National Planning Policy Framework.

Bin and bike stores

19. Prior to first occupation of the development hereby approved, the bin and bike store as shown within plan 21002/3C shall be provided on site and shall be retained for the secure storage of bins and bikes at all times thereafter.

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

Parking

20. The parking spaces shown on approved plan 21002/3C shall be constructed prior to the first occupation of the development hereby approved and retained thereafter solely for the parking of vehicles associated with these properties.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the requirements of the National Planning Policy Framework.

Obscure glazing

21. The following windows as shown within approved plans 21002/3C and 21002/4D shall be glazed with obscure glass to Level 3 or higher of the Pilkington scale of privacy or equivalent and fixed shut up to 1.7 metres from internal finished floor level prior to first occupation and retained in that form at all times thereafter;
- Bathroom window to flat G1;
 - Bathroom and hall windows to flat F6;
 - Bathroom and hall windows to flat S13;
 - All communal corridor windows facing westwards and southwards over the flat roof central void.

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

HiMO

22. 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. Anglian Water advise:

(1) INFORMATIVE - 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) INFORMATIVE - 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) INFORMATIVE - 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) INFORMATIVE – 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) INFORMATIVE - 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.



**West
Northamptonshire
Council**

Title: **73 - 91 Great Russell Street**

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Scale: 1:1,000 @A4

Drawn: M Johnson