



# Planning Committee Report

**Committee Date:** 2<sup>nd</sup> August 2022  
**Application Number:** WNN/2022/0152  
**Location:** 34 - 34A Gold Street, Northampton  
**Development:** Conversion of First and Second Floors to 31no Apartments

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**Applicant:** MSA Properties Ltd  
**Agent:** Resolution Planning  
**Case Officer:** Christopher Wentworth

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**Ward:** Castle Unitary Ward

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**Referred By:** Assistant Director of Place and Economy  
**Reason for Referral:** Major application requiring a Section 106 Agreement

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS** as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to conditions as deemed necessary;  
And **SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT** to secure the following planning obligations:

- Affordable Housing
- Healthcare Contribution
- Off-site Open Space Contribution
- Construction Training
- Monitoring Fee

### **Proposal**

The development proposal seeks planning consent for the change of use of the existing first and second floor levels of 34-34A Gold Street from retail floorspace to 31 no. apartments. The proposal seeks to provide 7 no. studio apartments and 24 no. 1 bedroom apartments with the ground floor retail space retained. The conversion of the first and second floor areas would result in the provision of new windows to the side elevations of the building to serve the residential accommodation along with windows and access doors to the rearmost elevation facing onto St Katherines Street.

### **Consultations**

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

- Town Centre Conservation Area Advisory Committee.

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

- Highways.
- Conservation Officer.
- NHS.
- Police.
- Fire and Rescue.
- Development Management.
- Archaeology.
- Ecology.
- Environmental Health.
- Anglian Water.
- Construction Futures.

2 no. letters of objection have been received and no letters of support 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 key issues arising from the application details are:

- Principle of Development.
- Heritage Impacts.
- Highway Safety.
- Residential Amenity.
- Affordable Housing.
- S106 Financial Contributions.

The report investigates 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 consists of an existing three storey building located on Gold Street in Northampton Town Centre. The building is a mid-20<sup>th</sup> century commercial building with facing brickwork and large windows to the Gold Street elevation at first floor level and smaller windows at second floor level within the mansard roof. The building comprises of a ground floor retail unit (currently Poundstretcher) with ancillary retail space (currently vacant) at first and second floor.
- 1.2 The site is located within and outside of the All Saints Conservation Area with the front portion of the building within it and the rearmost portion, which fronts onto St Katherines Street, outside the conservation area boundary. The Grade II Baptist

Church is located beyond College Street Mews to the north of the site and a number of listed buildings are located opposite the site on the opposing side of Gold Street.

- 1.3 The building itself is located within a terrace of building that comprise of a variety of architectural types, ages and scales that front Gold Street. The building is attached to no. 36 Gold Street which comprises a bar/restaurant use whilst the other side of the building is attached to no. 32 Gold Street which comprises a café/restaurant at ground floor level.

## **2 CONSTRAINTS**

- 2.1 The application site is located within Northampton Town Centre.
- 2.2 All Saints Conservation Area.
- 2.3 Setting of Grade II listed buildings and locally listed buildings on Gold Street and off St Katherine's Street.

## **3 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The development proposal seeks planning consent for the change of use of the existing first and second floor levels of 34-34A Gold Street from retail floorspace to 31 no. apartments. The proposal seeks to provide 7 no. studio apartments and 24 no. 1 bedroom apartments with the ground floor retail space retained. The conversion of the first and second floor areas would result in the provision of new windows to the side elevations of the building to serve the residential accommodation along with windows and access doors to the rearmost elevation facing onto St Katherines Street.
- 3.2 Access into the residential accommodation would be provided from a new entrance from the Gold Street elevation and access from the rear of the building from St Katherines Street.
- 3.3 The proposal does not seek to provide any on-site vehicle parking. 44 no. cycle storage spaces for residential purposes are proposed and dedicated residential and separate commercial refuse storage is proposed.

## **4 RELEVANT PLANNING HISTORY**

- 4.1 None relevant.

## **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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering 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 which it possesses.

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 preserving or enhancing the character or appearance of a conservation area.

#### 5.4 Development Plan

- West Northamptonshire Joint Core Strategy (Local Plan Part 1).
  - Policy BN5 – Historic Environment
  - Policy BN9 – Pollution Control
  - Policy H1 – Housing
  - Policy H2 – Affordable Housing
  - Policy S10 – Sustainable Development Principles
- Northampton Central Area Action Plan (CAAP) (2013).
  - Policy 1 – Promoting Design Excellence
  - Policy 16 – Town Centre living

#### 5.5 Material Considerations

- National Planning Policy Framework (NPPF)
- 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:

- Policy 1 - Presumption in favour of sustainable development – Significant Weight.
- Policy 2 – Placemaking – Moderate Weight.
- Policy 3 – Design – Moderate Weight.
- Policy 4 – Amenity and Layout – Moderate Weight.
- Policy 8 – Supporting Northampton Town Centre's role – Significant Weight.
- Policy 14 – Type and mix of housing – Moderate Weight.
- Policy 21 – Residential development on upper floors – Significant Weight.
- Policy 31 – Protection and enhancement of designated and non-designated heritage assets – Significant Weight.

(Note: Under the Proposed Modifications to the LLP2 Policies 2 & 3 are to be combined).

- Northampton Parking Standards Supplementary Planning Document

- Planning Obligations Strategy Supplementary Planning Document
- Northamptonshire Parking Standards

## 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
Anglian Water	Request foul and surface water drainage conditions.
Archaeology	No comments to make.
Construction Futures	Financial contribution sought towards construction training.
Fire and Rescue	As this is an existing building and road widths and carrying capacity are current the only comment the fire Authority can make at this time is access to the furthest point of any building from the road should be no more than 45m. - There are other works that would need to be addressed at Building Control Stage.
Conservation Officer	No objection. - The building does not make a positive contribution to the character or appearance of the conservation area. - I have no objection in principle to the conversion of the upper floors into residential use as a means of securing occupation of vacant floorspace. - The application does not indicate alterations to the Gold Street elevation apart from the insertion of a doorway and the appearance and character of the conservation area will not be harmed. - Details of any required alterations to the windows on the front elevation to improve their acoustic or thermal performance should be provided if the appearance of the building would be affected. - The insertion and alteration of windows on the rear and side elevations would not be prominent in views within the conservation area and is acceptable
Environmental Health	No objection, subject to conditions. - Ventilation Strategy Condition. - The proposed Ryton Acoustic AirLiner through wall passive supply air ventilators to be installed in habitable rooms of flats facing onto the west, east and south facades is accepted and is recommended to be conditioned. - Waste Management Strategy. - Construction Noise.
Town Centre Conservation Area Advisory Committee	Objection. - Overdevelop the site. - Lack of parking. - Refuse storage is insufficient. - Poor amenity to proposed flat layouts. - Fewer flats of a variety of sizes should be sought to provide diverse community. - Changes to shopfront not shown for full assessment.
Highways	No comments to make.

Ecology	No comments to make.
NHS	Financial contribution sought to provide necessary expansion to primary health care capacity.
Development Management	Contributions sought for broadband and libraries. (Office note: there is no policy requirement for such provision)
Police	No objection, subject to conditions. - Security system required for access doors. - External mail delivery for units. - Further details regarding rear boundary treatments/security details are required. - Fob controlled access should be provided so that residents are able to access their own floor only.

## 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 2 no. objections have been received, the comments of whom are summarised as follows:

- Would result in overlooking/loss of privacy to adjacent properties.
- Accommodation would be adversely impacted by noise and activity of adjoining uses.
- Adversely impacts lights level of adjoining properties.
- Impacts upon ability of adjoining buildings to extend in future.

## 8 APPRAISAL

### Principle of Development

8.1 The proposed development would create an additional 31 no. units of residential accommodation within a sustainable location. The authority is currently unable to demonstrate a five-year housing land supply, and therefore the tilted balance assessment is engaged. The development proposal would make a contribution to addressing this continuing need, which is considered to be of benefit. Furthermore, the proposal would create new residential accommodation within the town centre in a highly sustainable location which is a strategic objective of the Central Area Action Plan (CAAP) which is to re-populate the town centre through mixed use development proposals such as that proposed. The proposal also retains a ground floor commercial use (in this case retail) along Gold Street which is one of the principal shopping streets in Northampton town centre, which is supported. For these reasons, the proposal is considered acceptable in principle.

### Design and Appearance

8.2 The proposal seeks to make limited external changes to the building, particularly when viewed from Gold Street, which is within the All Saints Conservation Area. The changes to this elevation comprise of new entrance doors at ground floor level to provide access to the residential accommodation at first and second floor. In addition, the 3 no. windows at second floor level within the mansard roof are to be enlarged so that the depth of those windows mirrors the windows at first floor level more closely whilst also providing more natural light to the residential accommodation they would serve. It is considered that these proposed changes are appropriate and are minimal

in nature to the overall look of the building and would not adversely impact upon the building or the wider street scene. It is noted that concerns have been raised that the details regarding the type of doors proposed have not been specified. However, the layout of the proposed entrance arrangement has been provided on the submitted elevation plans and it is considered appropriate to secure external finish materials by planning condition to ensure an appropriate standard of finish within the conservation area. Furthermore, it is considered appropriate to secure full details of the windows proposed to the front elevation (and elsewhere within the building) by planning condition.

- 8.3 The scale of the existing building would be retained with no extensions proposed. The proposal does seek the provision of new windows to both side elevations of the building (facing no's 36 and 32 Gold Street respectively) which would serve the proposed apartments at first and second floor levels. 24 no. windows (12 no. per floor) are proposed facing towards the 36 Gold Street elevation and 20 no. windows are proposed to the 32 Gold Street elevation (9 no. at second floor and 11 no. at first floor). The rearmost part of the building facing to St Katherines Street and the open space beyond would provide 10 no. windows (some existing and some new) with an additional access door serving the residential accommodation. This rear access would also provide direct access to the refuse and cycle store which is welcomed. The provision of windows to the elevations as outlined above is supported as at present these walls are large blank facades and the provision of windows would provide an element of variety and interest to these walls. Whilst the applicant has outlined that these windows would be double glazed UPVC units, they have not outlined the colour of these windows or associated panels and as such consider that such details can be secured by planning condition to ensure an appropriate appearance.

#### Heritage Impacts

- 8.4 The front portion of the building is located within the All Saints Conservation Area whilst the rearmost section sits outside of the boundary. The building is not statutorily or locally listed. Given that the proposed changes to the front elevation are minimal, it is not considered that the proposal would adversely impact upon the setting of the nearby listed buildings along Gold Street or the All Saints Conservation Area. Furthermore, the Conservation Officer raises no objection in principle to the conversion of the upper floors into residential use as a means of securing occupation of vacant floorspace.
- 8.5 Concern has been raised by the Town Centre Conservation Area Advisory Committee (TCCAAC) regarding the proposal who state that the proposal represents overdevelopment of the site, that there is a lack of parking, that the refuse storage is insufficient, poor amenity to flat layouts, a variety of unit sizes should be sought and that changes to the shopfront are not shown for full assessment. As outlined above, the changes to the front elevation have been outlined with specific materials details to be secured by planning condition. Furthermore, the building itself is not being extended in any way and the proposal represents a change of use of existing floorspace. On this basis, the proposal is not considered to represent overdevelopment in this central location. Matters regarding amenity and parking are addressed below in this report.
- 8.6 As such, it is considered that subject to conditions the proposal would not adversely impact upon the character and appearance of the conservation area and would not result in any harm to the setting of nearby listed buildings.

### Highway Matters

- 8.7 Owing to the sustainable location of the development in the Town Centre, it is considered that the proposal would not result in any harm to the traffic system and no objections have been received from the Highway Authority in this regard. Whilst no on-site parking provision is proposed, the site is located within a highly sustainable location, surrounded by main town centre facilities and a variety of public transport options within walking distance. Furthermore, the proposal would offer onsite cycle storage provision for residents use which offers a further, sustainable transport option which is supported. Such provision can be secured by planning condition. On this basis, it is considered that the proposal is acceptable addition in this regard.

### Residential Amenity

- 8.8 The application site is located within Northampton Town Centre, specifically Gold Street which is a main shopping street in the town and is surrounded by a variety of commercial uses including retail and food and beverage outlets. The applicant has engaged directly with Environmental Health prior to and during the assessment of the current planning application with regards to noise and odour management. In addition, Environmental Health have requested the imposition of planning conditions to secure a waste management strategy and restriction to construction noise associated with the proposal. Such conditions are considered to be appropriate in this case. With regards to noise mitigation measures, the application has been submitted with a noise assessment which suggest that glazing specifications are secured on each façade to ensure that ambient noise levels for habitable rooms are secured. Environmental Health raise no objection to this subject to securing these glazing specifications via planning condition.
- 8.9 It is also noted that closed windows are proposed as an alternative form of room ventilation. Whilst no objection to such an approach was raised, further details regarding the ventilation strategy were requested and subsequently submitted to Environmental Health during the application assessment who were satisfied with the details provided subject to them being secured by planning condition. Such an approach is considered appropriate and will ensure that noise levels and odour from adjacent commercial uses do not adversely impact upon future occupants of the residential accommodation.
- 8.10 The proposal would provide two entrances to the proposed residential accommodation, one from the Gold Street elevation and one to the rear of the building from St Katherines Street. Access to all apartments can be made from each entrance with the rear access providing direct access to the residents refuse store, which would be separate from the ground floor commercial refuse store and also to the cycle storage area for those residential units.
- 8.11 In respect of proposed amenity, all of the proposed residential units would meet or exceed the minimum space standards referred to in the Nationally Described Space Standards, which is considered an appropriate guide to ensure an appropriate level of amenity, for either 1 bed/1 person units (37sq.m or more) or 1 bed/2 person units (50sq.m or more) which is welcomed.
- 8.12 The outlook from the proposed residential units, specifically in relation to habitable rooms, would look over the front elevation of Gold Street, the rear elevation of St Katherines Street and the side elevations of 32 and 36 Gold Street at first and second floor levels. The outlook to the residential units is considered to be acceptable with sufficient outlook achieved to all units. It is noted that limited outlook to 14-15 is



proposed at first floor level looking over the pitched roofline of no. 36 Gold Street. However, the outlook to this unit would not be sufficiently compromised so as to adversely impact upon future occupiers of that unit with sufficient outlook and light levels achieved.

- 8.13 Also, it is noted that concerns have been raised by an adjoining neighbour that the proposal would give rise to a loss of privacy for existing and future occupiers and the units located directly adjacent no. 36 to the side elevation at first and second floor. Having assessed the matter and additional information provided by the applicant in terms of cross sections, it has been demonstrated that the floor levels would be markedly different with windows not located at the same level and at an acute angle. With such a difference it is considered that this reduces the potential for overlooking and lack of privacy concerns between the proposed residential and existing commercial use.
- 8.14 Concerns have also been raised regarding the provision of windows to the side elevations which are considered would limit any future development opportunities to their site. In this case, the proposal is to be assessed on what is currently located on site. There are no planning consents or lice applications to the adjacent site for extension works and therefore the Local Planning Authority is obliged to assess the scheme on the current site conditions.

#### Other Matters

- 8.15 Northamptonshire Police have been consulted on the proposal and raise no objection subject to the provision of further details related to site security, specifically access door security, external mailboxes, details regarding rear boundary treatments/security details for the refuse store/cycle store area and access arrangements to control access to each floor. It is considered reasonable and necessary to secure such details to ensure an appropriate standard of residential amenity for future occupiers and the imposition of a planning condition is considered appropriate in this case.
- 8.16 The proposal represents a change of use of an existing building and does not seek to provide any further built development outside of what is already found on site. The application has been assessed by Anglian Water who has raised no objection but has requested the imposition of conditions to secure drainage details for both foul and surface water drainage. Whilst foul water drainage is considered appropriate given the intensification of the use proposed, it is not considered necessary to impose the surface water condition given that no further built development is proposed over the existing situation.

#### Affordable Housing and S106 Developer Matters

- 8.17 Policies INF1 and INF2 of the Joint Core Strategy seek to secure the provision of infrastructure needed to serve new developments, such as education, healthcare, open space provision and construction training, either directly on site or by a financial contribution secured through a Section 106 planning obligation.
- 8.18 In addition, the NPPF details that major housing developments should be expected to provide at least 10% affordable housing. Policy H2 of the JCS seeking the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need.
- 8.19 The scale of residential development proposed would require the provision of affordable housing at a rate of 35% (in this case 11 no. units) as outlined within policy

H2 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1). Such provision should be provided for onsite in the first instance or if not possible, a financial contribution equivalent to the 35% provision secured to provide off-site affordable housing elsewhere in Northampton.

- 8.20 In respect of obligations towards infrastructure and services, comments received from NCC Development Management seek the provision of library and broadband facilities. It is considered that there is insufficient policy basis to insist on the provision of such facilities. No contribution for education provision has been requested due to the mix of accommodation proposed which is not considered will generate such need.
- 8.21 Policy PO4 as outlined within the Planning Obligations Strategy Supplementary Planning Document, states that for residential development proposal of 15 units or more the authority shall assess the impacts of the proposal upon the existing open space, sport and recreation; or where it has been identified that additional provision will be required, the Council will obligate the developer to provide this. Ordinarily the authority's approach is to require the developer to provide the additional provision on site but if not possible, it can be provided elsewhere. If this is not possible the authority will seek financial payments for offsite provision. In this instance, a request for a contribution towards off-site provision is considered appropriate.
- 8.22 Requests for financial contributions have also been received from Construction Futures which provide social and training opportunities in Northampton and a request has been received from the NHS in order to provide the required necessary expansion to primary health care capacity as a result of the proposal. Such requests are considered appropriate and proportionate to the development as proposed.
- 8.23 Paragraph 58 of the NPPF advises it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. The weight to be given to a viability assessment is up to the decision maker, having regard to all the circumstances in the case.
- 8.24 The application is supported by a Viability Report which has been subject to independent assessment on behalf of the Council. The Council's consultant has reviewed the submitted details which have been subject to further discussion and negotiation with the applicant and concludes that the scheme would not be viable if the Council request policy compliant affordable housing provision and the full extent of S106 financial obligations required. Notwithstanding this, the Council's consultant advises that the following level of affordable housing and S106 financial contributions could be achieved whilst ensuring a viable development scheme:
- Affordable housing – financial towards off-site affordable housing provision
  - Healthcare - financial contribution.
  - Public Open Space – financial contribution.
  - Construction Training – financial contribution
- 8.25 The LPA's position is to secure policy compliant affordable housing provision on site, which in the Northampton area equates to 35% provision. Also, the primary objective of affordable housing policy is to secure such provision on site. In this instance, the review of the viability assessment establishes that the most the scheme can viably offer is 10% (3 no. units) along with contributions towards improved healthcare provision, training opportunities and a reduced contribution towards public open space improvements. As the development is a flatted development, it is extremely unlikely that a Registered Provider would be willing to take on 3 units within a 30 unit

development. Therefore, in this instance it is considered appropriate to seek a financial contribution towards off-site provision of affordable housing.

- 8.26 Given the conclusions of the Viability Assessment, it is acknowledged that the requirement for a policy compliant level of affordable housing and full S106 contributions would result in the development being unviable and the upper floors of the building in the town centre remaining vacant. The reduced provision of affordable housing and Section 106 contributions must therefore be weighed against bringing the upper floors of the building back into use and the provision of housing and it is considered that this weighs in favour of the proposal. On this basis, the local planning authority accept the findings of the independent viability consultant and considers that a scheme as outlined above would result in an appropriate standard of development.

## **9 FINANCIAL CONSIDERATIONS**

- 9.1 The development proposal is not CIL liable the proposal not including any increase in floorspace to that existing.

## **10 PLANNING BALANCE AND CONCLUSION**

- 10.1 The development represents an appropriate land use and would bring the vacant upper floors of this building located in the Town Centre and Conservation Area back into use. The proposal would not have a significant adverse impact upon the highway system, neighbour amenity and the character and appearance of the surrounding area or heritage assets. Furthermore, the provision of affordable housing, and contributions towards healthcare, training and public open space along with the provision of new dwellings within a sustainable, town centre location, therefore meeting the aims of the CAAP and contributing towards meeting a housing need in the area and the Council's five-year housing supply, are all positive aspects to the proposal. On this basis it is considered that the proposal is therefore in general conformity with the requirements of the National Planning Policy Framework; Policies BN5, H1 and S10 of the West Northamptonshire Joint Core Strategy; and Policies 1 and 16 of the Northampton Central Area Action Plan.

## **11 RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1 The proposed development is recommended for approval subject to the conditions set out below with delegated authority to the Assistant Director of Place and Economy to approve any amendments to those conditions as deemed necessary and subject to the completion of a Section 106 Legal Agreement to secure the obligations as set out in the Executive Summary of this report.

### Time Limit

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.

### Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: ASM-21-E3-001, ASM-21-E3-061, ASM-21-E3-060, ASM-21-E3-062, ASM-21-E3-063, ASM-21-E3-005b, ASM-21-E3-003b, ASM-21-E3-004b.

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

#### Materials and Window/ Door Details

3. Full details of all proposed external facing materials, including windows and doors, shall be first submitted to and approved in writing by the Local Planning. The details of the proposed windows shall include recessed surrounds of a scale of 1:20 including details of cross-sections. 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 1 of the Northampton Central Area Action Plan.

#### Construction Environmental Management Plan

4. Prior to commencement of development (including demolition works), a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for agreement in writing, after which any demolition, site clearance and construction shall be carried out in accordance with the agreed CEMP. The CEMP should include (but not be limited to):

- Details of the proposed construction access to the site
- Details of hours of operation and delivery times
- Details of on-site storage
- Details of how delivery of materials will be made.

Reason: In the interests of securing a satisfactory standard of development, in accordance with the requirements of the National Planning Policy Framework. This a pre-commencement condition in order to ensure the agreement of such details in a timely manner.

#### Foul Drainage

5. No drainage works shall commence until a foul drainage details have been submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall be implemented in full prior to occupation and retained as such thereafter.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy.

#### Refuse and Cycle Storage

6. The refuse and cycle storage as shown on the drawing reference ASM-21-E3-062 shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

### Waste Management Strategy

7. Notwithstanding the submitted details, a waste management strategy shall be first submitted to and approved in writing by the Local Planning Authority. The waste strategy should show:
- sufficient space within the dwellings to store refuse generated by day-to-day activities in the dwellings
  - a workable and reasonable route for occupiers to carry their waste to the bin store
  - a management plan for collection of refuse from the bin store and arrangements for moving the bins in and out before and after collection
  - a management plan for cleaning and maintaining the bin store
  - adequate separation of the domestic and commercial waste.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

### Security Measures

8. Prior to first occupation, 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.

### External Boundaries

9. Prior to first occupation, full details of the method of the treatment of the external boundaries to the rear of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

### Glazing Specifications

10. In order to ensure internal ambient noise levels for habitable rooms (bedrooms and lounges) are achieved, the proposed glazing specifications should be achieved and maintained at all times:
- West Facade – Close double-glazed windows of 4/12/4 mm format with a minimum sound reduction of 31dB, Rw.
  - East Facade – Closed double glazing of 4/12/4 mm format with a minimum sound reduction of 31dB, Rw.
  - South Facade – Secondary glazing to complement the mixed double glazed / single glazed units, comprising of 10 mm glass spaced 200 mm from the existing glazing to provide 10/200/4 format.

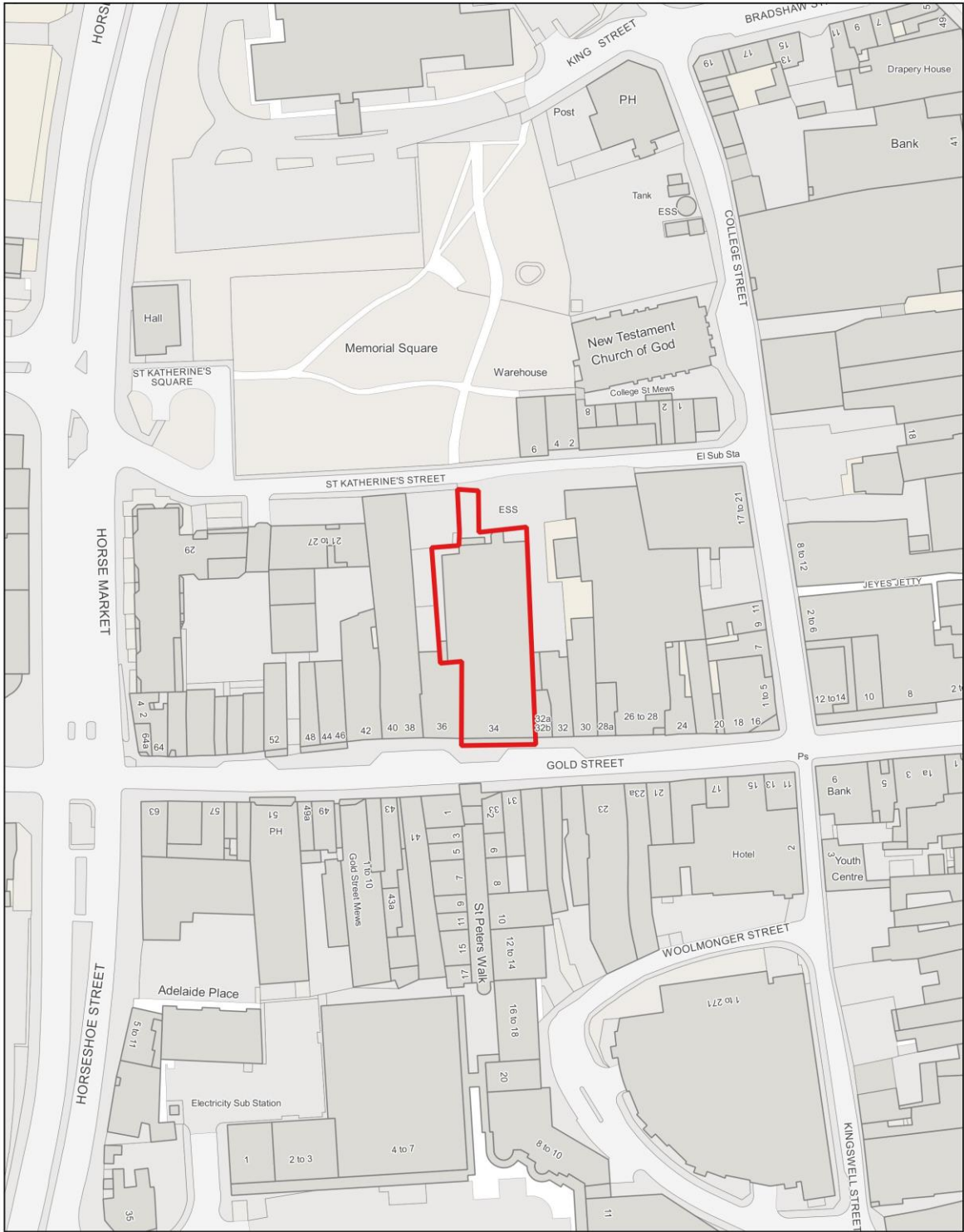
Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Ventilation Strategy

11. The approved ventilation strategy details as outlined in document reference MDRJ4895b (RandTech Consulting Ltd dated 1<sup>st</sup> April 2022) shall be implemented in full prior to first occupation and shall be maintained and retained in full.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy

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Title: **34 - 34A Gold Street**

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Date: 20-07-2022

Scale: 1:1,250

Drawn by: M Johnson