



# Planning Committee Report

**Committee Date:** 1<sup>st</sup> November 2022

**Application Number:** WNN/2022/0397

**Location:** Rear of 21-23, Bridge Street, Northampton

**Development:** Demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43no affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions

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**Applicant:** A Z Investments

**Agent:** LMR Designs Ltd

**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:

- 35% onsite affordable housing provision.
- Early years education financial contribution.
- Primary education financial contribution.
- Construction futures financial contribution.
- NHS healthcare provision financial contribution.

### **Proposal**

Planning application is sought for the partial demolition of 21-23 Bridge Street (The Angel Hotel) (front facade to be retained and repaired) to create 43 no. affordable apartments, office and commercial Spaces with refuse and cycle storage provision.

### **Consultations**

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

- Housing Strategy

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

- Anglian Water
- LLFA
- Historic England

The following consultees have **commented** upon the application:

- Town Centre Conservation Area Advisory Committee (TCCAAC)
- Environmental Health
- Conservation
- Highways
- NHS
- Development Management
- Northants Police
- Ecology

The following consultees are **in support** of the application:

- Northampton Town Council

1 no. letter of objection has been received and zero 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
- Highway Safety
- Residential Amenity
- Heritage Impacts
- Design and Appearance

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 property is a Grade II Listed Building located approximately halfway along Bridge Street and within the All-Saints Conservation Area. The site is located on the corner of Bridge Street and Angel Street a narrow single width road which, since scaffolding was attached to the property, has resulted in Angel Street being closed to traffic. Although built in 1814-16 and altered over the years, the hotel was recorded in the Michelin Guide in 1920 as a comfortable hotel with modern improvements; it had central heating, telephone, garage with inspection pit and offered special rates for chauffeurs of guests.

- 1.2 The site comprises a former hotel site but in the 1990's became a bar and night club, which has been used as two separate retail uses historically. In 2012 the site was consumed by fire and significant damage was done to the upper floors of the building. The nightclub on the ground floor subsequently re-opened, but the scaffolding and roof tent has remained since that time. This part of the site has remained in use as the Balloon Bar.
- 1.3 Bridge Street has a variety of building styles, many of which are buildings noted for their historic importance. In addition, there are a number of more modern buildings in the vicinity, such as 1 Angel Square (occupied by WNC) and office buildings, on Bridge Street, to the south of the site. The uses in this area are predominantly Class E and Sui Generis including bars, clubs and restaurants.

## **2 CONSTRAINTS**

- 2.1 Grade II Listed Building.
- 2.2 All Saints Conservation Area.

## **3 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 Planning application is sought for the partial demolition of 21-23 Bridge Street (The Angel Hotel) (front facade to be retained and repaired) to create 43 no. affordable apartments, office and commercial Spaces with refuse and cycle storage provision.

## **4 RELEVANT PLANNING HISTORY**

- 4.1 The following planning history is considered relevant to the current proposal:
- 4.2 N/2012/0031 Listed Building Works – Create middle bar, bin store, covered lobby, toilets and fire escape (retrospective) - Approved
- 4.3 N/2012/0030 - Fire escape – retrospective - Approved
- 4.4 N/2012/1055 – Repairs to roof and party wall and internal alterations. Approved 07/12/2012
- 4.5 N/2013/0754 - Additional entrance for access to upper floors on Angel Street including change of use of upper two storeys from hotel (use C1) into office accommodation (use B1). (As amended by revised plans received 25/07/2013). Approved 06/09/2013 (Fat Cats)
- 4.6 N/2013/0650 - Restoration and reconstruction of building following fire damage including enhanced thermal insulation, removal of internal staircase and provision of new repositioned staircase, removal of damaged internal walls, new internal lift and new door opening to Angel Street (As amended by revised plans received 25/07/2013). Approved 06/09/2013 (Fat Cats)
- 4.7 N/2017/0569 - Listed Building Application for removal of existing temporary tented roof structure and replace with temporary new felt roof for 3 years. Approved 11/07/2017 (Fat Cats)
- 4.8 N/2017/0566 – Proposed temporary replacement felt roof for 3 years. Approved 11/07/2017 (Fat Cats).

- 4.9 N/2017/1700 – Planning application for the proposed demolition of 21-23 Bridge Street and redevelopment to create a 60-bedroom hotel with bistro and ground floor retail units and bar provision – Approved – 23/09/19.
- 4.10 N2017/1710 – Listed Building application for the proposed demolition of 21-23 Bridge Street and redevelopment to create a 60-bedroom hotel with bistro and ground floor retail units and bar provision – Approved – 23/09/19.

## **5 RELEVANT PLANNING POLICY AND GUIDANCE**

### **Statutory Duty**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and Northampton Central Area Action Plan (2013).
- 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 preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

### **National Policies**

- 5.3 National Planning Policy Framework (NPPF)
- Section 6 – Building a strong, competitive economy
  - Section 7 – Ensuring the vitality of town centres
  - Section 11 – Making effective use of land
  - Section 12 – Achieving well-designed places
  - Section 16 – Conserving and enhancing the historic environment
- Paragraphs 192, 193, 194, 195 and 198 are particularly pertinent to the proposal. This sets out the tests to be addressed in terms of the impact on Listed Building, in particular in terms of an assessment of harm and where demolition is proposed.

### **West Northamptonshire Joint Core Strategy (Local Plan Part 1)**

- 5.4 The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:
- Policy S10 Sustainable Development Principles sets out that development will achieve high standards of design and will protect, conserve and enhance the built and natural environment.
  - Policy BN9 – planning for pollution control refers to the need to minimise the adverse impacts of noise.
  - Policy BN5: The Historic Environment and Landscape – Heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance.
  - Policy BN7 – flood risk and management.

- Policy BN7A - water supply quality and wastewater infrastructure
- Policy S2 – Hierarchy of centres. To ensure the vitality and viability of the Town Centre is maintained and enhanced commensurate with its role and function and not result in an adverse impact on the long-term future vitality and viability of the centre or put at risk future investment in Northampton Town Centre.

### **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:

- Strategic Objective SO2: a well-designed town centre.
- Policy 1: Promoting Design Excellence – make efficient use of land by promoting an appropriate mix of land uses in order to increase the vitality and vibrancy of an area and a wider range of choice for users.
- Policy 13: Improving the retail offer.
- Policy 21: Angel Street – Be sympathetic to the change in topography of the site and its setting in terms of the form and height and in particular not impact on the strategic views of All Saints from the south or the north.

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

5.6 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:

- Policy 1 – Presumption in favour of sustainable development – *Significant Weight*.
- Policy 2 – Placemaking and Design – *Moderate Weight*.
- Policy 4 – Amenity and Layout – *Moderate Weight*.
- Policy 9 – Regeneration opportunities in the central area.
- Policy 13 – Residential and other residential led allocations – *Significant Weight*.
- Policy 14 – Type and Mix of Housing – *Moderate Weight*.
- Policy 31 – Protection and enhancements of designated and non-designated heritage assets.
- Policy 35 – Parking Standards – *Significant Weight*.

### **Material Considerations**

- Northamptonshire Parking Standards (September 2016).
- Planning out Crime in Northamptonshire SPG 2004.

- All Saints Conservation Area Appraisal and Management Plan

## 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	Position	Comment
Environmental Health	Comments received	<p>1) A condition that no nightclub uses on the ground floors.</p> <p>2) A condition requiring implementation of the noise assessment and mitigation.</p> <p>3) A condition covering - Post validation inspection and testing confirming full implementation of the noise scheme.</p> <p>4) A condition to secure an alternative form of ventilation scheme – to secure the proposed/or an alternative form of ventilation with the same performance.</p> <p>5) Plant Noise Condition – for any new plant/ equipment to serve the commercial ground floor uses such as extraction for restaurants and refrigeration systems for retail uses.</p>
Highways	Comments received	Condition – Construction Traffic Management Plan (CEMP).
Conservation	Comments received	<p>There is substantial harm to the heritage asset (as identified in the previous applications) but given that there is a conservation deficit for the proposed rebuilding of the site there is considered to be a public benefit in finding a new use of the site. There is some additional communal and historic harm through the loss of the longstanding use of the site as a hotel / inn.</p> <p>Conditions to be carried over from applications N/2017/1700 and N/2017/1710</p>
Housing Team	Objection	<p>- The affordable housing tenure has not been confirmed.</p> <p>- Whilst the amended scheme reduces the number of studio flats from 14 to 11, I still do not find the provision of studio flats acceptable, particularly when all are of a suitable size to be provided as 1 bed accommodation, or in some cases 2 bed accommodation instead.</p> <p>- There remains an imbalance between the provision of 1 bed and 2 bed accommodation. Whilst an additional 2 x 2 bed flats are indicated, this still only provides for 10 x 2 bed flats on a 43-unit scheme.</p>

		- There is no confirmation of how many units will meet the M4(2) and M4(3) accessibility standards required.
NHS	Comments received	Financial contribution of £21,861.40 sought for healthcare provision.
Development Management	Comments received	Financial contributions sought; - Libraries £5,357 - Education (Early Years) £37,240 - Education (Primary) £16,140
Anglian Water	No objection	Condition – Surface Water Management Strategy
Ecology	Comments received	Bat Survey assessed. Agreed with findings. Further activity survey required pre-determination.
TCCAAC	Comments received (summarised)	- Loss of hotel is regrettable. - Better that the building is brought back into use. - Change to floor plan will adversely impact upon heritage aspects of building. - Current frontage design is a mix of styles that is not appropriate. - Concerns expressed over mansard roof. - Lack of clarity on materials chosen. - If the proposal is approved there may be scope to look at the delisting of the building. - No maintenance of building undertaken since the fire.
Northants Police	Comments received	Concerns about the proximity of the windows and doors to the activities which take place in Angel Street he has put in bollards, but do not consider these to be sufficient of a buffer. Concerns over the night-time economy and anti-social behaviour in close proximity to residential accommodation. Access would need to be secure and internally there would need to be compartmentalisation so that anyone gaining unauthorised access would be restricted in their movements internally.
Northampton Town Council	Comments received	Northampton Town Council's planning committee welcomed the development of the derelict building and commented the rooms appear of a reasonable size.
Historic England	No objection	Conditions to secure retention and repair of the Bridge Street elevation and Angel Street gable-end as far as possible, materials, archaeological investigation, recording of structures prior to demolition and ensuring that demolition works are not carried out before a contract for the redevelopment works has been made.
LLFA	No objection	Condition – Surface water drainage

		<p>scheme.</p> <p>Condition – Scheme for the ownership and maintenance of surface water drainage.</p> <p>Condition – Verification report for surface water drainage scheme.</p>
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## 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 Objection comments have been received from one interested party raising the following (summarised) comments:

- The proposal is incompatible with surrounding land uses.
- The noise assessment is inadequate.
- The development would not secure the amenity for future occupier.
- The proposal would adversely impact upon the ability of surrounding businesses to operate.
- The scheme is of a poor design standard.

## 8 APPRAISAL

### Background to Proposal

8.1 The application was the subject of previous planning and listed building application s for the change of use of the building into a 60-bed hotel in 2017. These applications were subsequently approved. However, these consents were not implemented, and they have now lapsed. The building has also been the subject of extensive fire damage and is now covered in scaffolding to ensure that it remains upright.

8.2 As part of the assessment of the hotel application, a study was commissioned jointly by Historic England and NBC. This study was aimed at informing the application. The Condition Survey, Options Appraisal and Feasibility Study was completed by Arrol Architects in June 2019.

8.3 The study considered the;

- structural integrity of the building, including the level of damage to the building/the historic context
- the feasibility for the delivery of a hotel and other options on the site
- a viability appraisal

8.4 The study identified that there was no surviving fabric from the pre-19th century inn and given the works that have been carried out over the years, including re-building, the hotel has been remodelled to meet with modern standards and requirements over its lifetime. The findings of the study concluded that the high cost of repairing the listed building and refurbishing for an alternative use, along with current market trends would result in a scheme that would not be viable, and it was unlikely that a viable project to reuse the listed building would be presented to the Council for consideration in the foreseeable future.

8.5 Following the hotel approval in 2017, due to market changes, the developer has stated that the hotel use is now no longer viable and has come forward with the



current application to provide residential accommodation on site in a similar scale of development to that of the previous hotel consent which has now lapsed.

#### Principle of Development

- 8.6 The main issues to consider in respect of this proposal are the principal of residential accommodation and the associated proposed uses, impact on the setting and character of the heritage assets, highway implications and impact on adjoining occupiers and surrounding amenity. In terms of the tests for substantial harm set out in paragraph 195 of the NPPF are considerations in terms of the substantial demolition of the listed building and these are considered as part of the assessment of the application for listed building consent.
- 8.7 In terms of the heritage aspect to the proposal, there needs to be clear and convincing justification for the development proposed, including substantial public benefit and if the proposed development makes a positive contribution to the local character and distinctiveness.
- 8.8 The principle of a hotel on the site has been established historically. The study carried out by Arrol Architects and the Heritage Statement submitted with the application, indicate that an inn or hotel has occupied the site since 1814-16. Since that time elements of the building have been built and rebuilt, and the use of the premises changed as outlined in the planning history section above.
- 8.9 Bridge Street is a busy part of the night-time economy of Northampton, whilst during the day is an active frontage with visitors to One Angel (NCC) and other visitors transiting around the Town Centre. As a result of the fire and given the location along Bridge Street, the Former Angel Hotel is a prominent feature. The scaffolding at one time stood proud of the footway and into the highway, forming a physical barrier in the street scene.
- 8.10 The proposed development would create an additional 43 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 significant 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 proposes ground floor commercial uses (in this case Offices and Class E) along the Bridge Street and Angel Street frontages which is supported as it would seek to bring forward active frontages in this location where there currently is not and would assist in supporting the general viability and vitality of the Town Centre as a whole.
- 8.11 As such, the proposal would bring a prominent site in the town centre into a highly intensive use, contributing to the vitality and viability of the surrounding area, forming a catalyst for further regeneration works in the Bridge Street area and providing much needed housing at a time when the authority is unable to demonstrate a five-year housing land supply. As such, it is considered that in this case the tilted planning balance applies and that the principle of the development for residential purposes is accepted in this case.

## Heritage, Character and Ecology Impacts

- 8.12 The development as proposed is set out over four floors;
- Ground floor – 3 no. commercial units, one facing Bridge Street and two no. facing Angel Street and 4 no. residential apartments.
  - First floor – 14 no. residential apartments.
  - Second floor – 13 no. residential apartments.
  - Third floor – 12 no. residential apartments.
- 8.13 In the middle of the building at ground floor level a courtyard is indicated, and this would provide communal space for future residents which would be accessed from Angel Street. Following negotiation with the applicant, the front elevation of the existing building fronting onto Bridge Street is to be retained, although details of the windows have yet to be agreed. The applicant has indicated that they would prefer to deal with this as a condition rather than investigate the specification at this time. In this respect, the Council would seek to retain timber windows to this frontage, including the repair of the existing bay fronted window which is considered of historic importance. This would also allow further details of acoustic specifications associated with the windows to be addressed.
- 8.14 The elevation fronting Angel Street is currently a brick and stone wall which appears to have been rebuilt over the years. The first 23m of the existing wall is to be retained and rebuilt as much as possible and a method statement will be required by condition, which seeks to address how this part of the wall is to be retained and protected. The remaining frontage wall to Angel Street is shown to be demolished to allow the insertion of windows to serve the residential accommodation. The replacement wall is indicated to be finished in a copper cladding, which the applicant suggests takes its influence from the colour and materials of One Angel, providing a link between the historic and new build. Details of materials would be agreed by condition to ensure a sympathetic approach.
- 8.15 The rear of the site appears to have historically been used as stables, but these were subsequently converted into hotel accommodation and rooms that were ancillary to the use of the bars. Much of the make-up of these rooms now is of modern materials, within outer walls constructed of brick.
- 8.16 In terms of scale, the footprint of the building has not increased, but the scheme does include an additional storey over the existing buildings scale. However, the additional floor was also the subject of the previous hotel approval and varies very little on the Bridge Street elevation. It is noted that a number of additional windows are proposed to the rear of the building and along the side elevation onto Angel Street (towards the rearmost part of the building) which is considered to be an appropriate treatment of the building whilst providing an appropriate standard of residential accommodation internally.
- 8.17 It is noted that the access to the internal courtyard from the Bridge Street elevation would be removed as part of the current proposal which is regrettable as this would've formed a link from Bridge Street into the courtyard as part of the site's previous use as a coaching inn. However, the doorway would be retained as this would provide access to a new commercial unit onto the Bridge Street elevation and it is considered appropriate to secure the retention of the original doors to retain a portion of the historic fabric of the building on this elevation. Such details can be secured by planning condition, a view supported by the authority's conservation officer.

- 8.18 Whilst a separate application for Listed Building Consent has also been submitted, the issues relating to the partial demolition of the Listed Building also need to be considered in the context of the planning application. Whilst these are separate issues and considerations, it is the justification for the planning application that has led to the acceptance of demolition of the building. The site is located within a Conservation Area and is a Grade II listed building and the site is located within a street that contains a variety of a listed and locally listed buildings and occupies a prominent position within a town centre location.
- 8.19 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in carrying out its functions as the Local Planning Authority in respect of development in a conservation area: special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Likewise, Section 66 of the same Act states that: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall 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. Therefore, significant weight must be given to these matters in the assessment of this planning application.
- 8.20 Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 202 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.21 The application has been considered in the light of the advice set out in Paragraph 195 of the NPPF which sets out the following considerations when determining applications involving demolition of listed buildings where it is considered that the proposed development will lead to substantial harm;
- A. the nature of the heritage asset prevents all reasonable uses of the site; and
  - B. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - C. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - D. the harm or loss is outweighed by the benefit of bringing the site back into use.'
- 8.22 The previously approved Hotel scheme originally sought the total demolition of the building, but this was subsequently amended to show the Bridge Street facade to be retained along with part of the gable of the elevation to Angel Street, although some rebuilding will be required of this section, as this area is one of the areas of greater fire damage. This approach remains the same as part of the current planning application for residential accommodation.
- 8.23 Paragraph 193 states that great weight should be given to the significance of a designated heritage asset, this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance whilst paragraph 194 continues in the case of harm or loss of a designated heritage asset such as a Grade II Listed Building should require clear and convincing justification.
- 8.24 The Arrol Architects report has given the LPA and Historic England (who have commented extensively on the current and previous planning applications) the

evidence regarding the proposal to support a decision. It has provided knowledge of the history of the building and how it has evolved over its lifetime and shown that over time the hotel use has evolved to meet standards of that time. During the course of the hotel application and the current application, dialogue has taken place with the heritage advisors. Objections were raised initially to the loss of the building as part of the hotel scheme, but given the evidence commissioned, a pragmatic approach is required in line with the NPPF and therefore the retention of facet of the building is proposed.

- 8.25 It was established in the previous application that the extent of demolitions to the Grade II listed building would constitute substantial harm to its significance. This was the view of Historic England and the local authority, and it was accepted by the applicants. The applications were therefore considered in light of the tests in the National Planning Policy Framework (NPPF, July 2021) relating to substantial harm to designated heritage assets, and the same tests apply to the current applications. It was also accepted that there would be a degree of harm to the All Saints Conservation Area, although that was much less as the main elevation to Bridge Street was to be retained. The current proposals to change the use from hotel to residential will cause some additional harm to the significance of the listed buildings and the conservation area, due to the loss of the hotel/inn use on this site which has existed since at least the late 16th century.
- 8.26 Historic England has considered the current re-worked proposals in light of the policy considerations for substantial harm, the information submitted with the current applications, and the conclusions of the Arrol Report. The Arrol Report demonstrated that the current nature of the heritage asset in relation to market conditions prevents viable use of the site. Attempts at marketing have been carried out without success and the Report confirmed that the issue with viability is such that any further attempts are unlikely to yield positive results. The size of the conservation deficit demonstrated by the study is such that no conservation of the listed building by grant funding is going to be possible and any kind of not-for-profit or charitable use would not be able to deal with the cost of repairs or be able to carry out a viable use, particularly as this is designed to be a commercial building in a commercial district. However, set against all these negatives is a substantial positive: a site that is currently an eyesore in the heart of Northampton and has been scaffolded for a decade since the fire, has the prospect of being redeveloped and brought back into use to bring a positive regeneration effect to the centre of Northampton. The proposals include the retention and repair of the main elevation to Bridge Street and the gable end to Angel Street, which would have the most positive impact in terms of the visibility of the listed building. Historic England have assessed the proposal and concluded that the point has demonstrably been reached where the tests for substantial harm to designated heritage assets in paragraph 201 of the NPPF have been met and therefore raise no objection to the current proposals.
- 8.27 However, Historic England have stated that in order to ensure that the loss is outweighed by the benefit of bringing the site back into use, planning conditions (in line with those attached to the previous hotel consent) are attached to secure the;
- retention and repair of the Bridge Street elevation and Angel Street gable-end as far as possible;
  - materials;
  - archaeological investigation;
  - recording of structures prior to demolition; and
  - ensuring that demolition works are not carried out before a contract for the redevelopment works has been made.

- 8.28 In order to ensure that the loss is outweighed by the benefit of bringing the site back into use, the LPA needs to safeguard against the prospect that the listed structures will be demolished, and the site cleared without delivering construction of the new hotel building and repair/restoration of the Bridge Street façade. A condition has been added to ensure that no demolition takes place until a contract has been entered into and this is further supported by the requirement for a method statement relating to the demolition and the retention of the Bridge Street façade and part of the Angel Street wall. The applicant contends that such a condition is not necessary. However, the LPA disagrees and considers the need for such a condition goes to the heart of any consent granted.
- 8.29 It is considered that with the additional information the LPA and its historic advisers are now faced with, a fair assessment has been carried out of the proposal in the context of national and local planning policy. Given the age of the building an informative is proposed to highlight to the applicant to be aware of the potential for the presence of bats on the site. The applicant has supplied a bat survey which outlines that the site has a moderate potential for roosting bats. The authorities Ecologist agrees with such an assessment but has requested that an activity survey be undertaken prior to determination. However, given that the roof of the building has now been removed, it is considered that such matters can be secured by planning condition so that an activity survey can be secured prior to works commencing on site along with securing any potential mitigation measures.
- 8.30 The alterations together with other amendments to the scheme have sought to reduce the impact of the building on the street scene, in respect of scale and massing, such that the design of the scheme as proposed is considered to be acceptable in terms of layout and impact on the streetscene and the setting of the conservation area and adjacent listed buildings. It is also considered that given the current situation in respect of the fire damaged, disused building, the proposal would result in a positive impact on the street scene and the setting of the All-Saints Conservation Area.

#### Highway Implications

- 8.31 The proposed development is unable to demonstrate onsite parking. However, given that this is a sustainable location within the town centre, close to bus and train services, plus public car parks are available in the locality, the lack of car parking is not considered, particularly in respect of other considerations, a reason for refusal. Following consultation with the LHA, no objections have been made concerning the lack of car parking. Prior to the fire, Angel Street was open to all traffic and this route was used regularly by NCC staff and visitors using the staff car park (now the site of One Angel). Taking account of the width of modern cars, Angel Street is now not considered wide enough for a vehicle to pass without endangering pedestrian safety. Given the number of pedestrians that now walk along Angel Street and the duration of time that the road has been closed to traffic, it is considered appropriate that a fixed bollard, or other means of closure to vehicular traffic, should be installed.
- 8.32 Further discussions with the Town Centre Manager have indicated these works could also be addressed as part of a wider public realm and public safety project being carried out by the Council. This project will then liaise with the police and highway authority to investigate the best option for Angel Street, which may not necessarily be seen as a fixed bollard (which will not necessarily control the movement of bicycles along Angel Street).

- 8.33 Policy S10 of the JCS considers the principles of sustainable development and the NPPF seeks consideration of the implications of traffic as part of new development proposals. It is considered that the proposal adequately addresses the highway implications in accordance with this policy.

#### Flooding and Drainage Matters

- 8.34 The development is not indicated to be within a flood risk area and is not of significance in terms of the criteria for consultation with the Environment Agency. Anglian Water believe that there are sewers crossing the site and these may need to be diverted. Given the extensive nature of the works, this is something that the developer will need to investigate and address. This is partly covered by the Building Regulations; however, a surface water drainage strategy is sought.
- 8.35 The Local Lead Flood Authority have equally sought further information regarding drainage and this can be addressed through a condition requiring a surface water drainage scheme for the site. Given the town centre location, it is unlikely that a true SUDs scheme is achievable, but it is well within the scope of the proposal to look at how surface water drainage is managed.
- 8.36 It is noted that this is currently a developed site, rather than green field, so the additional hard surfacing and roof area, is unlikely to be significantly higher than that which previously existed on the site. It is therefore considered that the addition of a condition is an appropriate way to address drainage on the site.
- 8.37 Policies BN7 and BN7A of the JCS sets out the principles of flood risk assessments, water supply quality and wastewater infrastructure as intrinsic considerations of proposals. In addition, Policy S10 considers water efficiency and minimising surface run-off. It is considered that subject to compliance with a suitably worded condition, this matter can be addressed.

#### Amenity Impacts

- 8.38 The majority of the uses around the site are of a commercial nature, although some of the upper floors of properties nearby are occupied in residential uses. The height of the building has increased, due to the additional floor, but a mansard roof is proposed to reduce the impact in terms of the bulk and massing of the building, which would reduce the appearance to any occupied upper floors in the vicinity.
- 8.39 In terms of impact on light, the height of the existing Balloon Bar has not increased, and the remainder of that elevation abuts the new student union building. There is a line of high level first floor windows overlooking the application site from this building. These serve a training room and office. Whilst the ground floor of the Student Union building is built to the boundary, a flat roofed element where the air conditioning plant for the building has been formed, which results on the first floor being set back from the boundary with the proposed hotel by approximately 1.5m. Whilst there may be some loss of light to the offices, these are not protected in the same way as a habitable residential use would attract. This elevation of the hotel does not contain windows at first or second floor level, so it is considered that concerns regarding privacy or overlooking to the student union building have been addressed.
- 8.40 To the rear of the site is a commercial car park and a rear access to the Student Union building. Given the design it is considered that the proposal does not represent an overbearing feature in the context of this car park, particularly as the proposal does not exceed the height of the adjacent Student Union building. In terms of the

Angel Street elevation, this is dominated by One Angel Street and the rear of NB's nightclub. There are windows looking towards the site, but these are office or what appears to be in commercial use. The site has the potential to be a noisy environment, given the mix of traffic movements in the area and the mix of uses around the site. Policy BN9 considers the implications of noise as part of the planning process. A noise survey was submitted with the application, and this has been assessed. Following an initial assessment by Environmental Health, further clarification on the assessment data along with potential mitigation measures was requested and provided for assessment and the Environmental Health Officer considers the level of information provided to be acceptable to ensure that the amenity of future of occupiers is secured whilst also ensuring that existing businesses can continue to operate. It is noted that concerns have been raised by adjacent commercial operators regarding the potential of the proposal to adversely impact upon the operation of existing businesses.

8.41 Environmental Health have requested the imposition of the following planning conditions;

- A condition that no nightclub uses on the ground floors.
- A condition requiring implementation of the noise assessment and mitigation.
- A condition covering - Post validation inspection and testing confirming full implementation of the noise scheme.
- A condition to secure an alternative form of ventilation scheme – to secure the proposed/or an alternative form of ventilation with the same performance.
- Plant Noise Condition – for any new plant/ equipment to serve the commercial ground floor uses such as extraction for restaurants and refrigeration systems for retail uses.

8.42 Whilst the above conditions are considered appropriate and necessary to secure a satisfactory standard of development for future occupiers and adjacent occupier, it is not considered reasonable to impose a condition on the use of the ground floor commercial unit to restrict a nightclub use. Should such a use be required then a formal change of use planning application would be required and therefore the planning condition would not be necessary and fail the 'conditions test'.

8.43 For note, at the time of discharge of the condition relating to the windows, a balance judgement will need to be made in terms of the window design and impact on heritage assets, and the need to protect occupiers from noise to meet the requirements of Policy BN9 of the JCS.

8.44 The proposed residential accommodation would provide a variety of unit sizes (studios, 1 and 2 bed units) that would look out onto either Bridge Street, Angel Street or the rear of the property over car parking. The units themselves would all meet the nationally described space standards with each room having windows to provide outlook.

#### Land Contamination

8.45 Given that the history of the site has indicated the potential for car maintenance to have been carried out on the site in association with the previous hotel use, it is not unreasonable that a condition requiring further investigation for potential contamination on the site, is carried out, as requested by the EHO. This has been added as a condition on the planning application in accordance with the requirements of Policy BN9 of the JCS.

## Crime Prevention

- 8.46 The Police Crime Prevention Design Advisor has been consulted on the proposal and whilst no formal objection has been raised, they have requested the imposition of planning conditions to secure security measures for the building and a management plan for the operation of the block. It is considered that such conditions are reasonable and necessary to ensure that future occupants are reside in safe and well managed accommodation.

## **9 FINANCIAL CONSIDERATIONS**

- 9.1 The development is CIL liable and is located within a CIL charging area.
- 9.2 West Northamptonshire Council Key Services request a financial contribution towards libraries. There is no planning policy basis in the Northampton Area for the requirement of funds towards libraries and as such it is not reasonable for the Council to request such funding for this development.
- 9.3 West Northamptonshire Development Management team has requested a financial contribution towards education provision for future occupants. The financial request, for early years, primary and secondary education has been put forward. However, financial contribution for secondary education provision are secured separately via CIL. However, it is considered necessary and reasonable to secure early years and primary education contributions through a S.106 agreement.
- 9.4 Construction Futures request a contribution towards apprentice training and a training scheme on the site. This is considered reasonable to request through a S106 agreement.
- 9.5 The proposal currently proposes the provision of 43 no. apartments. As such, the provision of affordable housing as outlined under policy H2 is relevant. This policy requires the provision of 35% affordable housing provision (equivalent to 15 no. units) which should be provided for onsite and if not possible off site (provision or financial contribution as a last resort). As part of the submission, the applicant has indicated that the scheme would provide 100% provision of affordable housing on site and would therefore be policy compliant in this regard.
- 9.6 Northamptonshire NHS Trust has been consulted on the proposal and given the total amount of new residential accommodation proposed, a financial contribution has been requested so as to provide increased/improved healthcare provision for future residents. Such a request is considered necessary and proportionate to the proposal as put forward and can be secured through a S.106 agreement.

## **10 PLANNING BALANCE AND CONCLUSION**

- 10.1 This application is an example of the need to consider all the aspects of the proposal and weigh up the implications. In this instance this is a finely balanced debate.
- 10.2 The application has been considered in the context of Paragraph 195 of the NPPF. Whilst it is considered the partial loss of the listed building will lead to substantial harm, the proposal has been considered against the relevant criteria as outline above.
- 10.3 The proposed development, subject to conditions, would represent an appropriate land use that would support the continued viability and vitality of the town centre and



would have a positive impact on the character and appearance of the surrounding area, neighbour amenity, the historic environment and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10, S2, BN5, BN7, BN7A, BN9 and E7 of the West Northamptonshire Joint Core Strategy and Policies 1, 13 and 21 of the Northampton Central Area Action Plan and subject to a S.106 agreement to secure financial contributions as outlined above would represent appropriate development in this case.

## **11 RECOMMENDATION**

11.1 Approve, subject to conditions and S.106 agreement to secure the following;

- 35% onsite affordable housing provision.
- Early years education financial contribution.
- Primary education financial contribution.
- Construction futures financial contribution.
- NHS healthcare provision financial contribution.

## **12 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.

### Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 020-140-001 Rev E, 020-140-002 Rev D, 020-140-003 Rev D, 020-140-004 Rev D, 020-140-005 Rev A Location Plan), 020-140-006 Rev B, 020-140-007 Rev A.

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

### Materials

3. Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials (including stucco) 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 S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

### Construction Environmental Management Plan (CEMP)

4. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

- a) The management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- b) Detailed measures for the control of dust during the construction phase of development
- c) The location and size of compounds;
- d) Details for the safe storage of any fuels, oils and lubricants;
- e) A scheme for the handling and storage of topsoil;
- h) Details of any temporary lighting
- i) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- j) Measures for the control of noise emanating from the site during the construction period;
- k) Construction Plant Directional signage (on and off site);
- l) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- m) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.
- n) Details of hours of operation and delivery times;
- o) Details of the demolition strategy for buildings on site and a timetable for demolition;
- p) A dilapidation survey for roads immediate to the site (before and after conditions surveys) to determine any damage resulting from construction traffic, as per Section 59 of The Highways Act 1980, regarding the Recovery of Expenses due to extraordinary traffic.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

Reason: To ensure that appropriate consideration is given to environmental assets and safeguard the amenities of the locality in accordance with the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy and is required pre-commencement in order to ensure suitable measures are in place from the start of development.

#### Contaminated Land

5. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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. This is a pre-commencement condition to ensure timely submission of details.

6. 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 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 5, 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 5.

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

7. Prior to first occupation a written validation report shall be completed by an agreed competent acoustic consultant, to confirm that the acoustic mitigation work set out in Sections 9 and 10 and Appendix C of the noise.co.uk dated 12TH July 2022 Report No 21957A-1 have been implemented in full at the development site. This shall be received to the satisfaction of the Local Planning Authority prior to occupation of the first residential unit. All noise mitigation work shall be maintained and retained thereafter.

Reason: In the interests of amenity for existing and future occupiers and to secure a satisfactory standard of development in accordance with Policy S10 and BN9 of the West Northampton Joint Core Strategy.

8. The requirements for noise mitigation as set out in Sections 9 and 10, and Appendix C of the noise.co.uk Ltd Report dated 12th July 2022 Report No 21957A-1, shall be implemented at the development site prior to direct occupation and retained thereafter.

Reason: In the interests of amenity for existing and future occupiers and to secure a satisfactory standard of development in accordance with Policy S10 and BN9 of the West Northampton Joint Core Strategy.

9. Any newly introduced external plant to serve the ground floor commercial uses shall not operate at any time above the levels set out in Section 11 of the noise.co.uk Ltd Report dated 12th July 2022 Report No 21957A-1 at the nearest noise sensitive receptor. The noise assessment and written confirmation of compliance with these levels shall be received to the satisfaction of the Local Planning Authority prior to commencement of the use.

Reason: In the interests of amenity for existing and future occupiers and to secure a satisfactory standard of development in accordance with Policy S10 and BN9 of the West Northampton Joint Core Strategy.

### Window Details

10. Prior to installation, and notwithstanding the submitted details, further precise details of the windows including sections and profiles at a scale of 1:10 or 1:20, 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: To ensure the protection of the integrity of the Listed Building in accordance Policy BN5 of the West Northamptonshire Joint Core Strategy.

### Ventilation

11. Prior to the commencement of the development, a scheme of alternative mechanical ventilation scheme to serve the residential units of this application shall be submitted in writing and agreed to the satisfaction of the LPA. Any agreed scheme shall:

- i) Be capable of providing air changes at volumes equivalent to an open window for the purposes of rapid cooling and ventilation.
- ii) Not compromise the façade insulation or the resulting internal noise level.
- iii) Operate at a level to comply with noise rating curve NR25 or lower.

Once agreed, the scheme shall be implemented in full prior to first occupation of the residential accommodation and thereafter retained and maintained.

Reason: In the interests of amenity for existing and future occupiers and to secure a satisfactory standard of development in accordance with Policy S10 and BN9 of the West Northampton Joint Core Strategy.

### Drainage and Flood Risk

12. No above ground works shall take place until a surface water drainage scheme for the site, based on the Flood Risk and Drainage Strategy Report document reference number 62220 Revision A dated 16th February 2018 prepared by PRP Environmental UK Limited, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 200 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:

1) 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.

2) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

3) Section 4.3.2. of the SUDS Manual (CIRIA C697) refers to Development Runoff. Within this Section, it is acknowledged that additional datasets have been added to Flood Estimation Handbook (FEH) and rainfall depths obtained using FEH show significant differences from those obtained from Flood Studies Report (FSR) in some parts of the country. Within Northamptonshire, rainfall depths are often greater using more up to date FEH datasets than those using FSR, therefore for various storm events, greater run-off is produced and additional attenuation is likely to be required.

FEH rainfall data is more up to date than FSR (England and Wales) therefore calculations should use this FEH data to determine the volume of surface water attenuation required on site. We recognise there are uncertainties associated with the use of any datasets. In particular, FSR rainfall data should be used where the critical storm is less than 60 minutes as FEH data is less robust for short duration storms. FEH rainfall data can be used to determine the volume of storage required if the critical storm is greater than 30 minutes.

Reason: To secure satisfactory drainage of the site and reduce the risk of flooding in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

13. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site has been submitted in writing to and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood Risk Assessment. These 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.

Reason: To secure satisfactory drainage of the site and reduce the risk of flooding in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

#### Implementation Programme

14. No development, including demolition, shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure details are agreed in a timely manner.

#### Refuse

15. Full details of the provision for the storage of refuse and materials for recycling associated with the ground floor commercial units shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted. The approved details shall be implemented prior to the first occupation or bringing into use of any commercial unit hereby permitted and thereafter retained.

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

16. Full details of the provision for the storage of refuse and materials for recycling associated with the residential accommodation shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted. The approved details shall be implemented prior to the first occupation or

bringing into use of the residential accommodation hereby permitted and thereafter retained.

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

#### Security Strategy

17. Notwithstanding the submitted information, a Security Strategy for the site shall be submitted for approval in writing by the Local Planning Authority prior to occupation of the development hereby permitted. This shall include, but not be limited to CCTV, security measures for both commercial and residential accommodation, service areas and measures to ensure security of the internal courtyard area. The development shall be carried out prior to first occupation and thereafter maintained in accordance with the approved details.

Reason: To ensure a satisfactory standard of development and in the interests of amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

#### Delivery Times

18. Prior to occupation of the development hereby permitted, a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number and frequency of deliveries and refuse collections, when they are to be carried out and how they will be managed, size of vehicles and location of where they will deliver/service from. The development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure a satisfactory standard of development and in the interests of amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

#### Lighting

19. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details and retained thereafter.

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

#### Odour

20. Before the first occupation of the development hereby permitted a scheme for the control of odours from any processes within the building, including the on-going maintenance of any equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To safeguard the amenity of nearby residents in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

### Bicycle Storage

21. Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted. 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 Policy S10 of the West Northamptonshire Joint Core Strategy.

### Demolition

22. The works of demolition authorised by this consent shall not be carried out before a contract for the carrying out of the works of redevelopment of the site hereby approved has been made, the details of which shall have been submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development and in the interests of amenity and heritage assets in accordance with the National Planning Policy Framework and Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

### Building Survey

23. Prior to the commencement of any work hereby authorised, a detailed condition survey of those elements of the listed building to be retained shall be carried out by a suitably qualified person and the survey report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of the structural condition of foundations, walls and roof. Any works identified in the report as being necessary to secure the structural integrity of the elements of the building to be retained, including the Bridge Street façade and gable to Angel Street, or to preserve important features, such as the front bay window including the retention of the stained glass window to Bridge Street, shall be carried out in accordance with the approved details and within a timescale to be agreed in writing with the Local Planning Authority.

Reason: To ensure preservation of the listed building in accordance with National Planning Policy Framework and BN5 of the West Northamptonshire Joint Core Strategy.

### Demolition Method

24. Prior to work commencing on site a detailed schedule of works as informed by the approved Condition Survey, including a demolition method statement, shall be submitted to and approved in writing by the Local Planning Authority. The proposed schedule of works shall include, but not be limited to, the following:
- Methods to protect, support and repair the façade to Bridge Street and gable to Angel Street,
  - the retention and repair of the front bay window,
  - retention of the stained-glass window,
  - the timescale, nature, scope, materials, methodology and approach to those works, including drawings where necessary.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the integrity of the listed buildings in accordance with the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy.

#### Building Recording

25. No alteration or demolition shall take place until a programme of buildings recording has been compiled and submitted to and approved in writing by the Local Planning Authority in accordance with the recording brief issued by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

#### Use of Ground Floor

26. The ground floor commercial units shall be used for uses within Class E only and for no other purpose within 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.

Reason: In the interests of amenity for existing and future occupiers and to secure a satisfactory standard of development in accordance with Policy S10 and BN9 of the West Northampton Joint Core Strategy.

#### Ecology

27. Prior to the commencement of development, a detailed and updated ecological report incorporating a detailed Bat survey shall be submitted to and approved by the Local Planning Authority. Once approved, all mitigation measures within the report shall be implemented in full.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.





# Planning Committee Report

