



Planning Committee Report

Committee Date: 1st November 2022

Application Number: WNN/2022/0398

Location: Rear of 21-23 Bridge Street, Northampton

Development: Listed Building Consent Application for 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

Applicant: A Z Investments

Agent: LMR Designs Ltd

Case Officer: Christopher Wentworth

Ward: Castle Unitary Ward

Referred by: Assistant Director of Place and Economy

Reason for Referral: Major application requiring a Section 106 Agreement

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

Proposal

Listed Building Consent sought for the partial demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43 no. affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions.

Consultations

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

- Anglian Water
- Historic England
- Environmental Health

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

- Town Centre Conservation Area Advisory Committee (TCCAAC)
- Conservation
- Highways

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

- Northampton Town Council

No letters of objection or 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:

- Heritage Impacts

The report looks into the key planning/listed building 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 Listed Building Consent is sought for the partial demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43 no. affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions

4 RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:
- 4.2 WNN/2022/0398 – Planning application for partial demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43 no. affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions – Yet to be determined.
- 4.2 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.
- 4.3 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 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 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

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 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 31 – Protection and enhancements of designated and non-designated heritage assets

Material Considerations

- 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	No comments	
Highways	Comments received	Condition – Construction Traffic Management Plan (CEMP).
Conservation	Comments received	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. Conditions to be carried over from applications N/2017/1700 and N/2017/1710
Anglian Water	No objection	Condition – Surface Water Management Strategy
TCCAAC	Comments received (summarised)	<ul style="list-style-type: none"> - 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.
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

7 RESPONSE TO PUBLICITY

7.1 No comments received.

8 APPRAISAL

Background to Proposal

- 8.1 The application was the subject of previous planning and listed building applications 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. This listed building application has been submitted alongside a full planning application for the scheme.

Assessment

- 8.6 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.
- 8.7 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.

- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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.
- 8.12 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.
- 8.13 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.
- 8.14 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 sites

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.

- 8.15 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 the partial 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.
- 8.16 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.
- 8.17 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.
- 8.18 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.'
- 8.19 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.
- 8.20 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.

- 8.21 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 the façade of the building is proposed.
- 8.22 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.
- 8.23 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.
- 8.24 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.

8.25 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. 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.

8.26 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.

8.27 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 planning 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 occupants 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.

8.28 Environmental Health have requested the imposition of a condition to secure an alternative form of ventilation scheme which is considered relevant to the listed building consent application as it would impact upon the fabric of the listed building. In addition, it is noted that in terms of the condition relating to the windows, a balanced judgement will need to be made in terms of the window design and impact on heritage assets, and the need to protect occupants from noise to meet the requirements of Policy BN9 of the JCS.

9 PLANNING BALANCE AND CONCLUSION

9.1 The development as proposed is acceptable and would bring prominent fire damaged Grade II listed buildings within All Saints Conservation Area back into a viable long-term use. The harm to the listed buildings arising from the proposed alterations, additions and demolition is considered substantial. However, the proposal has been assessed against the criteria in Paragraph 195 of the NPPF, and it is considered this harm is outweighed by the public benefits of the scheme in bringing these Grade II

listed buildings back into use with a use sympathetic to the buildings' heritage which would make a positive contribution to the regeneration of the town centre and conservation area and lead to the creation of employment opportunities and new homes. The design and appearance of the new build element would be in contrast with but sympathetic to the existing heritage assets and surrounding built context. The proposal is therefore considered to be in accordance with the aims and objectives of the National Planning Policy Framework, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policy 1 and 21 of the Northampton Central Area Action Plan and Policy E26 of the Northampton Local Plan (Saved Policies).

10 RECOMMENDATION

- 10.1 Approve, subject to conditions.

11 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.

Window Details

4. 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

5. 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.

Archaeology

6. 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.

Security Details

7. 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.

Lighting

8. 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.

Redevelopment Strategy

9. 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

10. 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

11. 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

12. 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.



Planning Committee Report

