



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 15 March 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0087

LOCATION: 39 St Giles Street, Northampton, NN1 1JF

DESCRIPTION: Internal alterations including blocking existing non structural doorway and remove door, open walkway at ground floor.

WARD: Castle Ward

APPLICANT: John Nightingale
AGENT: John Nightingale

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council Member is a trustee of property owner.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed works would not harm the character and significance of this Grade II Listed Building and as a consequence, the proposal is compliant with the requirements of the National Planning Policy Framework; Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy; and Policy 1 of the Northampton Central Area Action Plan.

2. THE PROPOSAL

2.1 The applicant has applied for Listed Building Consent in order to carry out internal works comprising the removal of a stud partition and door on the ground floor and the installation of additional shelving units on the first floor.

3. SITE DESCRIPTION

3.1 The application site consists of a shop that is a Grade II Listed Building that forms part of a terrace that runs from 33 to 45 St Giles Street. The building dates from the mid-19th century and is of three storeys in height. The historical significance of the building is derived from the use of a Welsh slate roof, corncicing, an architrave and a pulvinated frieze.

4. PLANNING HISTORY

4.1 None

5. PLANNING POLICY

5.1 Statutory Duty

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) and Northampton Central Area Action Plan (2013).

5.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

5.4 Paragraph 17 requires that planning decisions should seek to secure developments of a high quality design, whilst conserving heritage assets in a manner appropriate to their significance. Section 12 of the NPPF elaborates upon the importance of heritage as a material consideration. In particular, it is made clear that it is desirable to sustain and enhance the significance of heritage assets and put them to a viable use consistent with their conservation; whilst recognising the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

5.5 West Northamptonshire Joint Core Strategy (2014)

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.

5.6 Of particular note is that Policy S10 emphasises the importance of good design, whilst Policy BN5 requires that heritage assets are conserved and enhanced in manner commensurate with their significance.

5.7 Northampton Central Area Action Plan 2013

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:

- 5.8 Policy 1 (Promoting Design Excellence) which states that planning decisions should preserve and enhance the character, appearance and setting of the central area heritage assets.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 Conservation (NBC) – No objections

7. APPRAISAL

- 7.1 As a result of the requirements of national and local planning policies, the primary matter for consideration within this application is whether the proposed works would have either a neutral or positive impact upon the character and appearance of the Listed Building.

- 7.2 As a Listed Building all elements are protected; however, it is inevitable that some are more significant than others. In this particular case, the ground floor stud wall and door represents a modern installation and is of no particular historical significance. As a consequence, its removal would result in something of a reinstatement of the original ground floor layout. For this reason it is considered that these elements of the works would not have any harm.

- 7.3 The works to the first and second floors of the building are more intrusive due to the large amounts of shelving that would be installed; however, a sub frame would be installed which would limit the number of physical attachments to the existing walls. As a consequence, any harm to the building would not be significant and would be outweighed by the benefits of bringing a vacant Listed Building back into use, would assist in its preservation and would support the enhancement of the role of St Giles Street as a retail destination.

8. CONCLUSION

- 8.1 The proposed works would not harm the character and appearance of the building and would support the continued use of the Listed Building. As a consequence, the proposed works are considered acceptable.

9. CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; and Proposed and Existing Floor Plans.

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent application.

10. BACKGROUND PAPERS

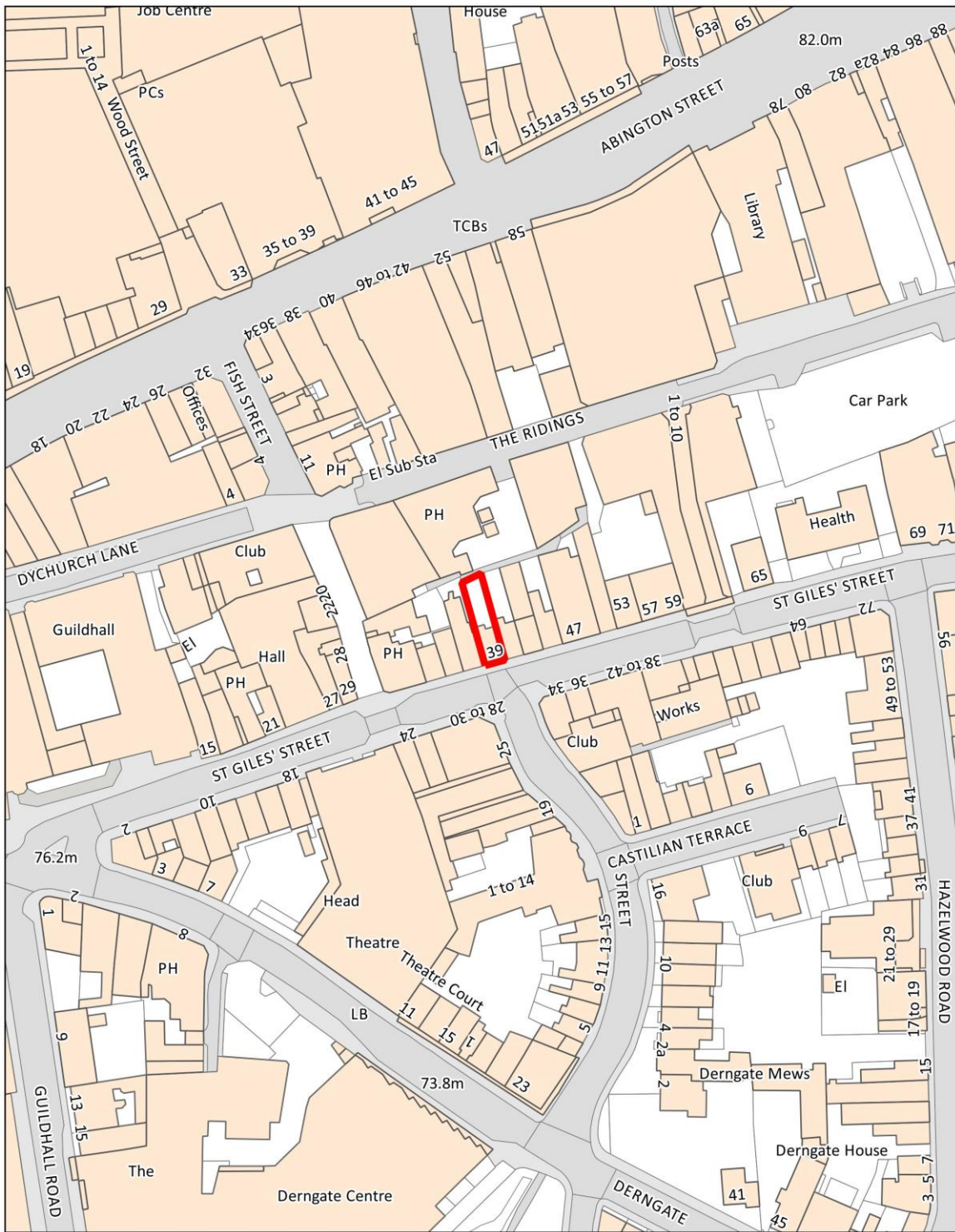
10.1 None

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



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