

PLANNING COMMITTEE: 14th March 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0121

LOCATION: 48 Bridge Street

DESCRIPTION: Listed Building Consent Application for minor internal alterations comprising of new partition wall, radiators, electrics, boiler and external wall flue extract

WARD: Castle Ward

APPLICANT: Mrs Annie Chen
AGENT: APC Architects and Planning Consultants

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The works proposed would preserve the architectural or historic significance of the listed building. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Listed Building Consent for minor internal alterations comprising of new partition wall, radiators, electrics, boiler and installation of external wall flue extract.

3. SITE DESCRIPTION

3.1 The site is located in the town centre of Northampton, on the west side of Bridge Street which comprises a mix of commercial uses, which are predominately business to the ground floor and residential on the upper floors.

3.2 The site currently comprises of an existing restaurant to the ground floor with upper floors comprises three bedrooms and one bathroom. The property is located within a row of four terrace houses which are Grade II listed and lies within the All Saints Conservation Area.

4. PLANNING HISTORY

4.1 N/2001/1436 – Internal and External Repairs – Approved 24.04.2002.

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), Northampton Central Area Action Plan (2013).

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.

5.2 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:

Paragraph 17 - in part seeks to ensure a high quality design and good standard of amenity for existing and future occupiers.

Paragraph 131 - seeks to ensure that account is taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 132 - great weight to be given to conservation of heritage assets.

Paragraph 134 - less than substantial harm should be weighed against public benefits of the proposal.

5.3 Supplementary Planning Guidance

All Saints Conservation Area and Management Plan.

5.4 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. Policies of particular relevance are:

Policy SA - has a presumption in favour of sustainable development.

Policy S1 - seeks to concentrate development primarily in the urban area.

Policy S10 - Sustainable Development Principles - development will achieve the highest standards of sustainable design, incorporating safety and security considerations and a strong sense of place.

Policy BN5 - The Historic Environment and Landscape - Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's Local distinctiveness and sense of place.

5.5 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:

Policy 1: Promoting Design Excellence – seeks to ensure development demonstrates a high design standard, positively contributes to character of an area and preserves and enhances the character, appearance and setting of the central area's heritage assets.

Policy 16: Central Living – residential development within the central area will comprise of a mix of dwelling types, sizes and tenures.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Conservation Officer** - No objection. The proposed alterations were agreed pre-application; the alterations will result in less than substantial harm to the character of the building and are justified as a means of bringing the upper floors into use.

7. APPRAISAL

- 7.1 It is considered that the works to be carried out do not have any significant adverse impact upon the architectural or historic fabric of the listed building and do not therefore compromise the significance of the heritage asset.
- 7.2 The proposed internal alterations are intended to bring the upper floor of the property into a more habitable dwelling and have been designed to cause minimal impact on the integrity of the listed building. The external signage to the front of the building will utilise the existing fascia, with colouring to remain as the existing.
- 7.3 As the works are internal and of a structural nature the exterior of the building has not been affected and neither is there any impact on the character and appearance of the Conservation Area.

8. CONCLUSION

- 8.1 The proposed works would preserve the historic or architectural significance of the listed building, the minor scale of the proposal does not detract from the nearby listed buildings nor does it impact on the character and appearance of the Conservation Area. This would therefore be in accordance with the requirements of the National Planning Policy Framework.

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, Site Plan, Existing and Proposed Elevations, Existing and Proposed Plans.

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

10. BACKGROUND PAPERS

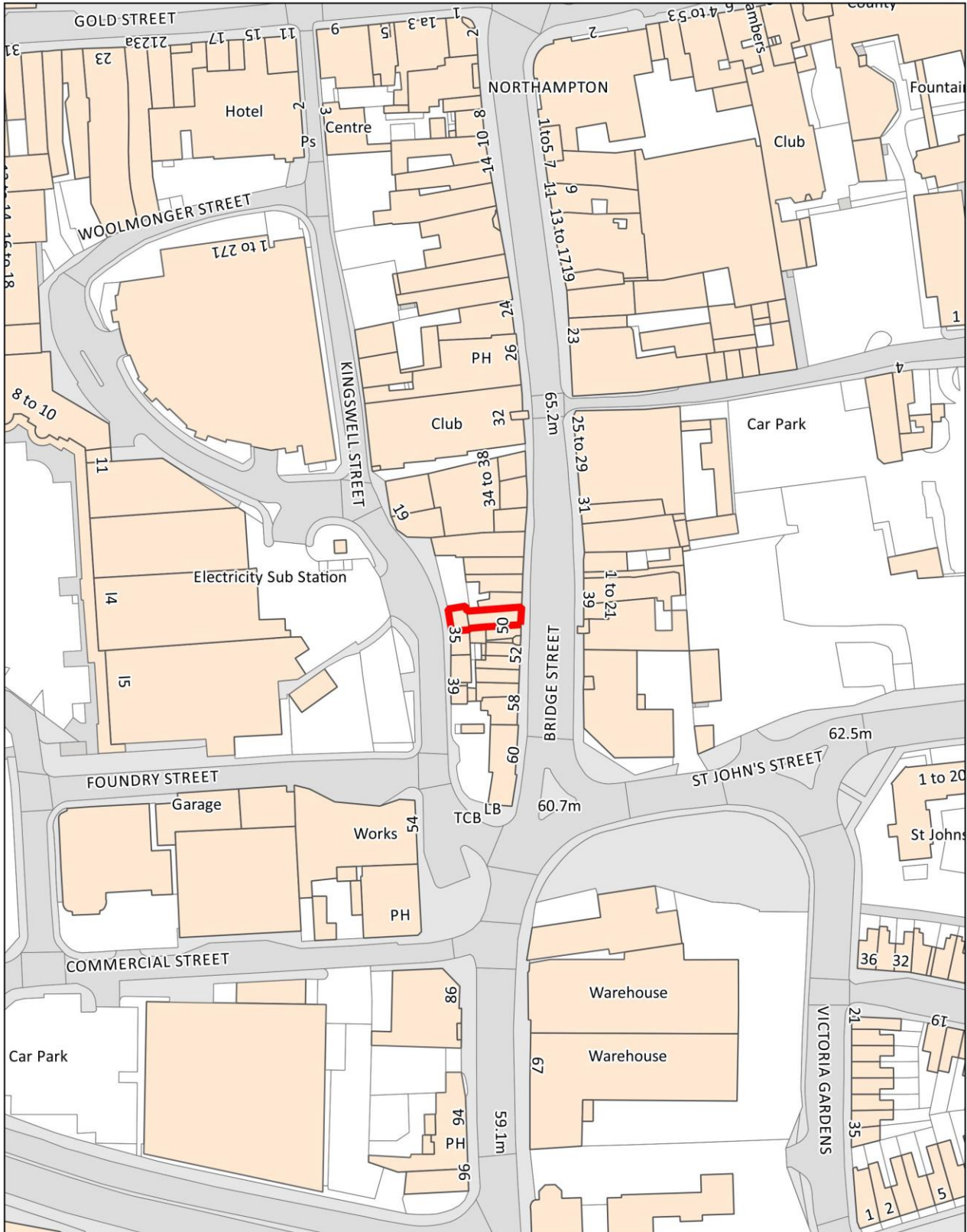
- 10.1 None.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

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.



Title: **48 Bridge Street**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 28-02-2017

Scale: 1:1,250

Drawn by: -----