



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 11<sup>th</sup> April 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2016/1428 & N/2016/1388

**LOCATION:** 34 - 38 Guildhall Road

**DESCRIPTION:** Development of new three storey structure on Angel Street and re-use of existing Grade II listed buildings for the University of Northampton's Institute for Creative Leather Technology & Leather Conservation Centre and to provide lettable units for creative industries including the demolition of lean-to structure, toilet block and 2-storey house

And Listed Building application for the re-use of existing Grade II listed buildings for the University of Northampton's Institute for Creative Leather Technology & Leather Conservation Centre and to provide lettable units for creative industries including the demolition of lean-to structure, toilet block and 2-storey house

**WARD:** Castle Ward

**APPLICANT:** Northampton Borough Council  
**AGENT:** Purcell LLP

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land and is the applicant

**DEPARTURE:** No

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 N/2016/1428 – Planning Application**

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

The development as proposed is acceptable and would contribute to the aims of regenerating the town centre, providing employment opportunities and bring a prominent group of underused Grade II listed buildings within Derngate Conservation Area back into a viable long term use, the harm to which arising from the proposed alterations, additions and demolition is considered to be less than substantial and outweighed by the public benefits. 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 would not lead to any undue impacts in respect of flood risk, highways or impact on surrounding amenity in accordance with the aims and objectives of the National Planning Policy Framework, Policies S7, S10, E7, BN5, BN9, N1 and N2 of the West

Northamptonshire Joint Core Strategy and Strategic Objectives S01 and S02, Policies 1, 2, 5, 10, 15 and 21 of the Northampton Central Area Action Plan.

## 1.2 **N/2016/1388 – Listed Building Application**

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

The development as proposed is acceptable and would bring a prominent group of underused Grade II listed buildings within Derngate 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 less than substantial and 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. 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 of the Northampton Central Area Action Plan.

## 2. **THE PROPOSAL**

- 2.1 The application proposes to convert the Grade II listed former Vulcan Works buildings to form a creative industries hub and managed workspace for use by the University of Northampton's Institute for Creative Leather Technology (ICLT) and the Leather Conservation Centre (LCC), both of which are relocating as part of the university's strategic move away from the Park Campus. The other element of the proposal is to provide lettable units for creative industries such as advertising, architecture, designer fashion, software design, multimedia, allowing for a minimum of 16 flexible units, ranging from 14 to 80 square metres in floor area.
- 2.2 The proposed works would involve the demolition of an existing lean-to structure, toilet block and 2-storey house on the site and various internal works including the demolition of some internal partition walls, installation of new lifts, creation of new window openings on the Fetter Street elevation, repositioning of staircases, replacement/repair of existing roofs and internal roof trusses and rationalisation of internal floor levels. A new 3-storey building would be constructed fronting onto Angel Street, adjacent to the Weights and Measures building. The Guildhall Road frontage would remain relatively unchanged with the exception of the replacement of a roller shutter door with timber entrance doors and some restoration of existing features.
- 2.3 The main pedestrian entrance to the University element would be from Guildhall Road. No on-site parking would be provided. Deliveries to the site would be via an entrance and delivery yard on Fetter Street.
- 2.4 The scheme follows on from a previous planning approval and listed building consent for similar proposals to convert the building to provide a community arts hub with workshops and meeting spaces approved in 2015. The current application differs in that the proposals now include use of the building by the University as described above and amendments to the design of the new build element, previously proposed at 4-storeys with a maximum height of 14.7m, and now reduced to 3-storey with a maximum height of 10.8m. The extent of demolition is similar to that previously approved including the demolition of the two-storey property on Angel Street and the adjacent lean-to structure.
- 2.5 Whilst the proposal includes demolition of parts of the buildings, including the removal of an internal staircase, subject to their being no objections from Historic England or any National Amenity Society, the listed building application will not require referral to the Secretary of State.

### **3. SITE DESCRIPTION**

- 3.1 The application site is located within the Derngate Conservation Area and sits between Guildhall Road, Fetter Street and Angel Street and was originally used for the production of machinery associated with the Boot and Shoe industry.
- 3.2 The buildings which front onto Guildhall Road are 19<sup>th</sup> Century and of brick construction with a decorative façade. These are Grade II listed. The buildings fronting Fetter Street are of a later period and were an extension to the Guildhall Road buildings with ridgelines extending west to east across the site and with a more industrial appearance. Given their relationships with the listed Guildhall Road buildings, these buildings are also listed.
- 3.3 The buildings fronting Angel Street consist of a single storey flat roofed brick built building, originally the Weights and Measures building which would have been associated with the group of civic buildings on the opposite side of Angel Street, and adjacent and adjoining, a two-storey building which has the appearance of a dwelling. To the east of the two-storey building beyond a gated yard is a single storey building which runs at a right angle to Angel Street which is proposed to be demolished as well as the adjacent boundary walls.
- 3.4 There are a variety of land uses in the vicinity of the site with office, retail, commercial and residential premises. On the opposite side of Angel Street to the north is the County Hall group of buildings, while on the opposite side of Fetter Street is the site of Project Angel, the County Council's new headquarters, which is nearing completion.
- 3.5 Bloomsbury House, converted to residential flats, is located to the east of the site on Guildhall Road, part of which is Grade II listed. The former County Constabulary Offices to the north west of the site and Nos.40-48 Guildhall Road which extend to the south of the site and are locally listed.
- 3.6 The site slopes gradually from north to south with the buildings stepping down with the change in gradients and the adjacent land to the south dropping down to the car park associated with residential properties at Basset Lowke House.

### **4. PLANNING HISTORY**

- 4.1 N/2016/1193 - Variation of Conditions 3, 9, 10, 11, 12 and 14 of Planning Permission N/2014/1328 - Change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three storey building and demolition of existing structures and associated external works to change conditions from 'pre-commencement' to 'pre-commencement' on that part of works. Approved 23.11.16.
- 4.2 N/2016/1196 - Variation of Conditions 3, 6 and 7 of N/2014/1329 - Listed Building application for change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three storey building and demolition of existing structures and associated external works - to change conditions from 'pre-commencement' to 'pre-commencement on that part of the works'. Approved 23.11.16.
- 4.3 N/2014/1328 – Change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three/four storey buildings and demolition of existing structures. Approved 11.05.15.

- 4.4 N/2014/1329 – Listed building application for change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three/four storey building and demolition of existing structures and associated external works. Approved 11.06.15.

## **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 the 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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

### **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:

The NPPF has a presumption in favour of sustainable development.

Part 17 identifies the core planning principles of the NPPF which include the need for planning to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units the country needs; always seek high quality design and a good standard of amenity for existing and future occupiers; conserve heritage assets in an appropriate manner.

Paragraph 19 attaches great weight to the need to support sustainable economic growth.

Part 2 is committed to ensuring the vitality and viability of town centres.

Paragraphs 56 and 57 advises on the importance of good design to sustainable development.

Paragraph 103 seeks to ensure development proposals do not increase flood risk elsewhere.

Paragraph 131 requires account to be 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 should be given to the asset's conservation.

Paragraph 134 advises that where development proposals will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits.

### **5.3 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 S7 requires provision to be made for a net increase of 28,500 jobs in the period up to 2029.

Policy S10: Sustainable Development Principles – seeks to ensure development proposals achieve the highest standards of design and security; protect, conserve and enhance the built environment and heritage assets and their settings; minimise pollution from noise, air and run off.

Policy E7: Tourism, Visitor and Cultural Industries – proposals in this regard will be supported where they contribute to regeneration aims and objectives, strengthen the overall tourism offer, benefit local communities and businesses and is of a use, form and scale which does not harm the quality of the built environment.

Policy BN5: The Historic Environment and Landscape – heritage assets and their settings and landscapes will be conserved and enhanced.

Policy BN7: Flood Risk – development proposals are required to demonstrate there is no increased flood risk and proposed development is, or can be made, safe.

Policy BN9: Planning for Pollution Control – development proposals likely to result in exposure to sources of pollution will minimise or where possible reduce pollution.

Policy N1: The Regeneration of Northampton – will be supported by a focus on the Town Centre and Central Area for office, retail, leisure and service development providing high quality urban design and protection of heritage assets and historic character through managed change.

Policy N2: Northampton Central Area – major office, leisure and cultural development will take place in the central area.

### **5.4 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:

Strategic Objective S01 – seeks to regenerate the town centre by expanding retail, town centre facilities and the scale of employment opportunities in the centre.

Strategic Objective S02 – seeks to ensure a well-designed Town Centre with the development of the highest standard that reflects and contributes to the rich architectural heritage assets and add to the sense of place.

Policy 1: Promoting Design Excellence – seeks to ensure that all new development within the Central Area positively contributes to the character of the area; makes efficient use of land by promoting an appropriate mix of uses in order to increase the vitality and vibrancy of the area;

preserves and enhances the character, appearance and setting of heritage assets and pays suitable regard to the adopted Conservation Area Appraisals and Management Plan.

Policy 2: Tall Buildings – Development proposals for tall buildings which are taller than their surroundings must be justified and demonstrate their impact.

Policy 5: Flood Risk and Drainage – developments in the Central Area will be expected to implement measures that ensure there is no increase in the flow of surface water or foul sewage to the existing network.

Policy 10: Parking – within the Town Centre Boundary no additional private car parking for non-residential development will be permitted.

Policy 15: Office and Business Use – the Council will promote the central area as an office and business centre.

Policy 21: Angel Street – promotes 34-38 Guildhall Road for the accommodation of some small-scale creative businesses and office accommodation within the boundaries of Guildhall Road, Fetter Street and Angel Street.

## 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Derngate Conservation Area Appraisal and Management Plan

## 6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – no objection. The proposed use is appropriate to its historic character and the external alterations and demolition on Angel Street is justified as a means of bringing the overall site into use. The proposed new build on Angel Street is 3-storeys in height and retains the former office building on the corner. The scale and design will have an acceptable impact on the setting of the main listed building and is appropriate within the street scene and Conservation Area. Materials should be approved by condition. No objection to amendments which remove the previously proposed long sections of glazing to the Fetter Street elevation.
- 6.2 **Historic England** – support the application. The Vulcan Works dates from c1875 with later phases on Fetter Street, and is the best survival of the buildings connected with the production of boot and shoe machinery in Northamptonshire. It has significant group value with other commercial and civic buildings in the Derngate Conservation Area. Historic England welcome the proposed use for leather workshops for the use of students of the University which is highly appropriate. The Weights and Measures Office will be retained and integrated into the scheme and the new block on the north side of the site remains at the agreed height of 3 storeys on the Angel Street frontage, retaining views of the Gaol Building from the south. The small degree of harm from changes proposed to the internal arrangement of the listed buildings, such as removal of partitions and new openings, is justified by the substantive overall public benefit of bringing these under-used listed buildings into long-term beneficial and viable uses.
- 6.3 **Victorian Society** – no objection.
- 6.4 **NBC Environmental Health** – no objection in principle. Require conditions in relation to more detailed identification of both internal and external sources of noise and appropriate mitigation, hours of use and delivery, odour control, air quality mitigation in terms of a Travel Plan,

contamination, lighting and the submission of a Construction and Environmental Management Plan.

- 6.5 **Crime Prevention Design Advisor** – recommends measures to reduce opportunities for crime and anti-social behaviour such as ensuring persons are not able to access the site via any delivery access doors or refuse access doors after hours, doors and windows to a secure standard, access control to main building and delivery points, consideration of the installation of CCTV coverage.
- 6.6 **NCC Highways** – foundations should not encroach or undermine highway, nor any drainage, eaves, sills, outward open windows. Further information requested regarding the Transport Statement and Travel Plan. Further details have been submitted and the further comments of the Highway Authority are awaited and will be reported on the addendum to this committee agenda.
- 6.7 **Highways England** – no objection.
- 6.8 **NCC Lead Local Flood Authority** – no objection subject to a condition for the submission of full details of a surface water drainage scheme for the site based on the submitted Flood Risk Assessment, and a detailed scheme of ownership and maintenance.
- 6.9 **Environment Agency** – no comment. The application should be determined in accordance with advice from the Lead Local Flood Authority.
- 6.10 **NCC Archaeology** – the previously submitted Archaeological Desk based Assessment and proposed mitigation strategy November 2014 comprehensively covers the archaeological background of the site. Recommend a condition for an archaeological programme of works.
- 6.11 **Northampton Town Centre Conservation Advisory Group** – welcome the retention of the Weights and Measures building and the replacement of the roller shutter with double doors on the Guildhall Road frontage. Remain concerned regarding the design. The scale and massing do not reflect those of the listed building, or reflect the distinctive roofline of the Vulcan Works which is a great opportunity missed. Further consideration of the design is strongly recommended.
- 6.12 With the exception of the Victorian Society, the comments of whom are above, the comments of the National Amenity Societies are awaited and will be reported on the addendum to this committee agenda.

## 7. APPRAISAL

### Principle

- 7.1 The broad principle of development and the use of the site has been established through the existing consent. The application proposes the re-use of redundant listed buildings within the town centre for a use which would contribute to the vitality and regeneration of the town centre. The proposal would complement other recent developments in the locality and would be in accordance with the vision for this part of the town centre as defined by the policies of the CAAP, most specifically Policy 21 which promotes the development of the site for the accommodation of small-scale creative businesses and office accommodation. In view of the combination of uses proposed, the overall use of the premises would be considered as Sui Generis.
- 7.2 The inclusion of the University's Institute for Creative Technology and the Leather Conservation Centre is considered an appropriate and sympathetic use for the historic buildings maintaining an association with Northampton's Boot and Shoe industry, and the proposal would also bring a further presence of the University within the town centre. The proposal would make a positive

contribution towards the sustainable economic development of the town centre and employment opportunities and is consistent with the aims of the NPPF and Strategic Objective S01 and Policies S7, E7, N1 and N2 of the JCS.

### **Design and Appearance**

- 7.3 The proposal would retain the key elements of the current Vulcan Works, including the Guildhall Road two-storey buildings, Victorian Workshops and the Fetter Street stores, and retain the Weights and Measures building on Angel Street.
- 7.4 The Guildhall Road elevation of the building would remain relatively unchanged with the insertion of a timber entrance door in place of an existing roller shutter door. The design of the Fetter Street elevation has been amended to remove the previously proposed large glazed openings in the building, as previously approved, and replaced with a more simple elevation detail predominantly using existing door openings with minor alterations in width, retaining a number of existing window openings, and the insertion of horizontal windows at first floor level.
- 7.5 The more prominent alteration would comprise the demolition of the existing two-storey building on Angel Street and the erection of a 3-storey building attached to the Weights and Measures building, which would retain its existing form. The building is of a more contemporary appearance with large areas of glazing, particularly at ground floor, providing an active frontage for the proposed workshops fronting onto Angel Street. The height of the building would be a maximum of 10.8m, comparable with the height of the adjacent buildings on Guildhall Road, and considerably less than the height of the previously approved scheme at 4-storeys and up to 14.7m in height. A varied panel of brickwork is proposed to add further interest to the façade with inset panels of brickwork and fenestration proposed to add a varied relief to the elevation. A condition is recommended to agree material details to ensure the building is sympathetic to the surrounding context.
- 7.6 The proposed contemporary style of the new build element is in contrast to the adjacent historic elements of the existing buildings on the site but reflects the modern appearance of more recent development within the vicinity of the site such as St John's student accommodation and Project Angel. Subject to agreeing appropriate materials, including window and door details, the design is considered acceptable and appropriate to the surrounding context and in accordance with the requirements of Policy 1 of the CAAP and Policy S10 of the JCS.

### **Heritage**

- 7.7 The Vulcan Works and later additions on Fetter Street have an important presence within Derngate Conservation Area. The scheme as proposed would retain important elements of these buildings and the height of the new build element would retain important views within the Conservation Area, such as the Gaol Building when viewed from the south.
- 7.8 The buildings and internal elements proposed for demolition, the new build elements and insertion of additional openings are required to rationalise the overall site and building layout to accommodate the uses proposed and bring the site back into a viable and sustainable use. Conditions are recommended to agree a programme of archaeological work and a programme of building recording in respect of elements of historical interest that are subject to removal or alteration. The Council's Conservation Officer and English Heritage have no objection to works proposed.
- 7.9 The development as proposed would conserve and enhance the appearance of the existing buildings in accordance with Policy BN5 of the JCS and bring about the viable use of the buildings consistent with their conservation. The degree of harm arising from the demolition and alterations proposed is considered to be less than substantial and would be justified and



outweighed by the public benefits of the scheme in terms of bringing a disused, prominent building within the conservation area and town centre back into use and contributing towards the creation of employment and investment opportunities for creative industry for small to medium enterprises within the town centre in accordance with the requirements of the NPPF and Policy BN5 of the JCS.

- 7.10 The development proposals would enhance the character and appearance of the Derngate Conservation Area and would not lead to any adverse impacts on the setting of adjacent nationally or locally listed buildings.

### **Flood Risk and Drainage**

- 7.11 The NPPF, Policy BN7 of the JCS and Policy 5 of the CAAP require that development proposals do not increase the risk of flood and, where possible, offer betterment.
- 7.12 The application site is situated in Flood Zone 1, low probability, land having a less than 1 in 1,000 annual probability of river or sea flooding.
- 7.13 The application is supported by a Flood Risk Assessment which recommends the promotion of a sustainable and practical drainage strategy including permeable paving and gravel borders where viable, a flow control system to restrict flows to less than 5 litres in the 1 in 200 year plus 20% allowance for climate change and a reduction in impermeable areas. Foul sewage is intended to be connected to the adopted sewer network around the site, subject to Anglian Water approval.
- 7.14 The Lead Local Flood Authority has no objection subject to the agreement of an appropriate detailed drainage scheme and a condition is recommended to this effect. The Environment Agency has no comment.
- 7.15 In view of the above, it is considered that an appropriate drainage scheme can be agreed by condition to ensure the scheme is in accordance with policy requirements and that the development proposal does not lead to adverse impacts arising from surface water drainage and flooding.

### **Highways**

- 7.16 The development, in part by virtue of its historic layout, would not provide sufficient space for any on-site car parking. However, the lack of car parking is not considered to be unacceptable given the proximity of public car parking and the sustainable central location of the site and proximity to public transport. Furthermore, Policy 10 of the CAAP requires no provision for parking for non-residential development in this town centre location.
- 7.17 The application is supported by a Travel Plan which includes measures for the promotion and encouragement of sustainable travel options available including provision of information for pedestrians and cyclists, local public transport information and promoting car sharing.
- 7.18 The Highway Authority has requested further details in respect of the originally submitted Transport Assessment/Travel Plan. Additional information has been received and the further comments of the Highway Authority are awaited and will be reported on the addendum to this committee agenda.

### **Amenity**

- 7.19 The Guildhall Road frontage would be subject to minimal external alteration and in this respect would not lead to any increased overlooking to residential flats on the opposing side of Guildhall Road.

- 7.20 In respect of residential properties extending south of the application site along Guildhall Road, no additional windows are proposed that would increase the level of overlooking from the Vulcan Works buildings to existing. The new build element on Angel Street is sufficient distance away from these residential properties such that there would not be any undue increase in overlooking.
- 7.21 Whilst the proposal would lead to renewed comings and goings on this long term vacant site, the site is located within the town centre and was historically used as a factory. Issues of noise and potential impacts on adjacent amenity are discussed below.
- 7.22 A condition is recommended to agree suitable provision for refuse storage on the site.

### **Noise, odour and contamination**

- 7.23 The application is accompanied by a Noise Assessment, Air Quality Assessment and Contamination Report.
- 7.24 The proposed University use is likely to include an element of machinery although the exact and level of noise production is unknown at this stage. A condition is recommended for the submission of a further detailed noise assessment and agreement of appropriate mitigation measures, to ensure there is no adverse impact on adjacent amenity.
- 7.25 Conditions are recommended in relation to the submission of a detailed Travel Plan to ensure appropriate mitigation in relation to air quality issues, unexpected contamination, lighting and the submission and agreement of a Construction and Environmental Management Plan to ensure appropriate mitigation measures are in place during construction.

### **CONCLUSION**

- 8.1 The development as proposed is acceptable and would contribute to the aims of regenerating the town centre, providing employment opportunities and bring a prominent group of underused Grade II listed buildings within Derrnagate Conservation Area back into a viable long term use, the harm to which arising from the proposed alterations, additions and demolition is considered to be less than substantial and outweighed by the public benefits. 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 and the proposal would not lead to any undue impacts in respect of flood risk, highways or impact on surrounding amenity. The proposal is therefore considered to be in accordance with the National Planning Policy Framework and the Development Plan and is recommended for approval.

## **9. CONDITIONS**

### **9.1 N/2016/1428 Planning Application**

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 200 Rev C, 201 Rev B, 202 Rev C, 204 Rev A, 205 Rev D, 206 Rev D, 207 Rev D, 208 Rev C, 215 Rev E, 216 Rev E, 217 Rev F, 218 Rev C, 219 Rev B, 220 Rev C, 221 Rev B, 222 Rev A, 225 Rev A, 226 Rev A, 227 Rev A, 228 Rev A, 229 Rev A, 230 Rev B.

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

3. Details of all proposed external facing materials, including all new window and door details, shall first 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 Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of development, full details of the method of the treatment of the external boundaries of the site, including gates, shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

5. Notwithstanding the submitted details, no occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard landscaping for the site. The development shall be carried out in accordance with the approved details prior to occupation.

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

6. Prior to the commencement of the development, details of the provision for the storage of refuse, materials for recycling and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development 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 Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

7. 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.

8. Prior to the commencement of development, 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. 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. This is a pre-commencement condition to ensure timely submission of information.

9. Before the first occupation of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the

provisions to be made for its control and the approved scheme shall be implemented prior to the occupation of the development 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.

10. 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.

11. 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 and where remediation is necessary a remediation scheme must be prepared 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.

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.

12. Before the first occupation of the development hereby permitted a management plan for the operation of the development hereby permitted, including details of hours of opening and timing of deliveries, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the development operates in a way which minimises the impact on the amenity of nearby residents and businesses to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

13. Notwithstanding the submitted details, before the development hereby permitted is first brought into use a Travel Plan, incorporating a timetable for implementation and a monitoring/management strategy, shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be fully implemented thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that measures are taken to limit the impact of the development on the local road network and to encourage sustainable transport in accordance with the advice contained in the National Planning Policy Framework.

14. 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.

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.

15. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by bybsp Consulting dated November 2016) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall include;
- i) 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 structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
  - ii) Full detailed surface water calculations and drawings to ensure adequate surface water drainage facilities on site for all events up to and including 0.5% (1 in 200 AEP) plus climate change (20% and 40% sensitivity).

Reason: To prevent the risk of flooding, both on and off-site in accordance with the requirement of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as the drainage scheme will need to be incorporated into the preliminary stages of the development.

16. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out thereafter.

Reason: To reduce the risk of flooding both on and off-site in accordance with the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

17. No development shall commence until a scheme to provide a programme of construction training opportunities has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed programme.

Reason: To ensure the development provides training opportunities in accordance with the Council's Supplementary Planning Document on Planning Obligations. This is a pre-commencement condition to ensure that the training opportunities can be maximised for the full development programme.

18. No development 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.

Reason: In the interests of archaeological research in accordance with the advice contained in the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as any archaeological work needs to be undertaken before development commences and any features of potential archaeological interest are lost.

19. Notwithstanding the submitted details prior to occupation of the development hereby permitted a scheme shall be submitted that identifies measures to achieve Secured by Design standards within the development and a timetable for their implementation. The development shall be carried out in accordance with the approved details.

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

## 9.2 **N/2016/1388 – Listed Building Application**

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: 200 Rev C, 201 Rev B, 202 Rev C, 204 Rev A, 205 Rev D, 206 Rev D, 207 Rev D, 208 Rev C, 215 Rev E, 216 Rev E, 217 Rev F, 218 Rev C, 219 Rev B, 220 Rev C, 221 Rev B, 222 Rev A, 225 Rev A, 226 Rev A, 227 Rev A, 228 Rev A, 229 Rev A, 230 Rev B.

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

3. Details of all proposed external facing materials, including all new window and door details, shall first 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 Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

4. No alteration or demolition shall take place until a programme of building 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 the advice contained in the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as any building recording needs to be undertaken before development commences and any features of potential historic interest are lost.

5. Prior to any works commencing on the north wall of the Vulcan Works/south wall of the new building, a detailed methodology for the treatment of both walls shall first be submitted to and approved in writing by the Local Planning Authority. The submitted scheme should include details of the extent of any demolition and the justification for this as well as details of any new wall. The development shall only be carried out in accordance with the approved scheme.

Reason: To ensure that the works to this wall can be fully considered in the interests of the historic environment in accordance with the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy.

6. Prior to any works being carried out in respect of the roof repairs/replacement, a detailed methodology in respect of these works shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.

Reason: To ensure that the works to the roof can be fully considered in the interests of the historic environment in accordance with the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy.

7. No development 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.

Reason: In the interests of archaeological research in accordance with the advice contained in the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as any archaeological work needs to be undertaken before development commences and any features of potential archaeological interest are lost.

## **10. BACKGROUND PAPERS**

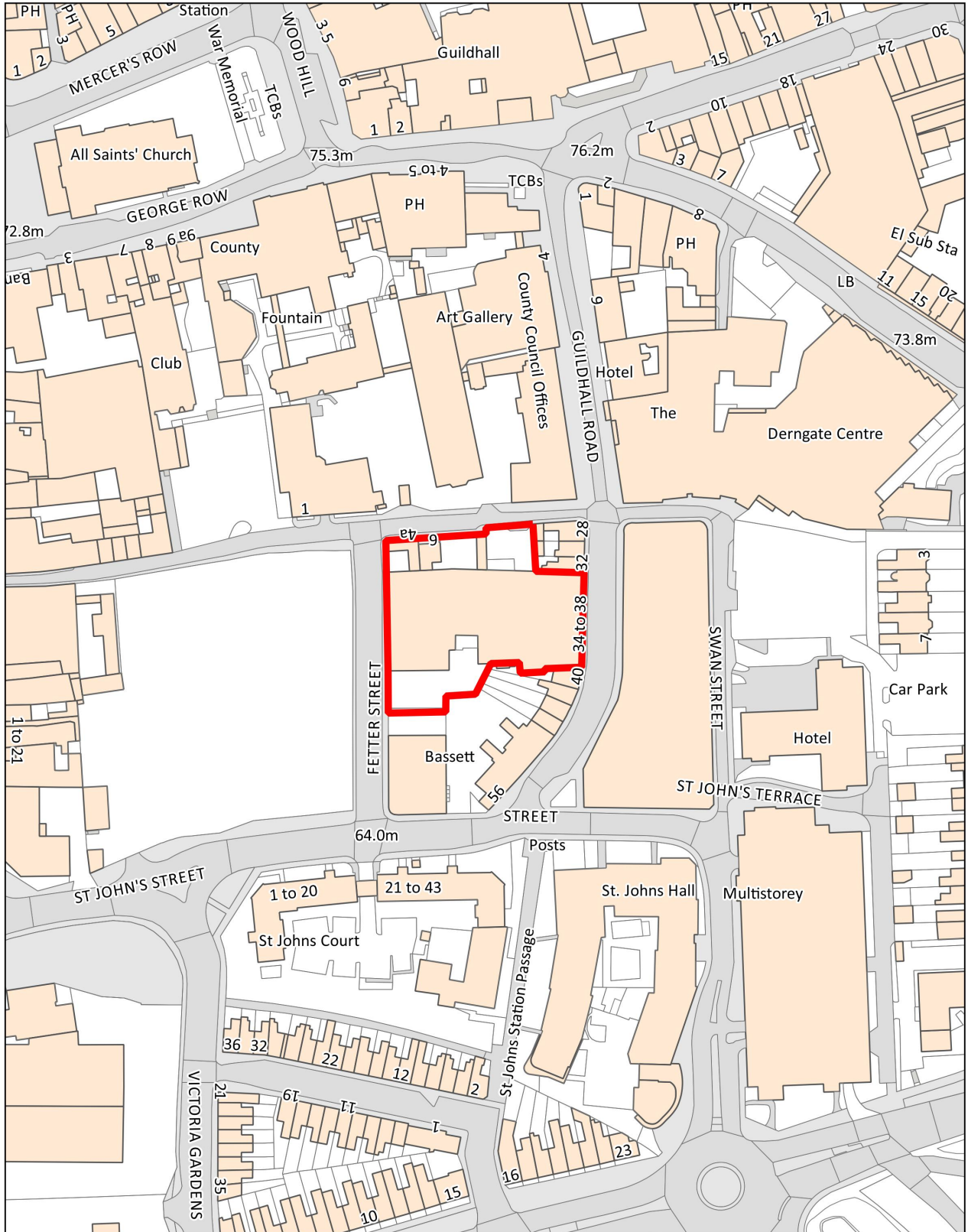
- 10.1 N/2016/1428 & N/2016/1388

## **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.



**NORTHAMPTON**  
BOROUGH COUNCIL

Title: **34-38 Guildhall Road**

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

Date: 28-03-2017

Scale: 1:1,500

Drawn by: -----