

Addendum to Agenda Items Tuesday 13th June 2017

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2017/0567

**Listed Consent Application for repositioning of 1no radiator and installation of 1no additional radiator to southern window wall in 'The Long Room'
Abington Museum, Manor House Abington Park, Wellingborough Road**

Historic England - no objections.

10. ITEMS FOR DETERMINATION

10a

N/2016/1138

**Demolition of the existing single storey building and the construction of a new four storey mixed use building to include 60 residential units and two restaurant and cafe units (Use Class A3)
St Giles Clinic, 67 St Giles Street**

No update.

10b

N/2017/0113

**Change of use from shop (Use Class A1) to all day cafe, restaurant and takeaway and erection of flue extraction equipment to rear
34 Gloucester Avenue**

Clarification of Conditions 6 and 7:

6. Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and disposal of fats oils and grease (e.g. by the provision of grease interceptors to BS EN 1825:2002 standards) and the maintenance of the plant. The approved scheme shall be implemented concurrently with the development and remain in operation at all times when the use hereby permitted is in use.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7. Prior to the commencement of the development, details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the building hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

Paragraph 10.1 of the report on page 39 should read N/2017/0113.

10c

N/2017/0127

**Demolition of existing building. Erection of 40no dwellings (Use Class C3) with associated car parking and ancillary space and 130.10m² of retail space (Use Class A1)
Sofa King Tivoli House, Towcester Road**

Highway Authority commenting on the proximity of the development to the edge of the highway.

Officer Response: It is understood that the reason for such concerns are that the design of foundations and the opening of windows may impact upon the movement of people on the pavement. In order to address these comments, two additional conditions are recommended.

Additional Conditions:

21. Notwithstanding the details submitted, full details of the foundation design, which shall not encroach onto or under the highway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

22. Notwithstanding the details submitted, full details of the windows, which shall not open over the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

10d

N/2017/0155

**Two storey rear and side extension
28 The Lawns**

No update.

10e

N/2017/0227

**Changing the external materials of the existing walls. Erection of new open entrance porch (part retrospective)
The Ecton Brook Public House, Ecton Brook Road**

No update.

10f

N/2017/0250

**New 3 bedroom student accommodation annex to the rear of 2 Gray Street
2 Gray Street**

No update.

10g

N/2017/0262

**Ground floor change of use restaurant (Use Class A3) to restaurant and hot food takeaway. Alteration to shopfront including shutters and installation of flue extraction to the rear of property. Installation of 2no air conditioning units. (Part Retrospective)
66 Wellingborough Road**

Amended Conditions 2 and 3:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1703-01, 1703-02, 1703-03, 1703-04, 1703-05 and Ordnance survey site plan.

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

3. The premises shall be open only between the hours of 09.00hrs and 23.00hrs from Mondays to Saturday and 10.00hrs and 22.00hrs on Sundays or Bank or Public Holidays and at no other time.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy.

10h

N/2017/0330

**Removal of existing balconies and replace with new Window Winrail system at 1-23 Park Square
Park Square**

No update.

10i

N/2017/0389

**First floor rear extension, new porch roof and alterations to existing elevations
33 High Street, Great Houghton**

In addition to the policies listed in Section 5 of the Committee report, Policy BN5 is also relevant. This states that 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.

In response, the site is not located within Great Houghton Conservation Area, the High Street forms the boundary and the site is directly adjacent to this. Given the design appearance and scale of the development, this policy has been complied with.

10j

N/2017/0400

**Variation of condition 3 of planning permission N/2015/1074 (erection of 81no. dwellings) to allow alternative roof tiles and rendering to plots 38, 46, 55, 56, 66, and 78
Former St Marys Middle School, Grange Road**

No update.

10k

N/2017/0410

**Demolition of existing garage and construction of new dwelling with parking
Land rear of 14 Harborough Road North**

Given that the proposal is for a backland development, Policy H10 of the Northampton Local Plan is also material. Given the scale and positioning of the proposed development, it is considered that the development would have a neutral impact upon the amenities of neighbouring properties

and would not cause any undue disturbance. Given the pattern of developments within the vicinity, it is not considered that the character of the area would be adversely affected. Accordingly, it is concluded that this policy has been complied with.

10I

N/2017/0496

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 7 occupants (Sui Generis) - Retrospective

32 Pitstone Road

No update.