



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 26th September 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0948

LOCATION: St Katherines Court , Castle Street

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2016/0771 (External Alterations to Tower Block including Recladding and Enclosure of Balconies, Refurbish Communal Areas and Ground Floor Extensions) to amend the entrance elevation of the ground floor extension.

WARD: Castle Ward

APPLICANT: Northampton Partnership Homes
AGENT: rg+p Ltd.

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 proposed amendments are considered to be minor in nature. It is considered that the proposed design would be in-keeping with the existing building and would not have any undue detrimental impact on the appearance and character of the area, amenity of neighbours and security. It would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, Northampton Central Area Action Plan, Northampton Local Plan, Spring Boroughs Neighbourhood Plan, National Planning Policy Framework and Planning Out Crime in Northamptonshire SPG.

2. THE PROPOSAL

2.1 The proposal is for minor amendments to the scheme as previously approved, incorporating changes to the elevational treatment at ground floor level of the approved extension. The amendments include changing design of the front entrance from glazed doors and panels to solid door and panels with brick surround.

3. SITE DESCRIPTION

3.1 The application relates to a 1950's tower block (9 storeys) comprising 39 one bedroom flats. The site is located in an area south of Castle Street between Phoenix Street and Pike Lane, in a wider residential area of varying housing types and design.

4. PLANNING HISTORY

4.1 N/2016/0771 - External alterations to tower block including recladding and enclosure of balconies, refurbish communal areas and ground floor extensions – Approved 27/07/2016

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), Northampton Local Plan (1997) saved policies, Northampton Central Area Action Plan (2013) and Spring Borough Neighbourhood Plan.

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:

Section 6 – Delivering a wide choice of high quality homes.

Section 7 – Requiring good design.

Section 8 – Promoting healthy communities.

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:

H1 – Housing.

S10 – Sustainable development principles.

5.3 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.

Policy 24 – Spring Boroughs. This policy supports the regeneration of the area in circumstances where much of the housing stock in the borough is of poor quality and there is need to improve inadequate standards of amenity for residents.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – New development (design).

5.5 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton. The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Conservation** - No objection; the revision will have a neutral impact on the setting of nearby heritage assets.

7. **APPRAISAL**

7.1 The issues to consider are the acceptability of the proposed alterations to the development from that which was originally approved, in terms of impact on the appearance of the building and on street scene.

7.2 The proposal entails the alteration of the front entrance from the previously approved scheme which featured glazing on either side of the doors and glazed doors, to a more secure entrance comprising brick around the doors and a solid door and glazed side panel.

7.3 In terms of visual impact, it is considered that the use of brick around the proposed doors would be in keeping with the appearance of the ground floor extension and the block as a whole. The ground floor extension has previously been approved with a brick finish, and that the development as completed would not be out of keeping with the character of the street scene and area.

7.4 Whilst the development as previously approved has started, this front extension element has not as yet commenced and therefore it is appropriate to add conditions as before, where these details have not been agreed or require alterations.

8. **CONCLUSION**

8.1 The proposed amendments represent a very minor alteration to the proposed development which it is considered would have no greater impact than the previously approved scheme.

9. **CONDITIONS**

1. The development hereby approved shall be carried out in accordance with the following approved plans: 40611/013D, 40611/014, 40611/015D, 50147/01 including the amendments shown on drawings 40611/031 and 40611/033.

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

2. Full details of the materials to be used, where these differ from those approved under application reference N/2016/0771, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with all approved details prior to the commencement of the use of the extension hereby approved.

Reason: To ensure that the proposed development does not prejudice the appearance of the building and the visual amenities and character of the locality in accordance with Policy 1 of the Central Area Action Plan.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

4. Full details of the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the commencement of the use of the extension hereby permitted and the agreed details retained thereafter.

Reason: In the interests of wildlife conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

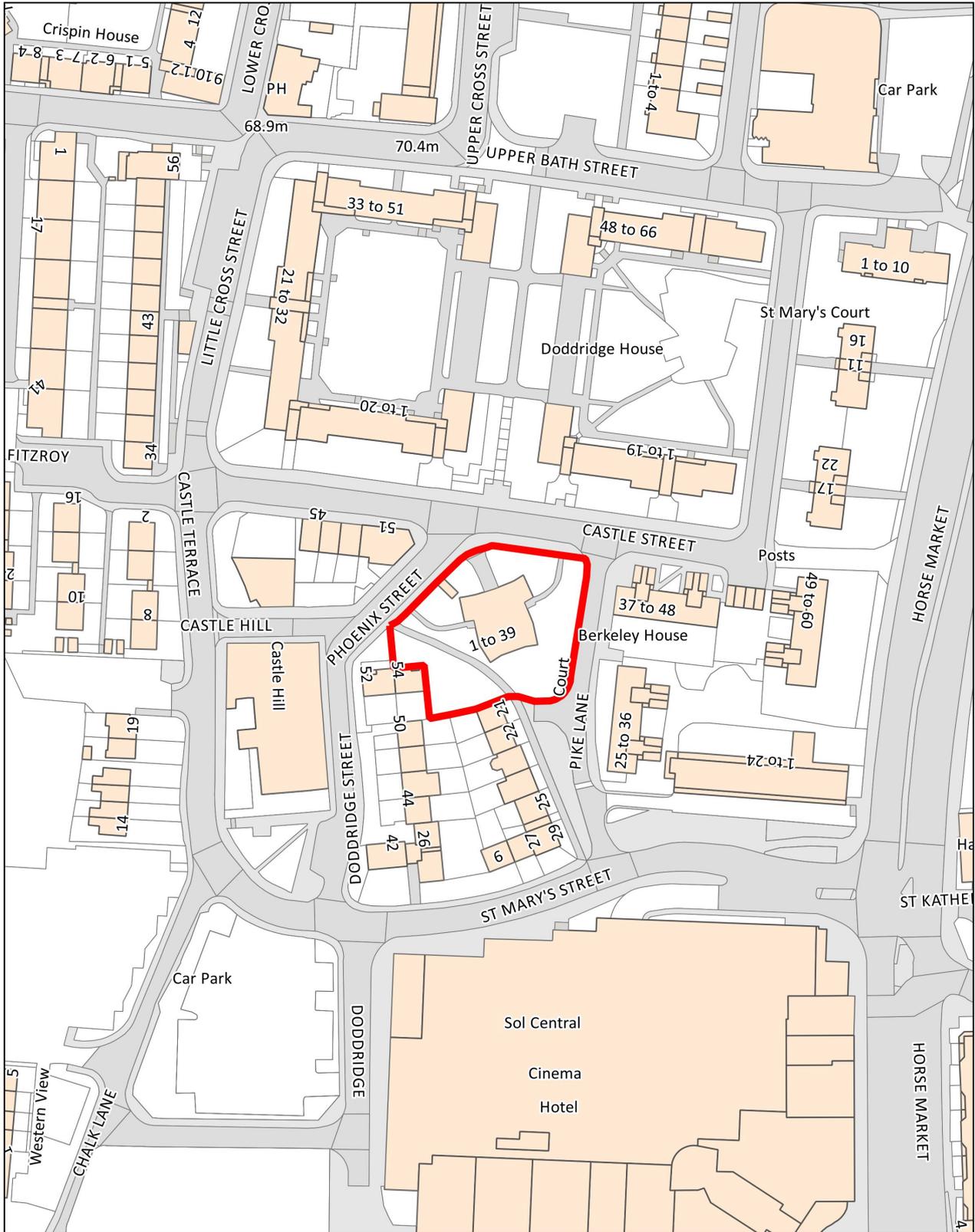
10.1 Application files N/2017/0948 and N/2016/0771.

11. LEGAL IMPLICATIONS

11.1 The development is 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: **St Katherines Court, Castle Street**

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Date: 18-09-2017

Scale: 1:1,250

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