

PLANNING COMMITTEE:	19 th December 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1340
LOCATION:	30 Doddridge Street
DESCRIPTION:	Addition of Juliet balustrades to 6no flats (Nos. 30-40) and installation of new full height glazed patio doors into existing framed opening
WARD:	Castle Ward
APPLICANT:	Keepmoat Regeneration Engie
AGENT:	Halsall Lloyd Partnership
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 design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing building, local area and adjacent residential amenity. The proposed development would be in accordance with Policy 1 of the Central Area Action Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Spring Boroughs Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Addition of Juliet balustrades to 6no flats (Nos. 30-40) and installation of new full height glazed patio doors into existing framed openings.

3. SITE DESCRIPTION

3.1 The site comprises a 1960s three storey block of flats on Doddridge Street/St Marys Street, close to Castle Hill United Reformed Church, a Grade II listed building. The south elevation of the site faces onto the Sol Central leisure complex.

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), Northampton Central Area Action Plan (2013), and emerging Neighbourhood Development Plans where relevant.

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 section is of particular relevance to this application:

Paragraph 17 seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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. Policy of particular relevance is:

Policy S10: requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

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 policy includes:

Policy 1: Promoting design excellence, all new development within the central area must demonstrate a high design standard.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

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 following policies are relevant to the determination of this proposal

OP1 – Sustainable Development – proposals will be supported where it can be shown that it supports local community. Development should enhance amenity of nearby residents and the character and appearance of the local area.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Conservation Officer** – no objection.

7. APPRAISAL

7.1 The issues to be considered are the impact of the proposed Juliet balustrades and new full height glazed patio doors into the existing framed openings, in terms of their visual impact and any impact on the amenities of adjoining occupiers, and character of the original building.

7.2 The proposal will replace the three windows on the south projecting gable end, which are located on the ground, first and second floors of the building, the window on the ground floor of the principal south elevation and the two windows on the west projecting gable end located on the first and second floors.

7.3 The windows will be replaced with French doors which will be inserted into the existing framed openings measuring an overall size of 1.2m by 2.1m. The external steel Juliette balustrade will be attached across the lower level of the proposed French doors on each of the six flats.

7.4 The building is located close to Castle Hill United Reformed Church, a Grade II listed building. NBC Conservation Officer was consulted and made no objection and noted that the proposed alterations would not harm the setting of the nearby heritage asset.

7.5 The area consists of a mix of high rise residential developments of different designed and ages, with the Sol Central leisure complex located directly to the south of the site. It is therefore not consider that the French doors and balustrades would be out of keeping with the area, and would have a neutral impact in terms of visual amenity in the area. In fact the proposed development would add interest to the existing building and represent further upgrading of housing stock by Northampton Partnership Homes.

8. CONCLUSION

8.1 In conclusion, it is considered that the proposed addition of the Juliet Balustrades and the installation of new full height glazed patio doors into existing framed openings would have no adverse impact on the street scene, the amenities of adjoining occupiers or the character and appearance of the original building. The development would be in line with Development Plan Policy and the objectives of the NPPF.

9. CONDITIONS

(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, 201 and 012.

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

10. BACKGROUND PAPERS

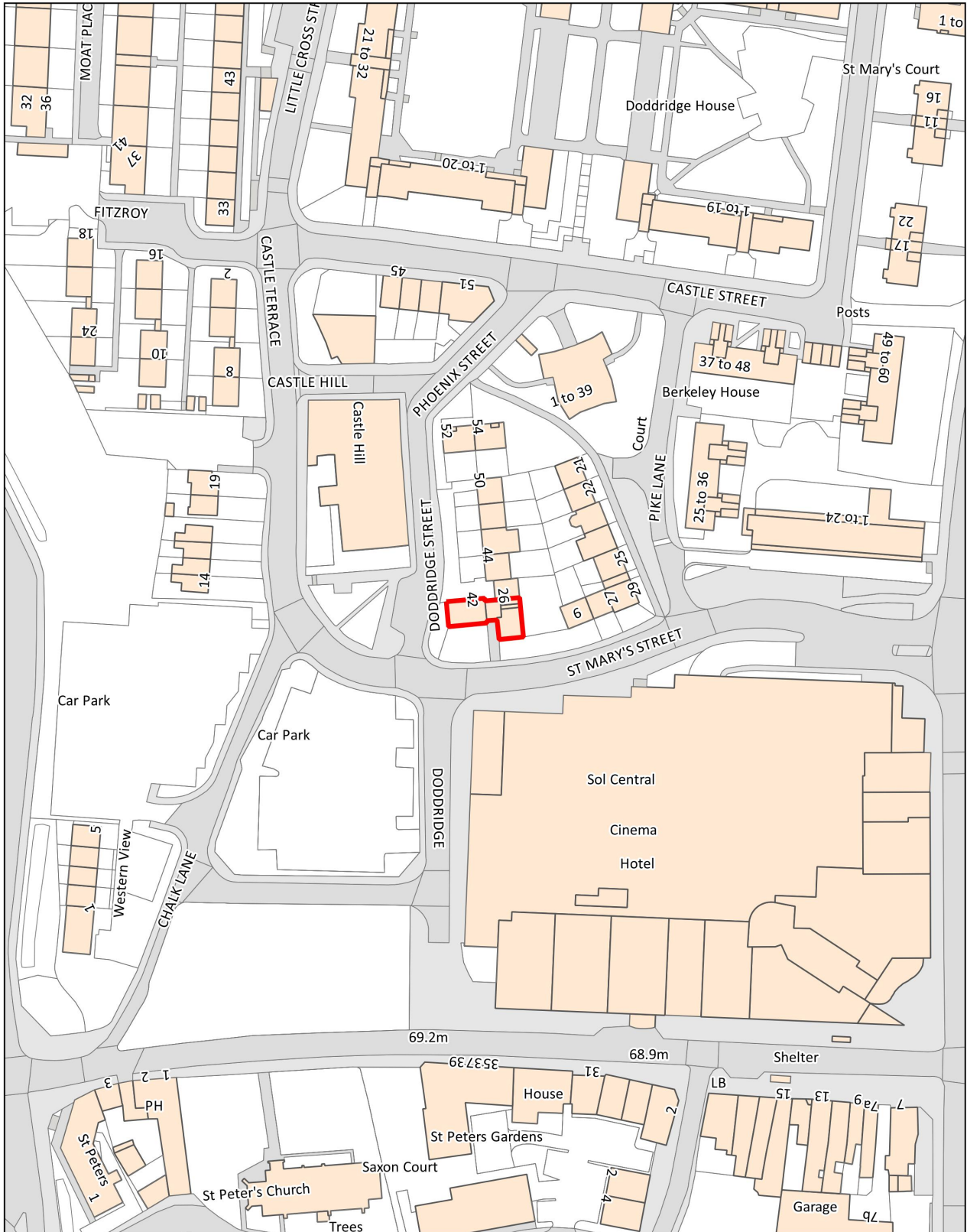
10.1 None.

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: **30 Doddridge Street**

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Date: 05-12-2017

Scale: 1:1,250

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