

PLANNING COMMITTEE:	31st July 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2018/0883
LOCATION:	St Crispins Community Centre, St Crispin Drive
DESCRIPTION:	Installation of shutters to all windows, security fencing (2.4m high) and security cameras
WARD:	Upton Ward
APPLICANT:	Northampton Borough Council
AGENT:	N/A
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 addition of security measures to the community centre would enhance the security of this important community facility whilst not resulting in any undue adverse impact on the character and appearance of the Conservation Area, on the setting of the adjacent Listed Building or on the amenities of nearby residents. The proposal is therefore compliant with the requirements of Policies SA, S10, RC2 and BN5 of the West Northamptonshire Joint Core Strategy and Policies E9, E20 and E26 of the Northampton Local Plan and the objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the installation of security shutters to all windows of the newly built community centre, new fencing around the site including high security fencing (2.4m in height) as well as low level fencing (1m in height) and also the installation of CCTV cameras. This follows incidents of vandalism to the building which is in an exposed location.

3. SITE DESCRIPTION

3.1 The site comprises the recently completed St Crispins Community Centre, a building of modern design, adjacent to relatively new housing to the east and a Grade II listed church and cemetery to

the north, within the former St Crispins Hospital site, now redeveloped for housing. The site falls within the St Crispins Conservation Area. Access to the site is via St Crispins Drive.

4. PLANNING HISTORY

4.1 The development of the community centre was approved under application reference N/2015/0987 on 16th March 2016.

4.2 An application for a certificate of lawfulness for the use of the nursery for general educational purposes was approved under reference N/2016/1566 on 20th December 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) and Northampton Local Plan (1997) saved policies.

Section 66 and 72 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 and 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:

Section 7 – Requiring Good Design

Section 12 - Conserving and Enhancing the Historic Environment

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 SA - Presumption in Favour of Sustainable Development

Policy S10 - Sustainable Development Principles

Policy RC2 - Community needs

Policy BN5 - Historic Environment and Landscape

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:

Policy E9 - Locally Important Landscape Areas

Policy E20 - New Development (Design)

E26 - Conservation Areas

5.5 Supplementary Planning Documents

6. CONSULTATIONS/ REPRESENTATIONS

Consultation responses can be summarised as follows:

- 6.1 **Conservation Officer** - The community centre is a distinctive modern building within the Conservation Area. It is noted, however, that there has been issues of vandalism. The proposed security measures and shutters will result in some harm to the appearance of the development within St Crispin's Conservation Area. However, the level of harm would be less than substantial and potentially outweighed and justified by the wider public benefit of preventing continued vandalism of the community centre. On this basis, no objection. The shutters should match the colour of the window frames and surrounding structure so that they blend-in with the building
- 6.2 **Police Crime Prevention Design Adviser** - Satisfied with the security measures and consider that they provide a layered approach to security. Request confirmation that the CCTV will be centrally monitored. *(This has now been confirmed by the applicant).*

7. APPRAISAL

Impact on the adjacent Listed Building, Conservation Area and Street Scene

- 7.1 The building is situated within the St Crispin Conservation Area and is adjacent to the Grade II listed St Crispins Hospital Chapel (the Listed Building), now operating as the St. Neophytos Greek Orthodox Church.
- 7.2 The building as originally approved was assessed in respect of the impact on this building and the conservation area and was considered appropriate in this regard, being an obviously modern design intended to be a landmark feature, rather than attempting to mimic historical buildings and features. The alterations now proposed consist of shutters to all windows, additional fencing and CCTV cameras.
- 7.3 In respect of the shutters, these would inevitably alter the appearance of the building, however due to incidents of vandalism which have occurred and which must be assumed to be likely to occur again, it is accepted that some form of shutter is necessary to protect the security and integrity of the community centre.
- 7.4 In order to minimise the visual impact, alternative types of shutter could be considered, these being an open lattice shutter and a perforated shutter. However, an open lattice type of shutter would not be appropriate in this case as this would not prevent vandalism. Whilst a perforated shutter can result in an improved appearance, this would only be the case when the area behind is lit, which would not occur in this case. This would also be less effective against vandalism. It is considered, in this case, that the use of solid shutters is the most appropriate solution.
- 7.5 In respect of their appearance, the shutters would be finished in matching material and finish to the window frames and surrounding areas of the building. When open only the shutter box and guide rails would be visible. It is considered that this would have a minimal effect on the external appearance of the building. When closed, a solid area of shutter would be seen.
- 7.6 Only the shutters to the front elevation would be publicly visible, as these would be in keeping with the style of the building, it is not considered that these would detract from the appearance of the building or the wider street scene and the conservation area to a degree that warrants a refusal of the application. The rear shutters are less visible from public vantage points and considered to be acceptable.

- 7.7 The proposed security fencing would be positioned behind the existing wooden decorative fencing. This wooden fencing varies in height as it does not follow existing land levels. This results in the fencing being very low at certain points and this has enabled unauthorised entry to the site. The security fencing would, therefore, be visible above the decorative fencing in some areas. Whilst this would be somewhat visually discordant, the use of a paladin style fence would limit the visual impact and it is considered that when balanced against the need for security, this impact would be acceptable. It should also be noted that the fencing could be erected around the site without planning permission under Local Authority permitted development right.
- 7.8 Fencing is also proposed at the front of the building. Rather than security fencing, this would be 1m high low level fencing which would serve to demarcate a semi-private area to the front of the building. This fencing is of a typical design as seen around children's playgrounds. It is considered to be of an appropriate design.
- 7.9 The CCTV cameras are typical of their type and would not, therefore, be seen as an unusual feature in the area.
- 7.10 In respect of the impact on the adjacent listed building, the alterations to the building as described above and the installation of CCTV are relatively minor in nature and it is not considered that the setting of this building would be affected. Although the fencing would be at the boundary with the listed building, the existing boundary hedging would largely screen this from being seen from inside the churchyard. It is considered that this would not, therefore, have any adverse impact.

Impact on neighbouring properties

- 7.11 It is not considered that there would be any adverse impact on neighbouring occupiers as a result of the appearance of the building as altered. It has additionally been confirmed that the CCTV cameras would not face towards private garden areas, thereby protecting the privacy of neighbours. The improvement of security is likely to have a positive impact by potentially reducing anti-social behaviour.

Effectiveness of Security Measures

- 7.12 The security measures proposed are considered to represent a high standard of security which will effectively protect the building. The proposals have been considered by the Police Crime Prevention Design Adviser who has confirmed that they are acceptable. It has been confirmed also that the CCTV will be centrally monitored.

8. CONCLUSION

- 8.1 The proposed security measures are considered to not have a detrimental impact on the character of the conservation area, the setting of the adjacent listed building, the wider street scene, the amenities of nearby residents or in ecological terms, whilst providing an appropriate level of security.

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: A100-SEC-01 A, A100-SEC-02, A100-SEC-03.

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

- 3) Details of the proposed external finish of the shutters and the shutter boxes shall be first 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 Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

10.1 Application File N/2018/0883.

11. LEGAL IMPLICATIONS

11.1 None.

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 Crispins CC. St Crispins Drive**

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Date: 05-07-2018

Scale: 1:1,250

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