



PLANNING COMMITTEE: 23rd October 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1218 and N/2018/1219

LOCATION: 34 - 38 Guildhall Road

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2016/1428 to remove the internal walls of Victorian Workshops and partial demolition of walls to form new openings in Guildhall Road Block. Entrances to Fetter Street Stores to be rationalised and new facade elements included, removal of disused lintels etc. All existing elements to be repaired and refurbished where necessary. Amendments to allow for various external and internal re-arrangements and to change use solely for creative industries and small to medium business enterprises; and

Listed Building Application for amendments to N/2016/1388 to remove internal walls of Victorian Workshops and partial demolition of walls to form new openings in Guildhall Road Block. Entrances to Fetter Street Stores to be rationalised and new facade elements included, removal of disused lintels etc. All existing elements to be repaired and refurbished where necessary) to allow for internal and external amendments to the approved scheme

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

APPLICATIONS FOR DETERMINATION:

1 RECOMMENDATION

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

1.2 **N/2018/1218 – Planning Application**

The proposed variation of Condition 2 is acceptable and would not result in any adverse impacts on the historic interest or character of the Grade II listed building, the Conservation Area or flood risk. The development would provide significant regeneration opportunities within the town centre and would result in under used listed buildings being brought back into a long term viable use with no significant harm to heritage assets having been demonstrated. There would be no adverse highway or flooding implications and acceptable relationships with surrounding properties. This would accord with the aims and objectives of the National Planning Policy Framework, Policies S7, S10, E7, BN5, BN7, N1 and N2 of the West Northamptonshire Joint Core Strategy, and Strategic Objectives 1 and 2 and Policies 1, 5 and 21 of the Northampton Central Area Action Plan.

1.3 **N/2018/1219 – Listed Building Consent Application**

The proposed variation of Condition 2 is acceptable and would not result in any adverse impacts on the historic interest or character of the Grade II listed building or the Conservation Area. The development would provide significant regeneration opportunities within the town centre and would result in under used listed buildings being brought back into a long term viable use with no significant harm to heritage assets having been demonstrated. This would accord 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 seeks to vary Condition 2 (approved drawings) attached to the existing planning permission and listed building consent for the development of the site to form a creative industry hub, and lettable units. Condition 2 requires development to be carried out in accordance with approved drawings. The applications seek to substitute previously approved drawings to reflect consequential changes to the scheme following the University's withdrawal from the project. The significant revisions include:

- Internal layout changes.
- Sub-station has increased in size.
- Elevational changes to include new access openings, louvres, and flues (750mm high).
- Replacement of Fetter Street roof with roof lights.
- Omission of an external store, plant platform and chimney.

3 SITE DESCRIPTION

3.1 The site is situated in 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 19th 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 the County Council's new

headquarters. There are a variety of land uses in the vicinity of the site with office, retail, commercial and residential premises.

- 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/2016/1428 - 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. Permitted 22/12/2017.
- 4.2 N/2016/1338 - 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. Approved 21/04/2017.
- 4.3 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 23/11/2016.
- 4.4 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. Permitted 23/11/2016.
- 4.5 N/2014/1329 – Listed building application (details as above). Approved by Secretary of State 11/05/15.
- 4.6 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 a three storey building and demolition of existing structures and associated external works. Permitted 11/05/15.

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 2018) 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:

Paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraphs 8, 10 and 11 attach great weight to the presumption in favour of sustainable development.

Part 6 is committed to building a strong and competitive economy.

Paragraph 85 promotes vitality and viability of town centres.

Paragraph 124 advises on the creation of high quality buildings and places, good design being integral to achieving sustainable development.

Paragraph 184 refers to conserving heritage assets in a manner appropriate to their significance.

Paragraph 193 considers the weight that should be given to the conservation of heritage assets.

Paragraph 194 advises that justification for any harm or loss of the significance of a designated heritage asset where harm or loss of assets of the highest significance should be wholly exceptional.

Paragraph 195 states that consent should be refused where a proposed development will lead to substantial harm.

Paragraph 212 states that The Framework is a material consideration which should be taken into account in dealing with applications.

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 **Historic England** – Supports the application on the grounds that the proposals have considerable heritage and regeneration merits.
- 6.2 **NBC Conservation** – Considers that the level of harm to the building will be less than substantial and is justified and outweighed by the wider public benefit of securing a viable and appropriate use of the building. Conditions relating to materials, mortar mix and extent and method of cleaning of external walls are recommended.
- 6.3 **NBC Public Protection** – No objections.
- 6.4 **Northamptonshire Police** – No objections.
- 6.5 One representation has been received objecting to the demolition of the building formerly known as 6 Angel Street on the grounds of the significant contribution it makes to the street scape, and it is suggested that the building should be recorded.

7 **APPRAISAL**

Principle

- 7.1 The principle of development on this site has already been established by the grant of previous consents.
- 7.2 The change prompting the submission of the current applications has been the withdrawal of the University from the project. Consequently, the proposal 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) no longer form part of the proposals. The scheme has been reworked and progressed purely as a business innovation centre with associated meeting rooms, rooms for business to let, café for the building users and some studio spaces.
- 7.3 Otherwise, the scheme remains essentially as approved previously (N/2016/1428 & N/2016/1388) where the key elements of the current Vulcan Works, including the Guildhall Road two storey buildings, Victorian Workshops and the Fetter Street stores, and the Weights and Measures building on Angel Street are retained. A three storey building of contemporary design will be attached to the Weights and Measures building which fronts Angel Street.
- 7.4 The main revisions to the reworked scheme are summarised as follows:
- Internal layout changes.
 - Sub-station has increased in size.
 - Elevational changes to include new access openings, louvres, and flues (750mm high).
 - Replacement of Fetter Street roof with roof lights.
 - Omission of an external store, plant platform and chimney.
- 7.5 The variations as proposed would not result in the loss of historic interest or harm to the character of the Grade II listed building, and are justified as a means of securing a viable conversion and re-use of the premises.

7.6 Representations have been received objecting to the demolition of the building adjacent to the Weights and Measures building and formerly known as 6 Angel Street on the grounds of the significant contribution it makes to the streetscape. In approving the previous applications the demolition of this building was taken into account and justified as a means of bringing the overall site into use. The principle of demolition has therefore been accepted. Condition (No 4) on the Listed Building Consent which required any alterations of demolition to be recorded will be reiterated.

8 CONCLUSION

8.1 The variations as proposed on both the planning permission and listed building consent are considered acceptable for the reasons outlined above, and the applications are therefore recommended for approval.

9 CONDITIONS

9.1 N/2018/1218 – Planning Application.

(1) The development hereby permitted shall be begun before 22 December 2020.

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: 100B, 101B, 105B, 106B, 107B, 115B, 116B, 125B, 126B, 130D, 131B, 132C, 135B, 136C, 138C, 200B, 201B, 202B, 204C, 205D, 206D, 207D, 208E, 215F, 216E, 217D, 218B, 219B, 220B, 221B, 222B, 225D, 226D, 228D, 229D & 230C.

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 bsp 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/2018/1219 – Listed Building Consent Application**

(1) The works hereby permitted shall be begun before the 21 April 2020.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

(2) The works hereby permitted shall be carried out in accordance with the following approved plans: 100B, 101B, 105B, 106B, 107B, 115B, 116B, 125B, 126B, 130D, 131B, 132C, 135B, 136C, 138C, 200B, 201B, 202B, 204C, 205D, 206D, 207D, 208E, 215F, 216E, 217D, 218B, 219B, 220B, 221B, 222B, 225D, 226D, 228D, 229D & 230C.

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

(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

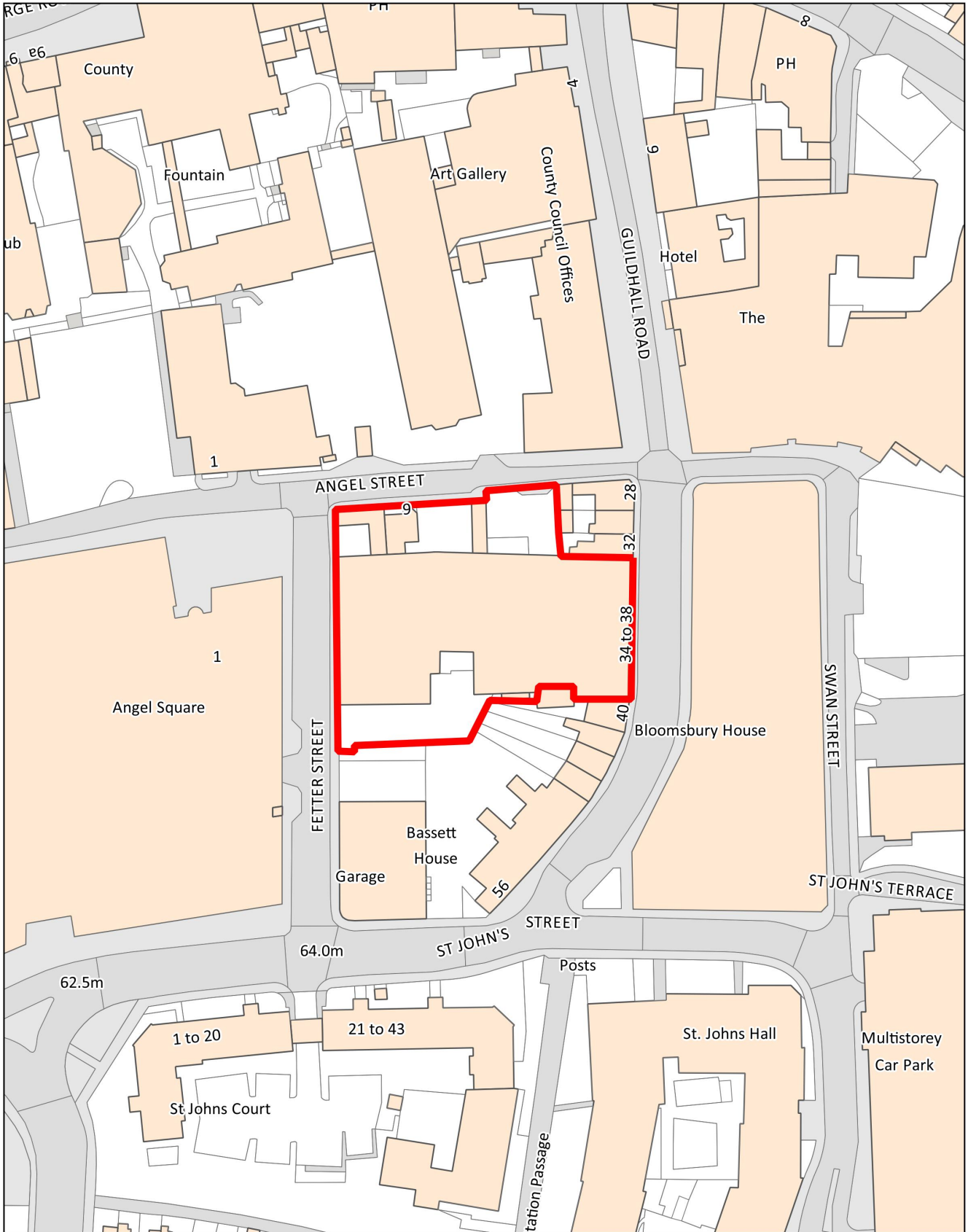
10.1 N/2016/1193, N/2016/1196, N/2018/1218, N/2018/1219 & N/2018/1220.

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.



Title: **34 - 38 Guildhall Road**

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Date: 04-10-2018

Scale: 1:1.000

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