

PLANNING COMMITTEE: 29th September 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0353

LOCATION: B and C, 102A Abington Street

DESCRIPTION: A mixed use development, involving a rear side rooftop extension for 2 new offices (Use Class B1) and 5 self contained residential flats (Use Class C3)

WARD: Castle Ward

APPLICANT: MSA Properties
AGENT: LMR Designs

REFERRED BY: Councillor D Stone
REASON: Inappropriate and intrusive development

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 development would, subject to conditions, represent an acceptable land use contributing to the Council's 5-year housing land supply. The proposal would not have undue impact upon neighbour and visual amenity and would not adversely impact on the St Giles Conservation Area or the setting of the adjacent Listed Buildings. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies H1, S10 and BN5 of the West Northamptonshire Joint Core Strategy; Policies 1 and 11 of the Northampton Central Area Action Plan, and the St Giles Conservation Area Appraisal and Management Plan.

2 THE PROPOSAL

- 2.1 A mixed-use development, involving a rear side rooftop extension for 2 new offices (Use Class B1, which will become Class E on 1st September 2020) and 5 self-contained residential flats (Use Class C3).
- 2.2 The supermarket floor is to remain unaltered this is at street level to Abington Street, but has a basement on the rear elevation.

- 2.3 The office floor, above the supermarket, is to be occupied as two open plan offices and a one bedroom flat, with kitchen/lounge.
- 2.4 The first floor would comprise of a one bed and a two-bedroom flats, both with separate kitchen/lounge and bathroom. To the rear they would have an amenity area comprising of a roof terrace.
- 2.5 The second floor would comprise of two one-bedroom flats, again with a kitchen/lounge, bathroom and roof terrace.
- 2.6 The main bedrooms and kitchen/lounges are to be on the rear elevation and look towards St Giles Churchyard.

3 SITE DESCRIPTION

- 3.1 The premises are located towards the end of Abington Street and is currently occupied as a Supermarket on the ground floor, having previously been occupied as a furniture shop. At first and second floor are offices. The supermarket also has a basement area, which leads to the loading bay area at ground level to the rear.
- 3.2 Surrounding the premises are a number of retail, drinking and fast food outlets and is also close to the Radio Northampton studio. St Giles Terrace to the south west of the site, includes some residential properties as well as commercial.
- 3.3 The property is located close to St Giles Conservation Area. The rear of the unit is visible from the Church of St Giles churchyard, a Grade 1 Listed Building, but the existing building is substantially screened by the William and Patricia Venton Centre (Age Concern), which is in a central location of the space behind Abington Street, York Road, St Giles Terrace and the Churchyard.
- 3.4 The access and parking for the supermarket and the proposed residential units is taken from the access road that serves the day care centre, which is accessed from York Road. Whilst a right of access for the retail unit is known, certificate B has been served as the extent of the right of access was uncertain and this will be a separate issue for the applicant to carry out due diligence to ensure his rights in this respect.

4 PLANNING HISTORY

- 4.1 Historic applications on the site have indicated that the upper floors of the property have been used for residential previously:
 - 1969 – change of use of flat to offices - approved.
 - 1975 – change of use from residential to offices (first and second floors) – approved.
 - 1979 – development of site for shop - approved
 - 2014 – new shop front – approved.
- 4.2 N/2016/0475 - Change of use from Retail (A1) to mixed use of retail and restaurant/cafe and install extraction flue. Approved 08/07/2016 but this has since expired.
- 4.3 N/2016/0476 - Erection of 6no. two bed flats located on the roof of the ground floor and associated car parking and install extraction flue. Withdrawn.
- 4.4 N/2019/0440 - Mixed use development for 2no new offices (Use Class B1) and 5no self-contained residential flats (Use Class C3), including rear/side rooftop extension with access from York Road. This application was approved on 08/08/2019. Although approved, due to an error on the plans, the approved scheme is unable to be implemented in the form approved.

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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require 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.

6 National Policies

6.1 **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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

Section 15 - Conserving and enhancing the natural environment

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 requires the Council to take a positive approach that reflects a presumption in favour of sustainable development and that proposals should be determined in accordance with the development plan.

Policy S10: Sustainable Development Principles - Seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

Policy BN5: The Historic Environment and Landscape – Heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance.

6.2 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 11 – Town Centre Boundary

Policy 15 – Office and business uses
Policy 16 – Central Area Living

6.3 **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 policy is material to this application:

Saved Policy E26 – new development to preserve or enhance character and appearance of conservation areas. This has been partly replaced by Policy 1 of the CAAP.

6.4 **Supplementary Planning Documents**

St Giles Conservation Area appraisal
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 7.1 **NBC Public Protection** Officers have raised no objection to the proposal, although further information relating to noise and odour are required. Details have been submitted of the proposed refuse storage and any comments from the Environmental Health Officer will be included in the addendum to the Committee agenda.
- 7.2 **NCC Highways and Access** has raised objections to the use of the commercial access for residential traffic. The proposal contravenes the Northamptonshire Highways Development Strategy with regards shared drives. The Highway Authority objects to the application.
- 7.3 **Northamptonshire Police** following the submission of additional plans advice is given in respect of security measures associated with the entrance. Concerns have been expressed regarding the proximity of the cycle parking. Whilst no objection to the use is raised, unauthorised colonisation of the internal spaces, communal corridors and stairwells should be robustly addressed.
- 7.4 **NBC Conservation Section** No objection. The proposal is a revised scheme to extend above the ground floor to the rear of 102 Abington Street. The proposed stepping of the extension will reduce the impact on views from St Giles churchyard and from within Conservation Area and the setting of the grade II listed group of buildings at 1-8 St Giles Terrace compared to the previous proposal. Consider the impact to be acceptable.
- 7.5 **Town Centre Conservation Area Advisory Committee** have not raised objections to the proposal subject to appropriate facing materials being used.
- 7.6 **Anglian Water** has referred to its standing guidance relating to consultations with the authority. The applicant is required to check for any assets of Anglian Water that cross the site.
- 7.7 **Councillor Stone** – called in the application on the grounds of inappropriate and intrusive development that will impact negatively on the street scene and neighbours.
- 7.8 Three representations have been received from adjacent landowners. The comments raised relate to the following concerns:
- Loss of sunlight to courtyard/dining area
 - Impact on kitchen extraction system
 - Consideration needs to be given to disruption during construction
 - Insufficient detail to determine the application (Note: amended plans have subsequently been submitted)

- Impact on window to flat 3 of the adjacent property, reducing evening light
- Loss of privacy to flat 1 from balcony
- Concern about design, height incorrectly shown.
- Impact on elderly people visiting the William and Patricia Venton Centre
- Note that two previous schemes have been rejected (Note: one was refused the other was approved)
- Parking provision on site
- Entrance to offices is narrow and this would result in additional footfall
- Concern about noise
- Drawings have been drip-fed into the file with inaccurate date headers (Note: during the course of the application amended plans have been sought and added to the file, this is not an uncommon situation)
- Consider that the lack of accurate drawings are intended to mislead the planning authority

8 APPRAISAL

Principle of Development

- 8.1 The site is located in the Town Centre where Policy 16 of the CAAP allows for residential uses comprising 1 or 2 bedroom apartments. As such, and subject to the considerations below, the principle of residential use is acceptable and would contribute towards the Council's 5-year housing supply.

Design

- 8.2 The layout proposed comprises:
- The office level above the shop – to create two offices with 1 x 1 bedroom flat with a floor area of 63.6sqm.
 - The first floor with 1 x 1 bedroom flat (47.2sqm) and 1 x 2 bedroom flat (91.6sqm).
 - The second floor with 2 x 1 bedroom flats (54.9sqm and 31.2sqm).
 - All flats have kitchen/lounges and bathrooms.
 - All flats have a balcony area, which look towards St Giles Churchyard.
- 8.3 The floors are stepped back into tiers to lessen the impact on the conservation area and would have a flat roof. The materials will be Kingspan cladding panel, aluminium windows, anthracite grey. There would also be glass balustrades. It is recommended that a condition is imposed to seek further details of the balustrades, to ensure that the side panels are obscure glazed.
- 8.4 Access to the flats is from Abington Street, which is an existing entrance and a shared access with the offices. To the rear of the building, is a secure cycle parking area, which is accessed via York Road. This area also includes the refuse storage area for the supermarket.
- 8.5 The intention is to provide a management company who will be responsible ensuring that maintenance and refuse are kept in order.
- 8.6 Details have been submitted of the proposed refuse storage on the first floor. Refuse is proposed to be stored in a vented dedicated room that is in an open area between the existing offices and the proposed extension. Any comments from the Environmental Health Officer will be included in the addendum to the Committee agenda, but a condition has been recommended to ensure the implementation of any scheme.
- 8.7 Whilst the development is of a modern design, there are a variety of materials in this location and it is considered that the design will not adversely impact on the visual amenities of the area and street scene in line with Policy S10 of the JCS.

Impact on the Conservation Area and Listed Buildings

- 8.8 The area is close to the St Giles Conservation area, which includes a number of Listed Buildings, St Giles Terrace (which is in office use) being the closest. The application does not propose any alterations to the front elevation.
- 8.9 The rear elevation is visible from St Giles Churchyard and currently the rear elevation is dominated by a large flat roofed area, covering the shop and basement. The proposal seeks to construct a tiered three storey extension above this area.
- 8.10 A number of properties along this section of Abington Street have been the subject of extensions and alterations to form flats. This particular property has a large area of flat roof, and it is considered that this will give a softer edge to this elevation, by providing a second active frontage.
- 8.11 The existing flat roof elevation on this property, is quite prominent from the churchyard and the conservation area. The scheme proposed a tiered elevation with glass fronted balconies which step back as the height increased, is considered to reduce the impact on the churchyard of St Giles Church.
- 8.12 No objections have been raised by the Conservation Officer or the Conservation Area Advisory Committee.
- 8.13 It is considered that this would not significantly adversely impact on the appearance of the conservation area or the setting of the Listed Buildings including St Giles Church. The proposal is considered to meet the requirements of H1, S10 and BN5 of the JCS and the objectives of Policy E26 of the Northampton Local Plan.

Impact on surrounding residential properties

- 8.14 This part of Abington Street has been the subject of several applications for conversions/extensions to form flatted development.
- 8.15 The adopted planning policies for the area encourage the use of the upper floors of commercial buildings for residential purpose. The NPPF also encourages residential living in town centres to encourage the vitality of town centres. It is therefore relevant to consider the impact of the proposed and existing residential accommodation.
- 8.16 The upper floors and rear of 104 Abington Street adjacent to the application site comprise of the conversion of building to 6no 1 and 2 bed apartments alongside a two-storey extension over existing walkway to rear. The development has been recently completed and occupied. Access is from Abington Street and they sit above an existing restaurant.
- 8.17 The nearest flat is apartment 1, which would be a 2 bedroomed flat with a mezzanine floor. The windows on the back of the property would serve a lounge and bedroom. Above the lounge would be bedroom 2. This room would be only served by two rooflights either side of the pitched roof.
- 8.18 Apartment 4 of this development would have windows fronting Abington Street. The approved plans for this flat indicate a rooflight above the shower room, but no windows to Bedroom 1. On the ground floor at no. 104 is the bin store and a porch.
- 8.19 A comparison has been made between the existing flats and the proposed. It is considered that whilst there may be some overshadowing of the courtyard in terms of daylight, the courtyard will only be affected by the evening sun, although it is already overshadowed by the rear section of no. 104 itself. This is primarily an outside dining area for the restaurant, although it is understood that residents may use this area at certain times.
- 8.20 In terms of the windows to the first floor, again this would only be affected by the evening sun. It is acknowledged that there will be some loss of light to the smaller roof light of bedroom 2 of flat 1 but given the pitch of the roof, the larger rooflight would only experience some overshadowing.

- 8.21 The objector has referred to loss of privacy to flat 1 from the balcony. The nearest flat with no. 102A would be flat 1. The levels of this balcony would be below the existing boundary wall between nos. 102A and 104. Flat 2 on the first floor of no. 102A, has a bedroom closest to the boundary, with no balcony. There is a balcony proposed to the rear of the kitchen/lounge, but any overlooking of the balcony from no. 102 would be at an obscure angle and there would still be sufficient private area for future occupiers of flat 2.
- 8.22 The objector has sought his own advice and submitted sketch survey drawings which are not dissimilar to those submitted by the applicant in terms of the relationship.
- 8.23 The objector has also submitted a calculation of the sunlight to the rear of 104 Abington Street. These also indicate that there may be an impact on late afternoon and evening sun, which again not dissimilar from the Council's own assessment.
- 8.24 The objector considers that the loss of outlook would be significant. Whilst it is accepted that there would be a solid wall on part of the boundary and a loss of view, there would not necessarily be a significant loss of outlook that would result in demonstrable harm to warrant a refusal of the application.
- 8.25 Given the relationship between nos. 102A and 104, it is considered that there is unlikely to be significant loss of daylight or sunlight, arising from this proposal which would justify grounds for refusal, given the tiered nature of the design and the history of the site.
- 8.26 One of the letters of objection referred to concerns about the proposal blocking ventilation systems to these flats. At the time of the officer's visit, it was not clear where these ventilation vents were located. The approved drawings were reviewed, and the ventilation vents are indicated to be located on the opposite side of the outrigger that lies on the boundary. There is no planning requirement in respect of ventilation on this wall in respect of these flats, and it is therefore considered that this is a civil matter to be dealt with through the Party Wall Agreement, rather than a planning matter.
- 8.27 In respect of the proposal for the flats associated with nos.98-100 Abington Street (Burger King), on the opposing side of the application site, the majority of the windows on the side elevation, which would look towards the proposed flats, serve hallways, rather than habitable rooms. The rooms which are bedrooms would overlook the service yard, rather than the building.
- 8.28 It is considered that the separation distance between the two structures, along with the tiered nature of this application, would not result in a significant loss of daylight or outlook to the proposed flats.
- 8.29 In terms of the existing properties on York Road and St Giles Terrace, it is considered that the distance and the uses of the buildings are such that the proposal would not result in significant adverse harm on the amenities of these properties.
- 8.30 It is therefore considered that the proposal meets the requirements of Policy S10 of the JCS and Policy 1 of the CAAP.

Noise

- 8.31 The Environmental Health Officer (EHO) has raised concerns about the level of background noise in the area and the impact on the future occupiers of the flats. The day care centre has an air conditioning unit located on the elevation nearest to this property. This has previously been identified as a potential source of noise, odour and disturbance by the EHO.
- 8.32 Abington Street is predominantly pedestrianised, and any traffic noise would come from the York Road/Wellingborough Road junction. Within the comments, the EHO has referred to plant (ventilation and extraction) that may be located in the vicinity.

- 8.33 A noise report was carried out for the previous application, which was undertaken during the winter period and the EHO has noted that during the summer period these systems can work harder and longer in order to control the temperature of buildings. Given the current situation, where the restaurants, community and other town centre uses are not fully operational, it would not be appropriate to carry out a further survey at this time.
- 8.34 The Venton Centre (Age Concern), is situated to the rear of the site, is a normally a weekday centre only with no evening activities, so vehicle movements, extraction systems and general noise and disturbance are considered to be minimal during the normally hours where protection is sought.
- 8.35 The flats are screened from activities in Abington Street by the existing building, which it is considered would reduce the majority of noise and disturbance, particularly during the evening.
- 8.36 It has been agreed with the EHO that these matters can be addressed through a suitably worded condition, requiring a more robust noise assessment covering not only external noise but also internal noise.
- 8.37 The EHO had considered the impact of an office use in close proximity to the flats and an hours of use condition was considered, however, given that this would only apply to part of the building, it was considered this was not reasonable. The applicant will be required to ensure that the soundproofing meets the required standards for residential occupancy.

Odour

- 8.38 In respect of odour, there are some hot food outlets in the vicinity which would operate extraction equipment. The nearest is the Venton Centre (Age Concern community facility), which operates during the daytime only and for a relatively short part of the day.
- 8.39 As with the issue of noise, the Venton Centre offers limited services over a short space of time. The main purpose is to offer elderly clients somewhere to go for a shower, hairdressing and social activities. During the day a hot meal will be offered. It will be during the lunchtime period that the area may incur some odour.
- 8.40 This has been discussed with the EHO and it is considered that this is a relatively short period of time during the working week only and is unlikely to result in significant harm.
- 8.41 The other source of odour that could occur in the area, would be associated with Burger King. This is a relatively new addition to this area, having previously been operating as a public house. As a result of the planning approval for the change of use, further information of the extraction system and flue was required to assess impact on residential use. This was been subsequently agreed following consultation with the Public Protection Team.
- 8.42 Following consultation with the EHO, a request for an odour assessment was sought. The applicant responded that whilst a survey had not been carried out, there was no noticeable odour at the time of his visit. In addition, it was noted that recent applications that had been approved in this area, had not been subject to such an assessment, including the application for residential units above Burger King.
- 8.43 It was further noted that the extraction system associated with Burger King was a relatively new installation. Going forward any odour on this type of system, is more likely to be associated with maintenance of the system, rather than the design. Given that the flats referred to above, that have yet to be implemented have been considered with this use in mind, it is difficult to justify a stricter approach in terms of this application.
- 8.44 A further source of odour may be associated with the restaurant behind no. 104 Abington Street, Nuovo. There are already recently constructed flats to the rear and upper floors of this unit and to

date, no complaints have been received regarding the extraction system associated with the restaurant and the relationship of the existing flats.

- 8.45 Following a discussion with the EHO prior to the determination of the last application, it was considered that in the interests of maintaining a consistent approach, this would not be pursued, given that the two sources of potential odour were managed either by time or maintenance. It would therefore be unreasonable to request a condition in respect of this proposal.

Highways, access and Parking

- 8.46 The land surrounding the Venton Centre is in private ownership. A right of access is given over the land for deliveries to the supermarket. During the course of the application, it was advised that Certificate B and notice no 1 was served on the owners of the Venton Centre. The applicants believe that they would be able to implement any consent and provide parking and cycle storage on the area that is currently used for deliveries.
- 8.47 The Local Highway Authority (LHA) has objected to the use of shared use of the access for commercial and residential purposes. No objection was raised on the previous application subject to a condition requiring the submission of a CEMP. Other properties along York Road already use this entrance to access parking areas to the rear for both residential and office type uses.
- 8.48 Given that this is a sustainable location, both in terms of access to amenities, services and transport connections, it is reasonable to presume that not all the occupants would own cars. For this type of development parking would not be insisted on, however, the addition of parking is a bonus. It is therefore considered that for the level of vehicle movements that this development would generate, the LPA would not be able to justify a reason for refusal on highway grounds.
- 8.49 The Venton Centre operate a number of minibuses, which are stored on the site and are used during the day to collect clients. Parking for these vehicles appears to be on an ad-hoc basis, on land adjacent to the loading bay for the supermarket and to the side of the centre.
- 8.50 If a right of access exists, it will be for the two parties to ensure that both parties have clear access, rather than something that the LPA or LHA would police.
- 8.51 Whilst an element of parking provision is proposed, the property is located in a sustainable location, close to local facilities and public transport hubs. In this instance, whilst the LHA would not necessarily insist on parking provision on site, however the parking provision proposed on site is considered appropriate.
- 8.52 It is considered that the proposal meets the criteria set out in Policy S10 of the JCS and Policy 1 of the CAAP.

9 CONCLUSION

- 9.1 It is considered that the proposal would not adversely impact on the amenities of the area, and would add to the vibrancy and vitality of this part of the Town Centre and contribute to the Council's five year housing land supply and is therefore recommended for approval.
- 9.2 The proposed development would, subject to conditions, represent an acceptable land use and would not have undue impact upon neighbour and visual amenity. In addition, it is considered the proposal would not adversely impact on the St Giles Conservation Area of the setting of the adjacent Listed Buildings. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy; Policies 1 and 11 of the Northampton Central Area Action Plan, and the St Giles Conservation Area Appraisal and Management Plan.

10 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: 018-062-001E, 018-062-002F, 018-062-003D, 018-062-004C, 018-062-005C, 018-062-007F and 018-062-0011A.

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

3. Development shall not commence on any phase of development until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include but not be limited to the following:
 - a) the management of traffic during construction: to address site access, routes within site kept free from obstruction, wheel washing, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
 - b) location of access points for site traffic during development;
 - c) detailed measures for the control of dust during the construction phase of development;
 - d) details of any temporary lighting;
 - e) hours of working and deliveries.

The development should be carried out in accordance with the approved document.

Reason: In the interests of surrounding amenity and highway safety in accordance with the aims and objectives of the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

4. Prior to the commencement of development, details of all proposed external facing materials and balconies shall 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 Policy S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

5. Notwithstanding the details submitted, prior to occupation of the development, details of the provision for the storage of refuse and materials for recycling for both commercial and residential uses 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 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.

6. Full details of all security measures to be incorporated into the development, including secure access from Abington Street and security for the proposed cycle storage area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the residential accommodation hereby approved.

Reason: To ensure a satisfactory standard of development in the interests of the amenities of future occupiers, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

7. Notwithstanding the submitted details, prior to the occupation of the development hereby permitted full details of a sound insulation and ventilation scheme to protect the development from sources of internal and external noise shall be submitted to and approved in writing by

the Local Planning Authority and the approved details shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

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

8. The car parking spaces as shown on drawing no. 018-062-005 Rev B shall at all times be reserved for the parking of vehicles by residents and staff of the development hereby permitted.

Reason: To ensure a satisfactory standard of development and to ensure that adequate parking facilities are maintained in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

11 BACKGROUND PAPERS

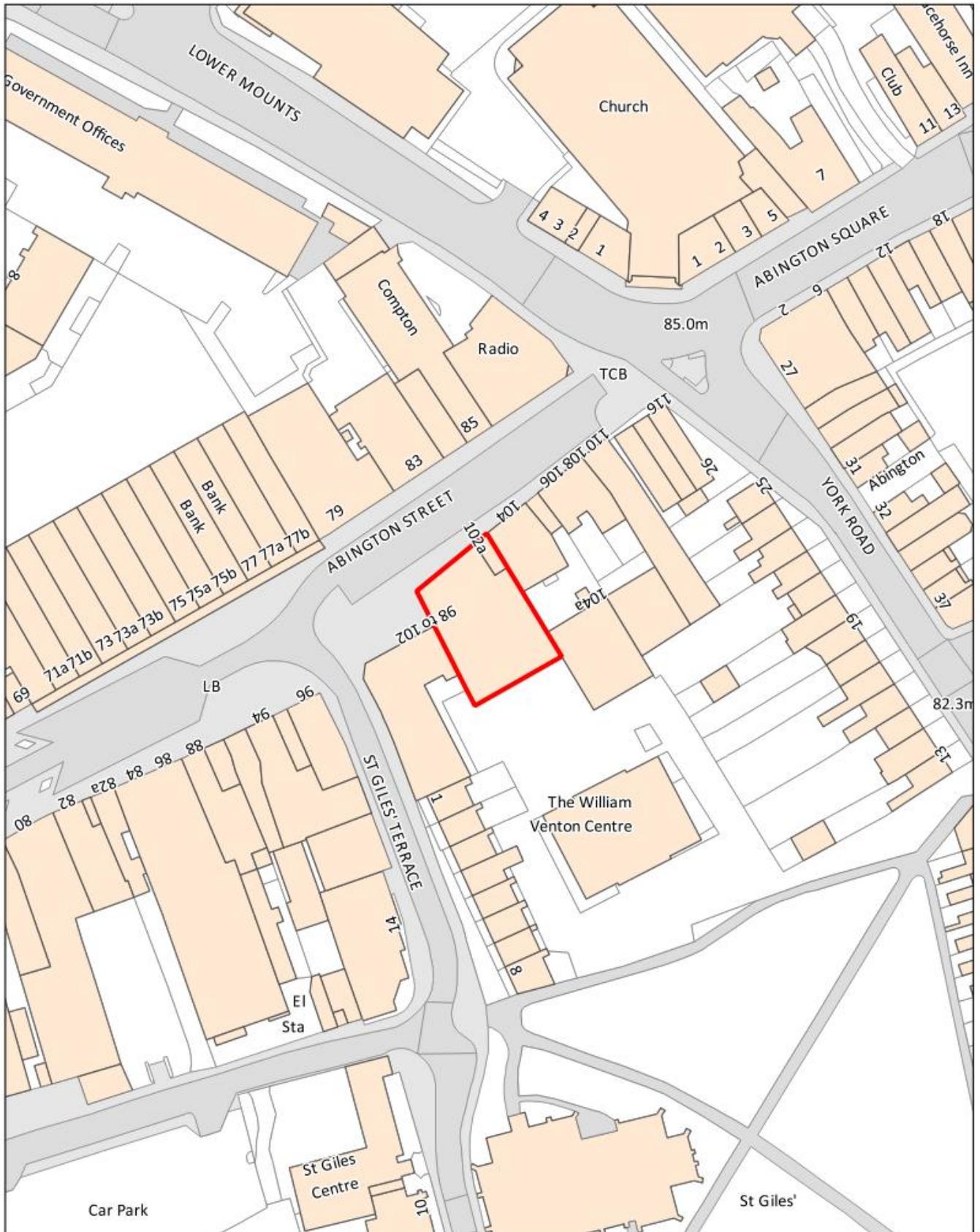
- 11.1 N/2020/0353.

12 LEGAL IMPLICATIONS

- 12.1 The development is CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **102a Abington Street**

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Date: 25-06-2020

Scale: 1:1,000

Drawn by: -----