



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 13 May 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0286: 7 Market Square Northampton
Installation of LED feature lighting equipment
– revised application of Planning Permission
N/2009/1014

WARD: Castle

APPLICANT: Mr S. Docker – Northampton Borough
Council

AGENT: Mr T. Felstead – WSP UK

REFERRED BY: Head of Planning
REASON: Northampton Borough Council Application

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE**, subject to the referral of the application to Government Office and subject to conditions and for the following reason:

The proposal would not unduly impact upon the fabric, character and appearance of this Grade II Listed Building within Northampton's historic Market Square. Furthermore, the proposal would enhance the appearance of this Listed Building through a greater promotion of the building's distinctive architecture. The proposal therefore complies with PPS5 – Planning and the Historic Environment and Policies E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Northampton Borough Council's Planning Committee considered the principle of installing LED lights on this building at January 2010

meeting, where permission was sought to install lights at eaves level of the building. Subsequent to this approval, it was established that the eaves of the building were not suitable for the installation of the lights and this has result in this amended scheme to install two up-lights above the buildings fascia.

3. SITE DESCRIPTION

- 3.1 The application site contains a three storey, Grade II Listed Building, which dates from the mid 19th century with a stucco appearance. The building contains a bracketed cornice and sash windows to the upper floors. The shop front is of a more modern construction.

4. PLANNING HISTORY

- 4.2 N/2009/1014 – Installation of LED feature lighting equipment – Approved

5. PLANNING POLICY

5.1 National Policies:

PPS1 – Delivering Sustainable Development
PPS5 – Planning for the Historic Environment

5.2 East Midlands Regional Plan 2009

Policy 2 – Promoting Better Design
Policy 27 – Historic Environment

5.3 Northampton Borough Local Plan

E20 – New Development
E26 – Development within Conservation Areas

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Town Centre Manager (NBC)** – No objections
- 6.2 **Town Centre Conservation Areas Advisory Committee** – No objections
- 6.3 At the time of preparing this report, the consultation process had yet to be completed and therefore any further representations will be reported to the Planning Committee by means of the addendum.

7. APPRAISAL

- 7.1 As this is an application for listed building consent, the primary material consideration is the impact on the character, appearance and setting of the Listed Building concerned and not the wider planning issues that would normally be assessed when considering a planning application. As the proposal amounts to fixing lighting units and electrical wiring to

a special historic structure, the main considerations are whether the physical intrusion of attaching the lights and whether the alterations to the appearance of this building is acceptable.

- 7.2 The proposed lighting would be reasonably well screened from prominent views in the Market Square on account of the positioning of the lights above the modern shop front. As a result of this, the visual impact upon the Market Square of the development would be minimal. The positioning of the proposed lighting would also draw attention to the building's distinctive cornicing and fenestration arrangement and as a result of this, the proposal would assist in promoting a high quality environment within the Market Square and is compliant with the objectives of PPS5, including Policy HE7.4
- 7.3 The installation of electricity cables could have the potential to impact upon the character of the Listed Building. However, it is considered that the building's more modern shop front could be utilized 'mask' any necessary cable work. As such there would be a minimal impact upon the fabric of the various Listed Building concerned.
- 7.4 It is recognised that the installation of the lighting units could impact upon the fabric of the Listed Buildings. The supporting information states that the lights would be attached to the buildings through the use of an epoxy resin, albeit that it is recognised that amendments to this procedure may be required depending on the actual condition of the building. Therefore, it is considered necessary and reasonable to place a condition on any approval requiring that a method statement is submitted and approved by the Local Planning Authority. This method statement must include a bespoke assessment as to how each light would be attached to the host building. It is noted that the epoxy resin would be removed through the application of a salt solution and as such it is considered that the proposal would be reasonably reversible and would not damage the fabric of the Listed Building.

8. CONCLUSION

- 8.1 It has been demonstrated that the proposal subject to conditional controls would not unduly impact upon the character and appearance of the Listed Building, as the proposed installation of the lighting equipment would be carried out in a sympathetic fashion. This would cause no harm to the special historic structure and maintain the character and appearance of the Listed Building and complies with PPS5 – Planning and the Historic Environment. The proposal would also contribute to the ongoing works to regenerate the Market Square.

9. CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building

and Conservation Areas) Act 1990.

2. Notwithstanding the submitted details, full details of all cable runs shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall only be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character and appearance of the Listed Buildings, in accordance with PPS5 – Planning for the Historic Environment.

3. Notwithstanding the submitted details, a detailed method statement for the installation of the proposed lighting including the precise method of fixing shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall only be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character and appearance of the Listed Buildings, in accordance with PPS5 – Planning for the Historic Environment.

10. LEGAL IMPLICATIONS:

10.1 None

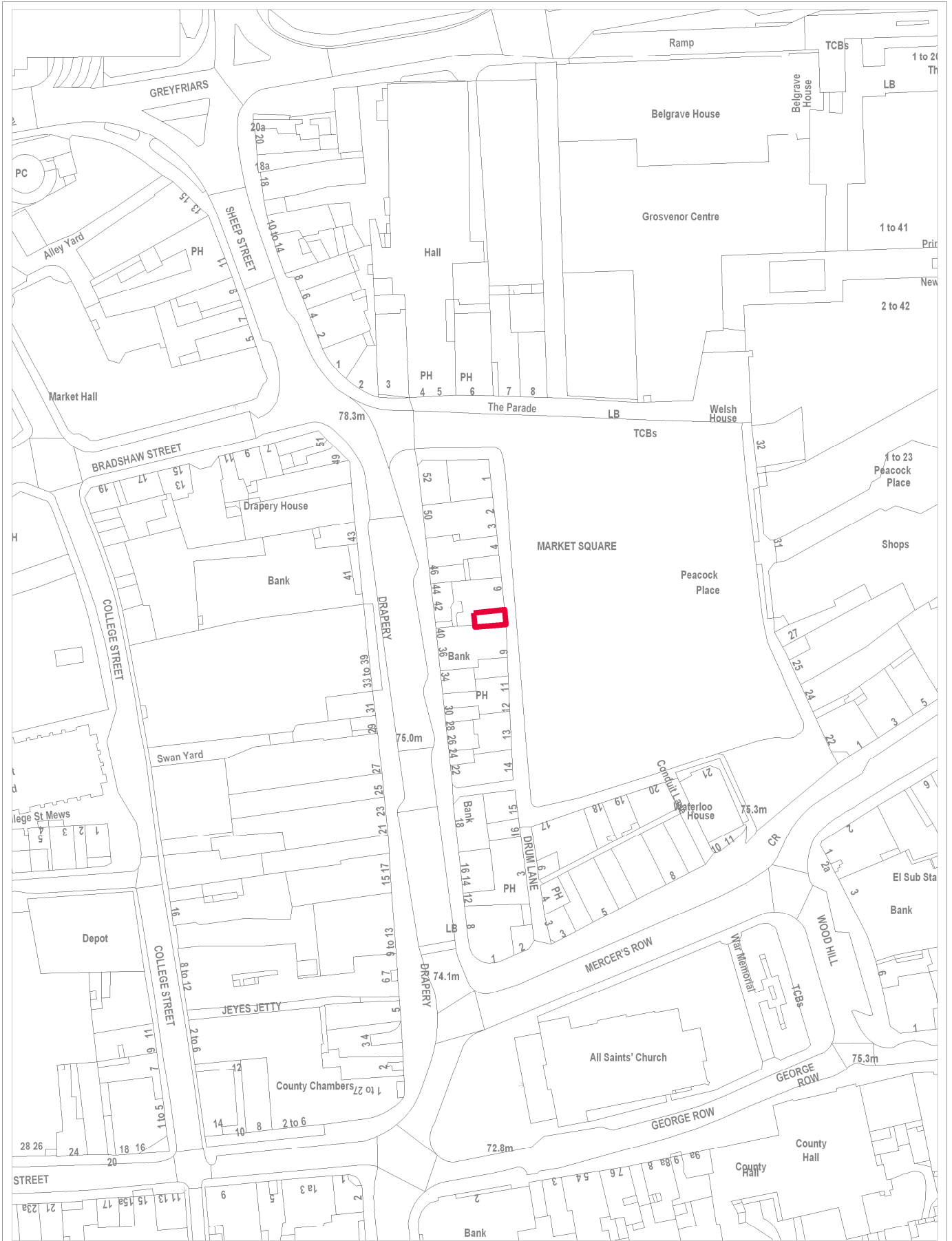
11. BACKGROUND PAPERS

11.1 N/2009/1014

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.

Position:	Name/Signature:	Date:
Author:	Ben Clarke	14/04/10
Development Control Manager:	Gareth Jones	15/04/10



Name: 04th May 2010
 Date: 20th April 2010
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title
7 Market Square

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