



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 16 November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2010/0910 Removal of stud partition walls erected since 1948, re-opening of an existing doorway, rewiring and improvements to lighting at The Guildhall, St. Giles Square, Northampton

WARD: St. Crispin

APPLICANT: Northampton Borough Council
AGENT: Mr. Tom Bates

REASON: NBC property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **Approval in principle** – subject to the referral of the application to the Secretary of State and subject to conditions and for the following reason:

The proposed alterations will restore rooms to their former size, and reinstate the former doorway which will not result in the loss of historic fabric and will not have an adverse impact on the historic integrity of the building.

2. THE PROPOSAL

2.1 The proposed works relate to rooms in the original building, which face onto St. Giles Square (currently NCC Registrars' staff offices). Listed Building Consent is sought to remove three internal partition walls in three separate rooms and for the re-opening of a doorway in a fourth room. (The re-wiring work mentioned in the description does not require permission as all new wiring will be contained in surface mounted trunking, without the need to create new holes.)

3. SITE DESCRIPTION

3.1 The Guildhall is a Grade 2* Listed Building, and the proposed works

are within the Registrars' offices in the western ground floor. The site is also within the St. Giles Square, and within the All Saints Conservation Area.

4. PLANNING HISTORY

- 4.1 There is an extensive planning history on this site, including other internal alterations.

5. PLANNING POLICY

5.1 Development Plan:

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 current Development Plan comprises the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

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

5.3 Northampton Local Plan

No saved policies, however, para. 2.80 applies.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **NBC Access Officer** – no comments.

- 6.2 **NBC Built Conservation** – no objections subject to conditions.

- 6.3 **English Heritage** – no objections. Recommended that copies of the historical plans that have been submitted with this application be sent to the County Heritage Environment Records office, and this has been done.

- 6.4 Ancient Monuments Society, Commission for Architecture and the Built Environment, Council for British Archaeology, The Georgian Society, Society for the Protection of Ancient Buildings, The Twentieth Century Society, and The Victorian Society have also been consulted but at the time of drafting the report, comments had not been received (also refer to para 7.4 below).

7. APPRAISAL

- 7.1 As part of the reorganisation of the Council's work places, many more employees are to work from the Guildhall. As part of these arrangements, the offices presently used by the County Council Registrar are to be vacated in order to accommodate the offices of the Leader of the Council and Leaders of other political groups with associated support staff.

- 7.2 To accommodate these changes, three rooms are to be enlarged by removing partition walls and by re-instating a door. These stud partition walls are not part of the original fabric of the building, and the opening up of the doorway will not have an adverse impact on the historic fabric of the building.
- 7.3 These works will result in the three rooms being restored to their original size, with features such as coving and skirting boards reinstated.
- 7.4 It is important to note that the consultation period for this application does not expire until the day of the Planning Committee meeting and as such the recommendation may change subject to any further submissions / consultation responses received. This will be reported via the Addendum.

8. CONCLUSION

- 8.1 It is considered that the proposed alterations are acceptable as they will restore and enhance the Guildhall, with no adverse impacts.

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 (1) Act 1990.

(2) Full restoration of internal details to all rooms to match the original following the removal of the partition walls, in accordance with details to be agreed, to include the installation of a door case to match existing.

Reason: To ensure the protection of the integrity of the Listed Building in accordance with PPS5 Planning for the Historic Environment.

10. BACKGROUND PAPERS

- 10.1 None.

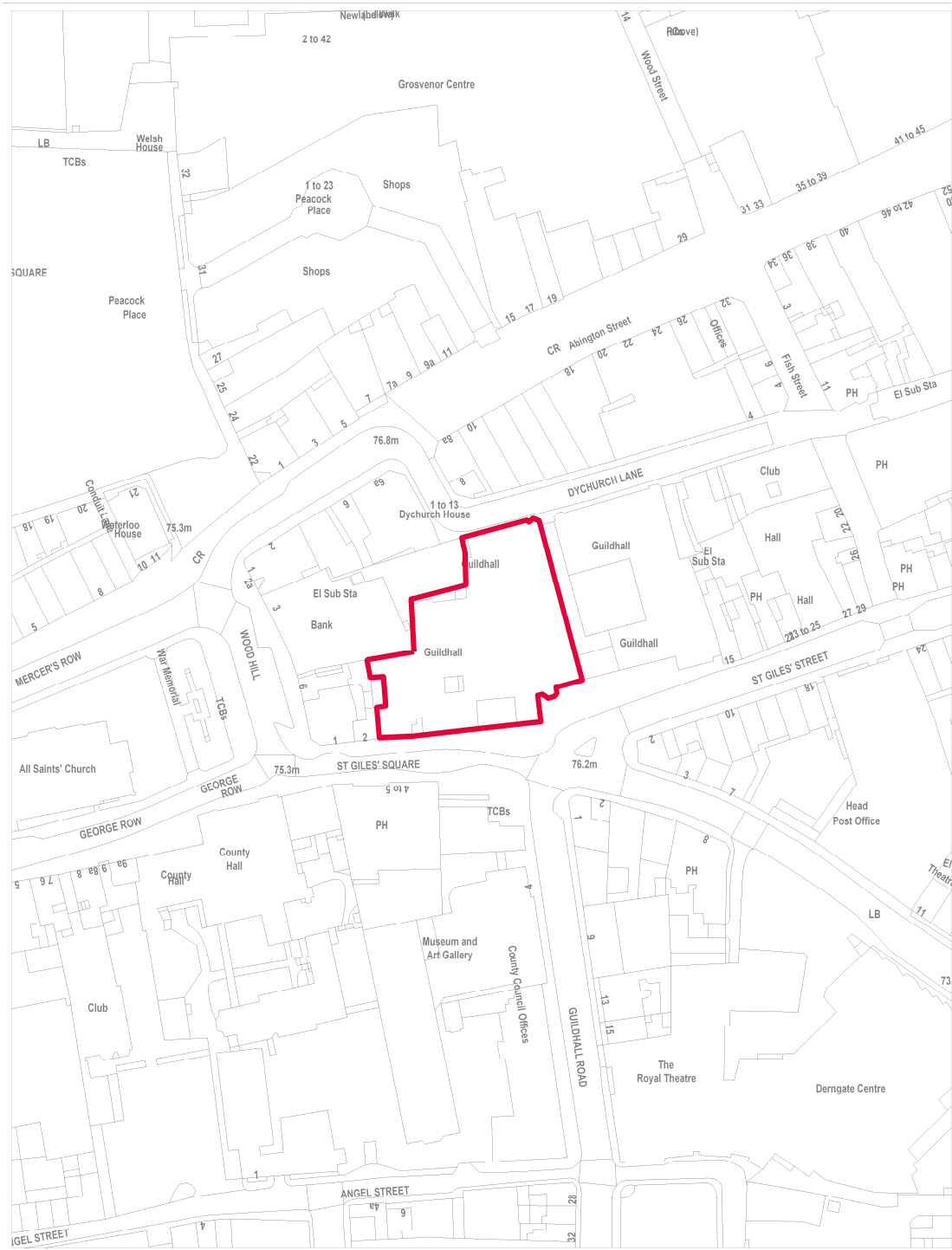
11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the above 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:	Eillie Williams	28/10/2010
Development Control Manager Agreed:	Gareth Jones	29/10/2010



Name: JC
Date: 4th November 2010
Scale: 1:1250
Dept: Planning
Project: Site Location Plan

Title

The Guildhall, St Giles Square

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655