



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 13 September 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0722: Change of use from offices/training facility (Use Classes B1/D1) to single dwelling house (Use Class C3) at 40-42 Guildhall Road, Northampton

WARD: Castle

APPLICANT: Mr. D. Frost
AGENT: None

REFERRED BY: Head of Planning
REASON: Council-owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** for the following reason:

1.2 The proposed use as a single dwelling house will bring back into sustainable use a vacant property in the town centre, and is in accordance with Northampton Local Plan Policy H7; with the emerging Central Area Action Plan; and with National Guidance PPS3 – Housing.

2. THE PROPOSAL

2.1 Permission is sought for a change of use of the premises from offices/training uses to a single family dwelling.

3. SITE DESCRIPTION

3.1 These two Victorian era former houses date from 1860 and form part of a terrace extending down to St. Johns Street. The buildings are red brick with decorative window surrounds, four storeys high with dormer windows and mansard style slate roofs. The site is within the Derngate Conservation Area and the buildings are Non-Designated Heritage Assets

(i.e. on the Local List), adjacent to the former Vulcan Iron Works which is a Listed Building towards the southern end of Guildhall Road.

- 3.2 The two buildings are already conjoined internally. It has been confirmed by the applicant that there are to be no changes to the exterior of the property.

4. RELEVANT PLANNING HISTORY

- 4.1 A number of changes of use to residential / residential redevelopments have been granted planning permission in the vicinity of the site including:
- 1993/0488 – conversion of 48-56 Guildhall Road (Bassett Lowke House) to 22 flats – approved
 - N/2003/0863 – change of use to residential of 46 Guildhall Road – approved
 - N/2004/1071 & 72 – conversion of Bloomsbury House 27-20 Guildhall Road to 130 flats – approved
 - N/2003/0340 – change of use of 40 Guildhall Road from beauty salon to beauty training facility – approved

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 of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS5 – Planning and the Historic Environment

5.3 Northampton Local Plan

E20 – New Development

E26 – Conservation Areas

H7 – Housing Development Outside Primarily Residential Areas

D22 – Angel Street / Bridge Street Development Site

5.4 Central Area Action Plan emerging policy

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Built Conservation** – no objections.

- 6.2 **Town Centre Manager** – no objections to residential use, but would like to ensure there are adequate waste/rubbish facilities to avoid any on-street waste bins which would have a detrimental affect on the street scene.

- 6.3 **NCC Highways** – comments:
1. that on-street parking is very tight at the moment, and the current proposal will impact on the current parking arrangements;
2. the current proposal will be inconsistent with the other dwellings in the area.
- 6.4 **Town Centre Conservation Area Advisory Committee** – no response.
- 6.5 **NBC Public Protection** – verbal consultation – recommended informative note recommending that an area in the rear garden be set aside for storage of refuse/recycling.
- 6.6 A site notice was posted and the application was advertised in a locally circulating newspaper. Neighbour notification letters were sent to adjacent property. At the time of drafting the report the consultation period of the press notice had not yet expired; any additional representations received (and pursuant changes to the report / recommendation) will be reported to the Committee via the Addendum to be circulated at the Committee meeting.

7. APPRAISAL

- 7.1 The main issue to consider is the acceptability of residential use in this location.
- 7.2 In the Northampton Local Plan the site is in an area designated as the Angel Street/Bridge Street Development Area with Policy D22 applying. This policy states that, subject to compliance with other policies, planning permission will be granted for retail or office development. This Policy D22 redevelopment area, which extends south from Angel Street to St John's Street to the south and bound to the east by Guildhall Road, has not yet come forward for development. The emerging Central Area Action Plan (CAAP) proposes to retain this as a development area (Policy 22 - Angel Street) but with a revised boundary which excludes the application site. This Policy 22 area proposes a mix of office, hotel and residential uses, with small scale retailing, financial services and restaurant/cafes.
- 7.3 In light of this changing policy context it is not considered that the proposed change of use would compromise the Council's regeneration objectives for this part of the town centre. Moreover the proposed residential use would complement the range of uses identified in emerging CAAP Policy 22.
- 7.4 When considering an application for residential development outside primarily residential areas as identified on the Local Plan Proposals Map, Policy H7 states that planning permission will only be granted where (a) a satisfactory residential environment can be achieved; (b) the development would not be at a scale and density which would be detrimental to the character of the surrounding area or would result in an over-intensive use of the site; (c) the development would comply with the Council's Highway

Design Guide relating to parking; (d) the development would not be piecemeal in character and likely to prejudice the possible satisfactory development of a larger area; (e) the development would not result in the loss of facilities for which there is a need in the area, or trees or land of significant amenity value.

- 7.5 It is considered that this proposal to convert these premises to a single dwelling is in accordance with the above policy, except for the parking requirement.
- 7.6 It is noted that, although this site is not in a primarily residential area, there has been significant other residential development in the vicinity, i.e. across the road (Bloomsbury House 130 flats) and further down the terrace (Basset Lowke House and 46 Guildhall Road). The house next door (no.44) is also a private dwelling. The proposed residential use would therefore be in keeping with surrounding use.
- 7.7 No external changes to the buildings are proposed and therefore there would be no impact upon the character or appearance of the Conservation Area. It is considered that bringing a vacant building into use will enhance the vitality of the Conservation Area.
- 7.8 In considering parking requirement under Policy H7, no off-street parking is provided at this site, and no on-street parking is permitted on this section of Guildhall Road. However, year round permit parking is available to town centre residents in the long stay car parks, and St. John's multi-storey car park is within close vicinity of the application site. This site is also very sustainably located, within easy walking distance to facilities and public transport. It is considered that these factors suitably address the issue of parking at this site.
- 7.9 In considering the matter of refuse/recycling facilities (as raised by the Town Centre Manager), there is presently weekly bag collection for refuse along this street and also a weekly collection of recyclables from boxes. It is noted that the current lawful uses of these properties would also have generated refuse and recyclables and that this would have been placed outside in the public domain on collection day. It is not considered that the proposed use would generate significantly different levels of refuse and recyclables compared to those of the existing lawful use.

8. CONCLUSION

- 8.1 It is considered that the proposed use of the property as a single dwelling is acceptable as it will be in keeping with surrounding development and will have no adverse impacts upon the character of the Conservation Area.

9. CONDITIONS

- 9.1 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.

10. BACKGROUND PAPERS

10.1 None.

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.

Position:	Name/Signature:	Date:
Author:	E. Williams	01/09/2011
Development Control Manager Agreed:	Gareth Jones	01/09/2011



Name: SW
 Date: 1st September 2011
 Scale: 1:500
 Dept: Planning
 Project: Site Location Plan

Title
40-42 Guildhall Road

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