



PLANNING COMMITTEE: 18 October 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0795 Internal alterations comprising the tiling of two existing walls (Listed Building Consent)
Ask Restaurant, 10 St Giles Square

WARD: Castle

APPLICANT: Ask, Gondola Group
AGENT: Greig & Stephenson

REFERRED BY: Head of Planning
REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 That the Secretary of State be notified that the Council have resolved to grant Listed Building Consent for the proposed works.
- 1.2 AND; subject to no objection being received from the Secretary of State, Listed Building Consent be granted subject to conditions.

2. THE PROPOSAL

- 2.1 The proposed works for which Listed Building Consent is sought comprise the application of new internal tiles to the inside face of an exterior wall. Those tiles would be mounted onto a pre-existing plasterboard and stud wall lining and, as such, the proposed works have no implications for the structure and fabric of the building as a whole or, any features of special architectural or historic interest.

3. SITE DESCRIPTION

- 3.1 The building in question lies at the corner of St Giles Square and Guildhall Road. The proposed works are part of an internal refurbishment.

4. PLANNING HISTORY

- 4.1 Although the property has a length planning history there are no matters relevant to the determination of the current application.

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
PPS5 – Planning for the Historic Environment

5.3 Northampton Borough Local Plan

E20 – New Development
E26 - Conservation Areas

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 The application was advertised in the local press on the 25th of August 2011 and the Town Centre Conservation Area Advisory Committee (TCCAAC) was consulted simultaneously.

- 6.2 **The TCCAAC** wrote on the 6th of September and has no objections to the proposal.

- 6.3 **NBC Conservation** – No objection.

7. APPRAISAL

- 7.1 The installation of the proposed internal tiling will create a contemporary decorative feature that will not have any detrimental impact upon the historic fabric or significance of the Listed Building.

- 7.2 As a Grade II* Listed Building which is within the ownership of the Borough Council, it is procedurally necessary to give notice to the Secretary of State before the grant of Listed Building Consent.

9. CONDITIONS

- 1) The proposed installation of internal tiling shall be carried out in strict conformity with the drawn and annotated details shown on the applicant's drawing number GSA/ASKNORTHMPTON.602.
REASON: To ensure a satisfactory standard of work that does not have any adverse effect upon the structure, fabric and historic characteristics of this Grade II* Listed Building.

10. BACKGROUND PAPERS

- 10.1 N/2011/0795.

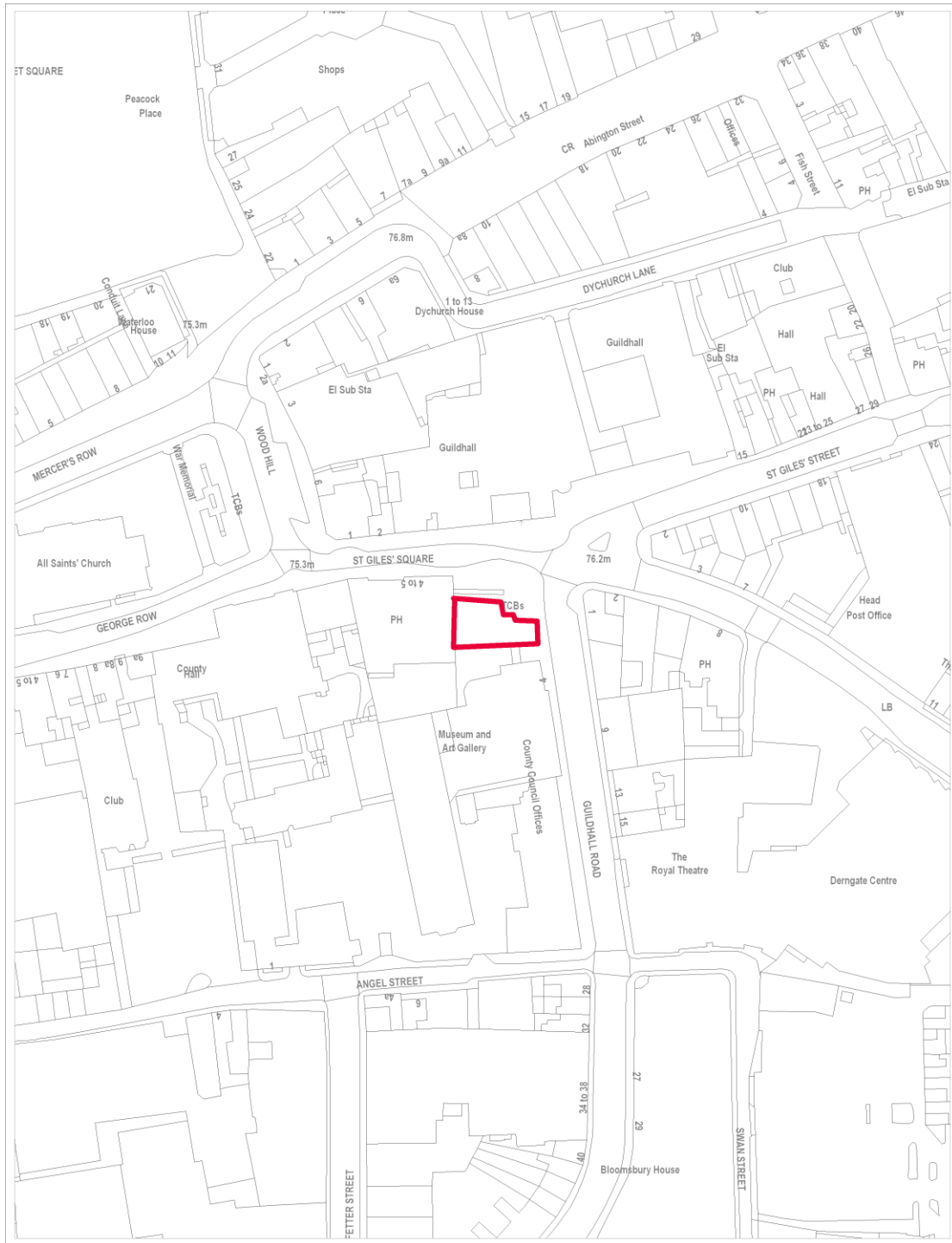
11. LEGAL IMPLICATIONS

- 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:	Tony Boswell	27/09/2011
Development Control Manager Agreed:	Gareth Jones	30/09/2011



Name: CH
 Date: 28th September 2011
 Scale: 1:1250
 Dept: Planning
 Project: N/2011/0795

Title
Location Plan

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