



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

N/2011/1001 **New shop front to
140 St James Road**

WARD: **St James**

APPLICANT: **Northampton Borough Council**

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

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL** subject to conditions and for the following reason:
The proposed development by reason of its scale, siting and design would have no adverse impact on the street scene or character of the wider area. The proposal would therefore comply with Policies E20 and E29 of the Northampton Local Plan and aims of PPS1 and guidance in the Council's Shop front Design Guide.

2. THE PROPOSAL

- 2.1 Planning permission is sought for installation of new shop front.

3. SITE DESCRIPTION

- 3.1 The application site consists of a modern retail unit (use class A1) along a parade of commercial units in St James ward. The parade includes 5 units including a gun shop, library, convenience store, vacant shop unit and the application site (a baby shop).

4. PLANNING HISTORY

- 4.1 Planning permission was granted in 2007 for change of use to coffee shop. This has been implemented and converted back into a retail unit.

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

5.3 Northampton Borough Local Plan

E20 – New Development

E29 - New shop fronts

5.4 Supplementary Planning Guidance

Northants Shop front Design Supplementary Planning Document 2011

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Access Officer** No objection, recommend that access be level and there be delineation of the doorframe and handles.

7. APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on the appearance and character of the host building and street scene and whether there would be satisfactory access for all.

Policy context

- 7.2 The Council's Adopted Shopfront Design Guide SPD outlines the requirements and considerations when assessing proposals to replace or install new shop fronts.
- 7.3 The Design Principles emphasise the importance of incorporating safe and easy access to the premises for everyone and the need for good design as well as respecting design cues from existing features and the scale and proportion of doors and windows respecting the established character of the streetscape.

- 7.4 Saved Policy E20 of the Northampton Local Plan is also relevant especially part 'a' which encourages good design. Policy E29 relates specifically to shop fronts and stresses that planning permission for new shop fronts will be granted where the quality of design complements the character of the building, materials complement the townscape and the proposal does not detract from the appearance and character of the street scene.

Impact on appearance and character of the locality

- 7.5 The proposed replacement shop front would consist of an additional set of double doors the same design and size as those on the existing front building façade.
- 7.6 The street comprises a parade of units all with modern shop fronts and it is considered that the proposal would not detract from the appearance of the locality given that the design and general appearance would be consistent with the existing street scene.
- 7.7 In visual terms, the proposed alterations would also complement the parent building and are of a general scale and proportions considered acceptable in design.
- 7.8 The proposal would therefore comply with Policies E20 and E29 of the Northampton Local Plan and advice in the Council's own SPD on Shop fronts in respect of character and appearance.

Access for All

- 7.9 The Council's Access Officer comments that the proposed access should be level threshold to allow accessibility for all. This is to be agreed and secured by condition on any approval with an informative to the applicant to draw their attention to the necessity for the doorframe and handle to be delineated.

8 CONCLUSION

- 8.1 For the reasons cited the proposed development is considered acceptable and compliant with local and national policy and is recommended for APPROVAL subject to the conditions below.

9. 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 new entrance shall be level access unless otherwise agreed in writing by the Local Planning Authority

Reason - To ensure access for all in accordance with PPS1.

10. BACKGROUND PAPERS

10.1 N/2011/1001.

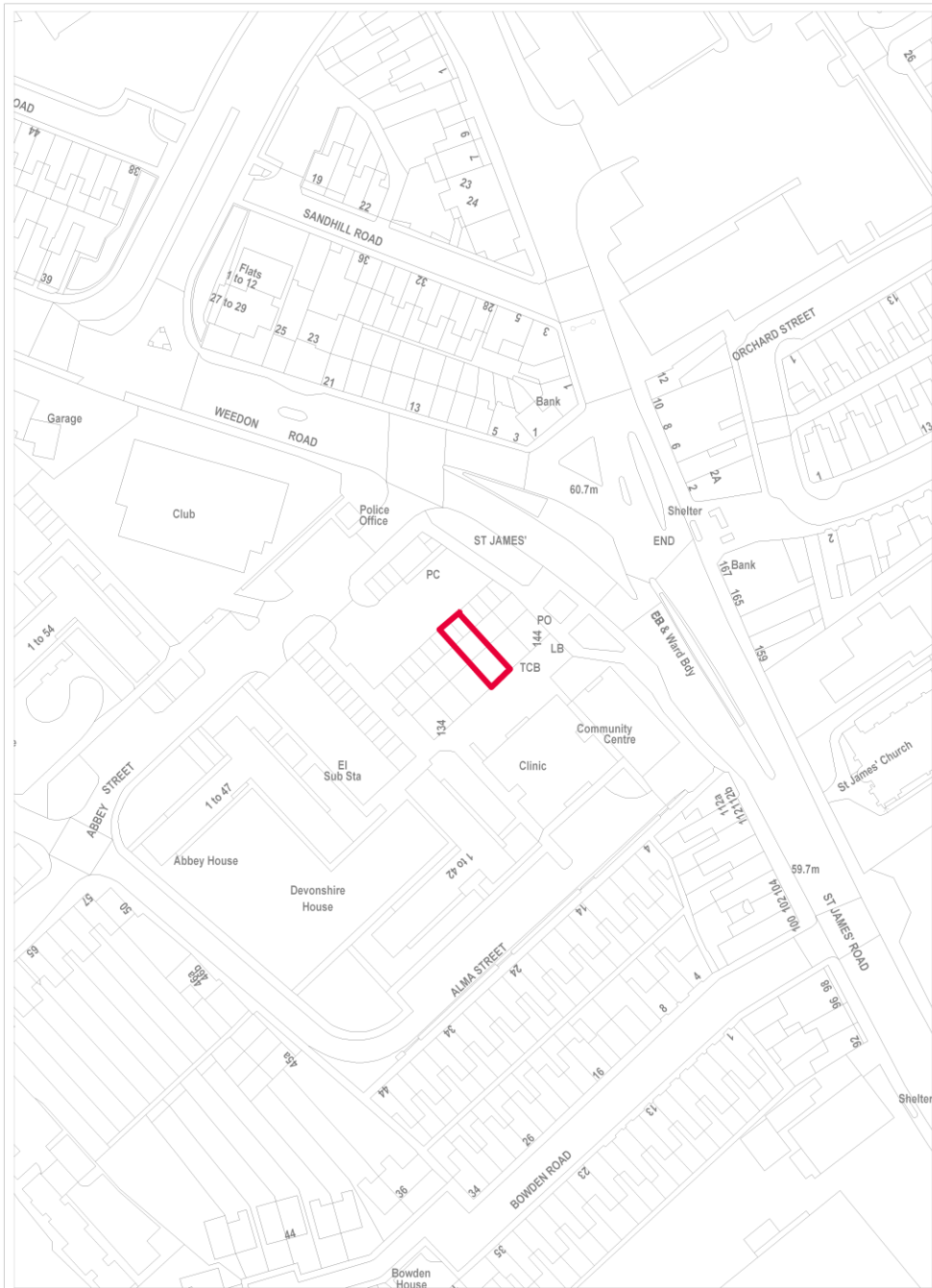
11. LEGAL IMPLICATIONS

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:	Jonathan Moore	17/11/11
Development Control Manager Agreed:	Gareth Jones	25/11/11



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Name: Charis Holder Date: 1st December 2011 Scale: 1:1250 Dept: Planning Project: Site Location Plan</p>	<p>Title 140 St James Road</p> <p>Produced from the 2011 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</p>
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