



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 27 November 2012  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2012/0926:** Conversion of existing Power House to 17 no. dwellings; and

**N/2012/0888** Listed Building Consent for the conversion of the Powerhouse to 17 no. dwellings

**At Former Pearce's Leatherworks**

**WARD:** Billing

**APPLICANT:** Lagan Homes  
**AGENT:** Armstrong Burton Architects

**REFERRED BY:** Head of Planning  
**REASON:** Major Application

**DEPARTURE:** Yes

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

- 1.1 **APPROVAL IN PRINCIPLE** of planning application reference **N/2012/0926** subject to the prior completion of a S106 legal agreement and conditions and for the following reason:

*The proposed development would bring derelict and previously developed land back into sustainable use, would support the sympathetic re-use of a listed building and would result in the provision of new homes without significant harm to the character of the area in accordance with guidance contained in National Planning Policy Framework and policies E6, H7 and H15 of the Northampton Local Plan.*

1.2 The **S106** Agreement shall secure the provision of 35% of the development to be used for affordable housing. The reasons for this are set out in section 7 below.

1.3 **APPROVAL of Listed Building consent reference N/2012/0888** subject to conditions and for the following reason:

*The proposed development would represent the affective re-use and refurbishment of a vacant listed building without significant harm to the historic and architectural character of the listed building, its setting or the visual amenities of the wider area in accordance with the guidance contained in National Planning Policy Framework and policy E26 of the Northampton Local Plan.*

## **2. THE PROPOSAL**

2.1 As Lagan Homes has concluded that an extent permission to convert the Powerhouse building to 6 large residential units is unviable. The proposal is to now convert this redundant building to 17 residential units. The development would provide 4 studio flats, 4 one bedroom flats and 9 two bedroom flats with 20 parking spaces. Access to the site would be from Fishponds Road through the applicant's on-going residential development.

## **3. SITE DESCRIPTION**

3.1 The site lies in the eastern district of Northampton between Wellingborough Road and Fishponds Road. The site is located on the former Pearce Leatherworks which is currently under construction by the applicant for residential development. The Powerhouse is one of the Grade II Listed Buildings on the site. Others include the main offices, factory (now partly demolished as permitted by previous consents to facilitate the redevelopment of the wider site), gate piers, gates, forecourt pool and ancillary buildings.

3.2 The site is allocated as an existing business area in the Northampton Local Plan. A brook runs to the north of the Powerhouse site within an area designated in the Local Plan as a Site of Acknowledged Nature Conservation Value. To the east of the site is an area of land occupied by trees, bushes and outbuildings. To the south of the site is an area of land that was formerly occupied by Pearce's factory. This has now been substantially demolished and will be developed with two storey housing. To the south west of the site is the retained Pearce's office building which is also listed.

## **4. BACKGROUND AND HISTORY**

4.1 The Pearce Leatherworks was built in 1939 and was used for the production of leather since its construction until 2001, except for a period in the Second World War, when part of the building was used for

aircraft component production. In 2001 leather production ceased due to competition from abroad and the buildings remained predominantly empty and unused. The buildings were listed Grade II in January 2002.

- 4.2 In September 2003 various planning applications were submitted for a mixed use development on the site incorporating residential and employment use with the retention of the listed buildings. Various issues over viability of the proposal delayed the progress of the applications. In 2006 the powers to determine major planning applications transferred to West Northamptonshire Development Corporation. Northampton Borough Council remained the determining authority for the Listed Building Application. This was eventually approved in May 2008 (see below for details of applications). Lagan Homes now own and are developing the site.

10/0027/FULWNN – Partial demolition of Pearce Leatherworks and outbuildings with remaining building to be office use. Erection of new screen wall to enclose retained part of building and alterations to business area parking. Construction of 126 dwellings (including conversion of existing Power House to 6 units), associated highway works, public open space, landscaping and ancillary works - Approved 14/10/2010.

N/2010/214 – Partial demolition of leatherworks and outbuildings. Conversion of Powerhouse to 6 dwellings. Integration of screen walls into new residential development and erection of new screen wall – Listed Building Consent Approved 08/07/2010.

06/0011/FULWNN – Residential development including area of open space and provision of access to the site – outline application. Land to rear of Pearce Leatherworks – Jan 2007 - resolution to grant planning permission subject to s.106 (s.106 not signed).

06/0012/FULWNN – Demolition of factory. Re-use and extension of offices & erection of 80 no. apartments on footprint of existing factory. Conversion of Power House to 6 apartments - Jan 2007 - resolution to grant planning permission subject to s.106 (s.106 not signed)

N/2003/1289 (LB) - Demolition of the factory. Re-use and extension of offices and erection of 85 apartments on footprint of existing factory. Conversion of Powerhouse to 6 apartments– Approved May, 2008

N/2003/1290 – Forming of new access drive. Erection of garages. Refurbishment of cottages & extension of the caretakers cottage – Caretakers & Engineers Cottages Pearce Leatherworks- Approved Jan, 2007

N/2003/1291 – As above – Listed Building Consent application- Approved Jan, 2007

## **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:**

NPPF – National Planning Policy Framework

### **5.3 Northampton Borough Local Plan**

E19 – Implementing Development

E20 – New Development

E40 – Crime and vandalism

H7 - Housing Development Outside Primarily Residential Areas

B14 – Development for non-business uses in business areas.

### **5.4 Supplementary Planning Guidance**

Northampton Affordable Housing Interim Statement – June 2012

Affordable Housing SPD – April 2009

Northamptonshire County Parking Standards SPG 2003

Planning Out Crime in Northamptonshire SPG 2004

## **6. CONSULTATIONS/ REPRESENTATIONS**

6.1 **Access Officer (NBC)** – no comments received.

6.2 **Public Protection (NBC)** – suggest conditions regarding noise and contamination (if a site investigation has not already been carried out).

6.3 **Planning Policy (NBC)** – no objection subject to viability considerations and the increase in number of dwellings on the site overall is reflected by an increase in affordable housing provision consistent with the tenures sought in the Interim Affordable Housing Statement.

6.4 **English Heritage** - the application should be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.

6.5 **Conservation (NBC)** – no objections to principle of dividing the Powerhouse into additional units in order to create a viable scheme. Consider the success of the proposed development will rely heavily on the details of the scheme. The windows in particular are likely to be an issue and advice should be sought about the potential of retaining / replicating the existing windows. Particular concern expressed about the about the insertion of new windows at first floor level above the

existing garage doors on the south elevation. Consider it would be preferable if the accommodation was reconfigured and these windows were removed.

- 6.6 **Arboricultural Officer (NBC)** – It appears the proposed development around the old Powerhouse (which includes the construction of a car parking areas) will require the removal of potentially three trees to the front of the site including a young Ash tree, 8-10 m tall (suppressed), False Cypress 12-14m tall (in decline) and a Western Red Cedar, 12-14m tall (good condition though multi stemmed and with ivy up main stem). I do not anticipate that these trees would be eligible for inclusion within a TPO due to their condition and limited visibility from the main road. Though of course they are visible on entering the site and do provide a good screen to the development around the former powerhouse! The retention of these trees as a screen would be favourable though could be offset with some new compensatory plantings. There is a line of trees, some dead some in decline to the front of the site (adjacent to the new car park) which could be removed and replanted with suitable species. The reestablishment of this linear group would assist in maintaining tree cover to the front of the site and help screen the car park from the main Wellingborough Road.
- 6.7 **Housing Strategy (NBC)** –There is a requirement for 35% of the development to be used for affordable housing (6 units). There is a requirement for the affordable units to meet a minimum of Code for Sustainable Homes Level 3 and 1 ground floor unit be made into a fully wheelchair adapted property. There have been discussions with the applicant regarding the entire block being for affordable rented housing. Considering the general under-provision of affordable housing on the larger site, these are discussions that I see as positive, and will pursue further. However the size of some of the units will be unlikely comply with the Housing Quality Indicator size requirements as laid out by the HCA, therefore these units would be unacceptable for affordable housing purposes. Therefore my recommendation would be to reduce the unit numbers down to 15 which had been discussed previously and would mean that unit sizes would be more appropriate. There have been some initial discussions with the applicant regarding the Registered Provider which will take on the affordable housing units. Further discussions are required, however the RP must be one of the Council's framework partners.
- 6.8 **Highway Authority (NCC)** – proposal is acceptable subject to Section 38 Technical Audit that is currently being carried out by our adoption team. A metre footpath/ strip proposed at the entrance of the development may be adopted as part of the road adoption.
- 6.9 **Northamptonshire Police Crime Prevention Design Advisor** –The elevations show a good deal of 'spandrel' glass. I understand this to be a toughened glass product. On this site the rest of the housing is the subject of a Secured by Design application for part 2 accreditation. In

order to obtain the award the developer has to install certificated and tested doors and windows which meet certain standards and in light of the known crime context for the area laminated glazing is mandatory. I would therefore recommend that laminated glazing is used on ground floor doors and windows to reduce the opportunity for burglary.

- 6.10 **Development Management (NCC)** – Request financial payments towards the provision of the fire service.
- 6.11 **Site Notice, newspaper advert and neighbouring properties** – 1 objection received from occupant of **16 Pippin Lane**. **Objects** to building work taking place and the loss of unspoilt views. Strongly objects to further work taking place, wants the open fields maintained and the current work to finish.

## **7. APPRAISAL**

### ***Planning Policy and Principle of Development***

- 7.1 Planning permission has already been established for the conversion of the Powerhouse to residential by the current approval for 6 no. two, three and four bedroom apartments. Lagan Homes has reviewed the size and mix of this accommodation and found that it is not financially viable against the significant conversion costs and importantly against the consequential affordability of the apartments. The main issue therefore is whether the proposed increase in the number and type of dwellings is acceptable along with the detailed impact of the conversion works on the listed building.

### ***Local Plan Policy***

- 7.2 Both the Northampton Affordable Housing Interim Statement and the Affordable Housing SPD set out thresholds for providing affordable housing as 15 or more dwellings on all sites. The application proposes 17 dwellings on this site and is therefore required to provide 35% affordable housing. Northampton Affordable Housing Interim Statement also states that it is expected that the tenure mix of 70% Social Rent and 30% Intermediate Housing will be provided as part of the 35% requirement. There have been discussions with the applicant regarding the whole block being for affordable rented housing although some of the units are unlikely to comply with requirements for affordable housing purposes. However as the requirement for 35% affordable housing can be met the proposed development is acceptable on this basis.

### ***National Planning Policy***

- 7.3 National Planning Policy Framework states that it is important to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The Local Planning Authority is required to plan for a mix of housing needs. It is considered that the proposal to increase the number of dwellings in the Powerhouse is preferable to deliver housing rather than freezing an unviable scheme. The proposal will contribute towards the housing delivery target and increase the affordable housing provision on the site and is therefore acceptable in policy terms.

### ***Impact on Listed Building***

- 7.4 One of the key issues is whether the proposed development retains the special interest of the listed building. The Power House has already been the subject of a building recording exercise and the record has been made publically available. The existing Power House is an industrial building on a monumental scale. The building is described in the listed building description as the generator and garage block. It is constructed in the same 'International Modern' style as the principal leather works building, but is strongly functional in form. A key element of the significance of the Power House lies in its relationship with the principle factory building and this would not be compromised by the proposed development. The impact of the proposal on the character and appearance of the building is considered as follows:

#### South elevation

- 7.5 This is the principal elevation, which lies in close proximity to the principal listed building. The detailing in this area is crucial. The proposal to re-instate the original ground floor window in the tower (shown on original model of Pearce Leather Works) is welcomed and is considered to better reveal the significance of the heritage asset. The proposed solution to replace the existing roller shutter doors in the garage openings is considered acceptable in principle, but samples will be required of the proposed infill panels. The proposal to elongate the existing window in the central block is considered acceptable and the best solution for the area, but samples and further details will be required for the blank panels to cover the floor levels.
- 7.6 Conservation Officers have concerns about the new windows at first floor level above the existing garage doors. In the design and access statement that accompanies the application it is stated that "*These are of appropriate style and scale in keeping with similar windows and openings used elsewhere on the Power House and office building*". The Conservation Officer considers that although shallow windows of this type are used in buildings of this style the design detail usually follows the rhythm of the principal fenestration and that the shallow windows immediately above the panelled infill garage doors create a visually jarring effect. Without these windows there would be no light or ventilation to one of the first floor studio flats and limited light and ventilation to another. If the windows were omitted a reconfiguration of the internal space in this area of the building would be required

resulting in a reduction in the number of dwellings. In the circumstances and given that these windows would be located in a section of the building recessed from the main front elevation, their siting is considered acceptable.

#### West elevation

- 7.7 This is a sensitive elevation as it faces the frontage of the site. There are no objections to the proposal to reposition the existing windows and brick panels at ground floor level and to replicate the windows and panels at first floor. The design ethos of the building is considered to be retained. The proposal to elongate the existing window in the south-west block is considered acceptable.

#### North and east elevations

- 7.8 The north and east elevations of the building are less sensitive than the south and west elevations of the building due to their orientation away from the principal building and the designed landscape; therefore a greater degree of compromise is considered acceptable. Significant changes to the fenestration of the building are proposed in order to produce a viable scheme, but this is considered acceptable as the industrial aesthetic of the design of the building is retained.
- 7.9 In order to find a sustainable new use for the building it is recognised that compromises are needed both with the internal spaces and the external fenestration. The precedent for this has already been established with the previous scheme. Guidance is given in the National Planning Policy Framework Paragraph 134 on balancing harm and benefit to heritage assets *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'*. It is considered that it is in the public benefit to have a sustainable new use for the building and that alterations can be made to the building retaining the fundamental design ethos of the building without undue harm to its character and appearance.

#### ***Impact on residential amenity***

- 7.10 The site lies within a wider residential location and it is not considered that the proposal would have an unduly adverse effect on residential amenity through noise, privacy or disturbance. Concerns expressed about impact during construction on their own do not justify refusing development but warrant controls (through planning conditions) where a development is of a scale that extensive operations are envisaged. The proposed development would form a continuation to adjacent new residential development.



### ***Land Contamination and Noise***

- 7.11 The site was formerly a tannery and it is known that there is contamination of the site due to these processes. A Ground Investigation Report has previously been submitted as a requirement of existing consents.
- 7.12 Public Protection Officers have raised concerns regarding the proximity of the site to a busy road and potential for disturbance from road traffic. This can be mitigated by an appropriate condition.

### ***Parking***

- 7.13 The existing approved scheme provides 12 spaces for 6 apartments, a ratio of 200%. The current scheme for 17 apartments provides 20 spaces; a ratio of 100% plus 3 visitor spaces. The additional 8 spaces are accommodated by an extension of the parking area proposed previously while also removing double parking bays. This is considered to be acceptable given the sustainable location of the site close to main public transport routes. The extended car park is not considered to be detrimental to the character or appearance of the area.

### ***Trees***

- 7.14 With regard to trees, an arboricultural survey has been submitted on the site as a requirement of existing consents. It shows there are some significant trees to the rear of the main Pearce's site with the majority being to the front and side boundaries of the site. Those to the front and sides of the existing buildings will not be affected by the proposals. With regard to those trees affected it is inevitable that the development of this site will result in the loss of some trees and this was considered acceptable as part of the previous proposals and therefore the current proposal is considered to have no additional arboricultural harm.

### ***Planning Obligations***

- 7.15 With regard to affordable housing as discussed in paragraph 7.2, it is recommended that a legal agreement is entered into to secure 35% affordable houses.
- 7.16 The County Council has requested financial contributions towards funding of fire services however given the scale and type of the development, the fact it is not clear how such contributions would be directly related to the proposed development and as such capital costs can no longer be pooled and secured by a Section 106 Agreement, it is considered that any request for a financial contribution to these matters could not be reasonably sustained.

## 8. CONCLUSION

8.1 The proposed development represents the effective reuse of the former Power House and would provide a source of affordable accommodation within the town. Furthermore, the proposed development is considered to be acceptable in design terms and would not cause significant harm to the historic and architectural character of the listed building, its setting, the visual amenities of the wider area, adjoining properties or highway safety.

## 9. CONDITIONS

### 9.1 Planning Application – N/2012/0926

(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 development hereby permitted shall be carried out in accordance with the approved plans.

**Reason:** For the avoidance of doubt and in the interests of amenity in accordance with Policies E20 and H7 of the Northampton Local Plan.

(3) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

(4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development in accordance Policy E20 of the Northampton Local Plan.

(5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of a similar size and

species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(6) No development shall commence until details of tree protection measures in accordance with BS 5837:2005 to be employed on site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and remain in place at all times until all construction activity and/or plant and materials have been removed from the site.

**Reason:** In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(7) No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, details of the intended hours and duration of work, measures proposed to minimise dust and noise, on and off site traffic management proposals (including details of wheel washing facilities) and the location of waste management and site compound areas within the site.

**Reason:** To manage the impact of the development upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy E19 of the Northampton Local Plan.

(8) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being used for the permitted purposes and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(9) Full details of the facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

**Reason:** To ensure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

(10) The parking spaces shown on the submitted plans shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

**Reason:** To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with guidance in the National Planning Policy Framework.

(11) Prior to the development commencing the applicant shall submit to the Planning Authority an assessment of the Noise Exposure Category of each habitable room due to its exposure to transportation (and street noise). This must take into account, the likely growth of traffic over the next 15 years.

**Reason:** In the interests of residential amenity in accordance with Policy H7 of the Northampton Local Plan.

(12) Where any part of a façade of any residential premises does not fall into NEC A, a noise insulation scheme to protect habitable rooms on that façade, which will require the provision of suitable mechanical ventilation, shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be implemented prior to the properties being occupied.

**Reason:** In the interests of residential amenity in accordance with Policy H7 of the Northampton Local Plan.

**Informative:** Northamptonshire Police recommends that Doors should meet the requirements of BS PAS 24:2007 and windows should meet the requirements of BS7950.

### **Listed Building Consent – N/2012/0888**

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

**Reason:** To comply with Section 18 of the (Listed Building and Conservation Areas) Act 1990.

(2) Prior to the commencement of any work on site, a detailed timetable for the redevelopment of the site, shall be submitted to and approved in writing by the Local Planning Authority. Unless agreed in writing by the Local Planning Authority, the permitted works shall be carried out in full compliance with the approved timetable.

**Reason:** To ensure that the improvement works to the listed buildings are implemented in the interests of preserving and enhancing the special character of these buildings in accordance with the National Planning Policy Framework.

(3) All new or replacement rainwater goods shall be cast-iron or cast aluminium. Further details of any new external pipework including soil pipes, rainwater goods, and service pipes, shall be submitted to and approved in

writing by the Local Planning Authority prior to work commencing. Development shall be carried out in accordance with the approved details.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

(4) Further details of the location, dimensions and materials for any vents, flues or extract grilles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

(5) The external elevations shall not be cleaned without the prior written approval of the Local Planning Authority.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

(6) Details of the proposed method of repairing the external elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the integrity of the listed building in accordance with the National Planning Policy Framework.

(7) Before any work is carried out, further precise details of the doors including sections and profiles at a scale of 1:10 or 1:20, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure the protection of the integrity of the listed building in accordance with guidance contained in the National Planning Policy Framework.

(8) Before any work is carried out, further precise details of the windows including sections and profiles at a scale of 1:10 or 1:20, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure the protection of the integrity of the listed building in accordance with guidance contained in the National Planning Policy Framework.

(9) Details and samples of all external facing materials (including infill panels) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the integrity of the listed building in accordance with the National Planning Policy Framework.

(10) The existing windows shall be retained and repaired in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the integrity of the listed building in accordance with the National Planning Policy Framework.

(11) The existing glazing shall not be replaced without the further written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building in accordance with the National Planning Policy Framework.

(12) Notwithstanding the details submitted further details of the method of upgrading for the purpose of heat loss, sound attenuation and spread of fire, including doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the integrity of the listed building in accordance with Planning the National Planning Policy Framework.

## **10. BACKGROUND PAPERS**

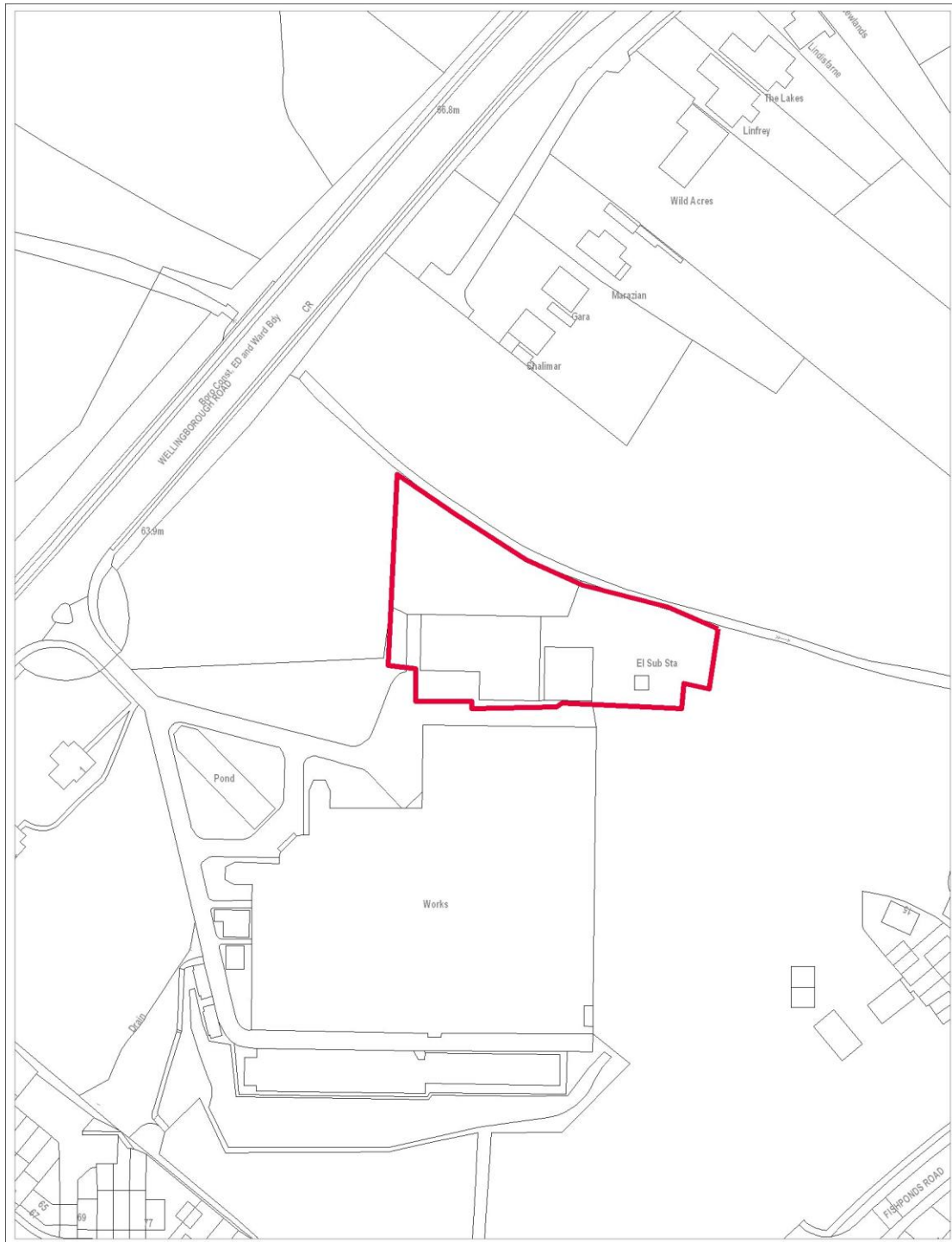
10.1 N/2012/0926, N/2012/0888, N/2010/0214, 10/0027/FULWNN, 06/0011/FULWNN, 06/0012/FULWNN, N/2003/1289, N/2003/1290, N/2003/1291

## **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.



Name: **Becky Gittins**  
 Date: **15th November 2012**  
 Scale: **1:1250**  
 Dept: **Registration Team**  
 Project: **Location Plan**

**Title**  
**Former Pearce Leather works, Wellingborough Road**

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: 100019855