



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 3 September 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/1092: Application for Listed Building Consent for alteration and restoration of Enterprise House and its change of use to student community use

N/2012/1093: Demolition of Bective Works and Jebez House. Erection of new student accommodation building, incorporating a retail units and lower ground floor parking and service space, together with new vehicular access and pedestrian access and associated landscaping proposals, plus the alterations and restoration of Enterprise House and its change of use to student community use at Bective Works, Enterprise House and Jebez House, between Bective Road and Yelvertoft Road, Northampton

WARD: Sunnyside

APPLICANT: Venulum Property Investments Ltd
AGENT: Mr S. Avery; Bell Cornwell Ltd

REFERRED BY: Head of Planning
REASON: Major development requiring a S106 Agreement

DEPARTURE: No

APPLICATIONS FOR DETERMINATION:

1. RECOMMENDATION

1.1 Application for Listed Building Consent N/2012/1092:

APPROVAL subject to conditions and for the following reason:

The proposed works would have a neutral impact upon the character and setting of the Grade II Listed Building. The proposal therefore complies with

the requirements of the National Planning Policy Framework and Local Plan Policy E20.

1.2 Application for **Planning Permission N/2012/1093**:

APPROVAL IN PRINCIPLE subject to conditions and the matters in paragraphs 1.3 and 1.4 for the following reason:

The proposed development, subject to conditions, would result in the effective reuse of this site and would not have undue adverse impact upon visual and neighbour amenity and highway safety. The proposal would also secure the continued use of the Grade II Listed Building. The proposal is therefore compliant with the requirements of the National Planning Policy Framework and Local Plan Policies E19, E20 and E40.

1.3 The prior completion of a Section 106 Legal Agreement to secure:

- i) A payment for the provision of bus shelters and their on-going maintenance;
- ii) A payment for the necessary highway works associated with the development;
- iii) Training opportunities for construction workers and associated administration costs;
- iv) The securing of the site management plan; and
- v) The Council's monitoring fee.

1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at their discretion) on account of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Northampton Local Plan Policy E19 and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The applicant seeks full planning permission to erect a building for use as student accommodation. The proposed building would vary from two and five storeys and would provide 320 study bedrooms. There would be kitchens that would also contain communal eating areas throughout the development. There would be an approximate ratio of six study bedrooms to each kitchen. The proposed development also includes a community centre (within the existing Grade II Listed Building at Enterprise House), an ancillary café and a retail unit. The building would be broadly rectangular in shape, but would feature three internal atriums.

2.2 The proposed development includes an undercroft parking area for 17 cars. The development would also feature secure cycle storage.

2.3 The proposal consists of two applications. The first application N/2012/1092 is an application for listed building consent, for which the primary matter for

consideration is the impacts upon the character and setting of the listed building. This proposal also includes the internal works to this building. The second application N/2012/1093 is an application for planning permission and includes the provision of the new building, various uses and external works. As the two applications are interrelated, a single report has been prepared with separate recommendations for each application.

3. SITE DESCRIPTION

- 3.1 The application site is located within an area allocated within the Northampton Local Plan as being for residential purposes. The site is also adjacent to the Kingsthorpe Centre, as identified within the Northampton Local Plan, which includes a range of shops and services. Bective Road and Yelvertoft Road can be characterised as predominantly residential with a mix of commercial uses.
- 3.2 The application site measures 0.7ha in area and contains the building known as Bective Works. This is a predominantly brick-built, single storey building with frontages onto both Bective Road and Yelvertoft Road. Part of the site has previously been redeveloped many years ago to create the parade of commercial units that front onto Harborough Road. The site also contains Jebez House, which is a single storey; split-level brick building located to the south east of the Bective works building. This fronts onto Yelvertoft Road. There is a small area of open space between this building and the residential dwellings in Yelvertoft Road.
- 3.3 To the rear of Jebez House and fronting onto Bective Road is Enterprise House, which is a Grade II Listed Building. This building was erected in 1902 and extended relatively soon afterwards. The building is constructed from a combination of brick and stone and features a number of other architectural detailing, particularly on the front elevation.

4. PLANNING HISTORY

- 4.1 WN/2006/0028 – Demolition of existing Bective Works and Jebez House and the erection of 155no. residential units with associated landscaping and underground car parking – Approved.

N/2011/0300 - Demolition of existing Bective Works and Jebez House and the erection of 155no. residential units with associated landscaping and underground car-park. (application for new planning permission to replace existing planning permission ref: WN/2006/0028 dated 01/11/2006 in order to extend the time limit for implementation) – Undetermined, application originally submitted to WNDC.

11/0065/FULWNN – Demolition of existing Bective Works and Jebez House and the erection of 406 no. student accommodation building incorporating a 288sqm retail unit, 17 no. space lower ground floor car park and servicing space. New vehicular and pedestrian access and landscaping. Alteration,

restoration and extension of Enterprise House for student community use – Refused.

- 4.2 The most recent application was refused by WNDC (to which the Council objected) on the grounds that the proposed building was out of scale with the surrounding buildings, that there were doubts that the 'car free' status of the development could be reasonably secured and that the contamination assessment was out of date.

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 saved policies of the Northampton Local Plan.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

E19 – Implementing development
E20 – New development
E40 – Crime and anti-social behaviour
H8 – Allocated Housing Sites

5.4 Supplementary Planning Documents:

Planning Obligations
Parking
Planning Out Crime

6. CONSULTATIONS / REPRESENTATIONS

Listed Building Consent Application N/2012/1092:

- 6.1 **Conservation (NBC)** – Previously raised concerns; however, additional details have been submitted with regards to the roof structure and internal alterations to Enterprise House, which are acceptable. Further details are required relating to some elements of the proposed repair and alterations to the listed building.

Planning Application N/2012/1093:

- 6.2 **Archaeological Advisor (NCC)** – Requests a condition relating to archaeological investigation in the event that the application is approved.
- 6.3 **Highway Authority (NCC)** – Request conditions relating the removal of existing vehicular crossovers, the removal of yellow lines adjacent to the site

entrance and a financial contribution towards the provision of new bus shelters.

- 6.4 **Northamptonshire Police Crime Prevention Design Advisor** – No objections. Advice given to the applicant throughout both the pre-app and application process has been fully incorporated and a robust management plan has been produced. The proposal could go some way to enhance the area.
- 6.5 **Environmental Health (NBC)** – A revised contamination assessment has been submitted, which is acceptable. It would be desirable if further information regarding the potential impacts on air quality is submitted (officer's note: this is discussed within the appraisal). Although a site management plan has been submitted, there are concerns with noise being generated by residents outside of the development.
- 6.6 **Urban Designer (NBC)** – The scheme has been amended and the proposed is more acceptable from a design point of view.
- 6.7 **Michael Ellis MP** – Objects to the development as the proposal is not in keeping with the surrounding area, would put unacceptable pressure on the surrounding roads and parking arrangements and would potentially create noise and anti-social behaviour. The University may not remain in its current location.
- 6.8 Letters from the occupiers of **3, 5, 9, 15, 17, 22, 44, 84 Bective Road; 22 Hinton Road; 31 Jenner Crescent; 76 Mill Meadow; 22 Newington Road; 56 and 58 Reynard Way; 101 Ruskin Road; 4 The Rise; 22, 40, 42 and 46 Yelvertoft Road and the owners of a development site within Bective Road**. Comments can be summarised as:
- The proposed development would be out of keeping with the character of the area and would generate anti-social behaviour.
 - The visual amenity of the locality would be adversely affected as the modern design is out of keeping with the traditional form of the surrounding area.
 - The car parking provision of the proposed development is insufficient.
 - A 'car free' development is unenforceable.
 - Car parking within the vicinity is already limited, which would be exacerbated by the proposed development
 - The proposal would result in activity taking place during the early morning, causing disturbance.
 - The University may not remain in its current location.
 - The character of the street has been detrimentally affected by the presence of student accommodation, which has created anti-social behaviour.
 - The site could be more appropriately developed

7. APPRAISAL

Principle of the development

- 7.1 By reason of the character of the surrounding area, it is considered that the principle of developing the site for residential type purposes is acceptable due to the prevailing characteristic of the surrounding area. Although the proposal is not for the provision of a more conventional Class C3 residential accommodation (i.e. houses and / or flats), it is considered that the nature of the development is comparable to the surrounding land uses. The proposed development would also result in the satisfactory reuse of previously-developed land, which contains a number of unsightly commercial buildings.
- 7.2 The proposal would result in the loss of land that has hitherto been used for commercial purposes. The retention of this land for commercial uses is not a requirement of the Northampton Local Plan as the site is identified for housing use. As a consequence of this, the loss of the business units is a matter that can be given little weight. It is also acknowledged that there is a potential conflict between the existing lawful commercial use of the site and the surrounding residential units.
- 7.3 The proposed building is of a significantly larger scale than those within the surrounding area, however, it is considered that the proposal would not represent an incongruous form of development due to the tallest elements of the building being located adjacent to the western boundary and as such are situated within an area where there is the greater variety in the built form. Furthermore, the varied heights of the building help to reduce the bulk and massing of the proposal, due to the scale of the building reducing towards the eastern boundary. The effect of this is to ensure that the proposed building does not form an overbearing feature within the streetscene. Planning permission has previously been granted for the erection of larger / taller buildings on this site when assessed against the current Local Plan Policies, although these permissions have subsequently not been implemented and have since lapsed.
- 7.4 The design of the building features a variety of materials (such as the use of brickwork, cladding and contrasting window detailing), which serve to break up the massing of the building and add interest to the streetscene, which is considered to be of particular importance due to the scale of the proposed building. A condition is recommended that would ensure that the Council can control the final external building materials.
- 7.5 By reason of siting and the fact that the height of the building is varied throughout the development, the proposed development would have a neutral impact upon neighbour amenity in terms of light, outlook and privacy in accordance with the requirements of Local Plan Policy E20. Similarly, it is considered that residents of the development would have a satisfactory level of amenity.
- 7.6 The design of the development includes the provision of grilles on the sides of the building, which would allow for any parked vehicles to be within sight of

passing pedestrians thereby creating natural surveillance in compliance with the requirements of Policy E40 of the Local Plan.

- 7.7 Given the previous industrial uses of the site, the applicant has submitted a contamination assessment, which has been assessed by the Council's Environmental Health Section and no objections have been raised in respect of the proposal. For this reason, it is considered that the proposal is acceptable in this regard.
- 7.8 A comparable planning application was previously refused due, in part, to the development's height and design. The design of the building has been completely revised and for the reasons set out above, it is considered that the proposal has an acceptable appearance when viewed against the context of the surrounding area. The number of students resident now proposed has been reduced from 406 units to 320 compared to the previous scheme. It is recommended that in the event of the application being approved, the number of occupants be limited and controlled by condition. The reduction of the number of residents is reflected in a reduction in the scale of the building. In particular the height has been reduced from approximately 19m to 9m on the eastern elevation; from 19m to 17m at the highest point of the northern elevation; from 19m to 17m on the highest point of the western elevation; and from 19m to 11m on the southern elevation. The building also has a lower height (generally 2m lower) than the previously approved development of flats. For these reasons, it is considered that the revised building would be a significantly less prominent feature within the streetscene than the previous schemes.
- 7.9 Comments have been received from the Council's Environmental Health Section regarding air quality in the vicinity and the potential impacts of the proposed development. Planning permission has previously been granted for residential type developments on this site and the proposal would have limited traffic attracted to it. It is also considered that the predominant character and use of the area has not materially changed since the last decision on this site. As a result of this, resisting the proposal on this ground would be unreasonable.

Management of the facility

- 7.10 The proposed development would be occupied by a single population group (i.e. students). A management plan submitted by the applicant specifies that the occupants of the developments would be drawn from a large student body comprising a combination of under-graduate, post-graduate and international students. Therefore, there is likely to be a reasonably significant range in terms of ages and experiences of the occupants of the proposed development. For these reasons, the proposed use would be similar in many regards to apartments (a use that has gained planning permission at the site in the past).
- 7.11 A further element of the proposed Management Plan is that there would be the provision of wardens throughout the day and night that would provide support and guidance in addition to dealing with behaviour / disciplinary matters. These would be supplemented by assistant wardens comprising

students providing peer support. The Management Plan would ensure that the dedicated staff are provided to liaise with the existing community and address any matters that arise from the operation of the development. It is recommended that in the event that the application is approved, the on-going implementation of this management plan is secured via a Section 106 Agreement.

- 7.12 In order to manage noise and potential anti-social behaviour that could result from the proposed use, it is recommended that a condition to be imposed requiring the submission of a Residents Management Plan detailing how these matters would be addressed. This would ensure that the proposed development is compliant with the National Planning Policy Framework. This approach is also consistent with the approach taken in respect of previously approved student accommodation on the former St Johns surface level car park (reference N/2012/0067).
- 7.13 Observations have been submitted regarding the potential detrimental impact of residents of the proposed development creating noise and disturbance within the wider area. Whilst this point is noted, it should be recognised that such occurrences could emanate from any development on this site, such as flats or houses, and suitable noise insulation measures would be incorporated.
- 7.14 The means of pedestrian access to the development would be from Bective Road and an atrium has been provided, which should alleviate the need for residents to congregate in the street. Access to the building would be controlled through swipe-cards and internal CCTV would be installed at all entrances, communal areas, parking areas, cycle storage and atriums. The Management Plan has been considered by Northamptonshire Police's Crime Prevention Design Advisor, who has raised no objections. For the foregoing reasons, it is therefore considered that the operation of the proposed development would not cause any undue detrimental impact upon the occupiers of neighbouring properties and would be in accordance with the requirements of Local Plan Policy E40.
- 7.15 In order to provide certainty as to the use of the development in the future, it is considered that a condition requiring that the building is used solely for student accommodation is necessary and reasonable.
- 7.16 Some representations have been submitted that comment on the fact that the student accommodation is not directly linked to an academic institution. In response to this, it is considered that the matter for consideration is the principle of the development in land use terms. The submitted Management Plan, if satisfactorily implemented, provides assurance that the use will be operated in a manner that would not cause undue disruption to the occupiers of the neighbouring properties.

Transport

- 7.17 The proposed development includes the provision of 17 car parking spaces, which would be situated in an undercroft arrangement. It is also acknowledged that the bulk of the surrounding dwellings are reliant on on-

street car parking. The submitted Management Plan details that residents of the development would not ordinarily be permitted to keep a car, which would be the subject of a Section 106 Agreement in the event that the application is approved.

- 7.18 Given the proximity of the application site to the allocated Kingsthorpe Centre, the site is in a sustainable location due to the accessibility to the various services within the local centre. Furthermore, a significant number of bus services operate within Harborough Road. In order to make the use of public transport more attractive for residents of the development and in line with the advice of the Highway Authority, the provision of additional bus shelters within Harborough Road would be secured via the Section 106 Agreement.
- 7.19 The developer has submitted a transport assessment, which has been assessed by the Highway Authority and it has no object to the development.
- 7.20 In order to facilitate a good standard of development, it is considered necessary for an obligation to be included in the Section 106 Agreement to ensure that the required works within the highway (e.g. removal of double yellow lines to facilitate the installation of the vehicle access) are carried out.

Retail unit and café

- 7.21 The proposal includes the provision of small retail unit. Whilst the application site is not within an allocated centre, it is directly adjacent to the Kingsthorpe Centre. The relatively small scale of the retail unit means that the proposed unit would operate as an ancillary facility to the development and as such would not be out of keeping with the scale and function of the vicinity. Furthermore, the levels of vacant units in the Kingsthorpe Centre are relatively low and the proposed retail unit would not detract trade or activity away from the Centre. It should also be recognised that the scale of the retail unit (which would be secured by condition in the event that the application is approved) is such that an impact or sequential assessments as required by national or local planning policy documents are not required.
- 7.22 Nonetheless, it is considered that the provision of a retail unit could cause disruption to the occupiers of the surrounding residential area and the development itself. As a result of this conditions relating to the opening hours of the proposed retail unit and the times in which deliveries can be made are considered necessary and reasonable and would be in line with the requirements of the National Planning Policy Framework.
- 7.23 The proposed café facility would not have a frontage onto either Bective Road or Yelvertoft Road and would be accessed from within the development only and used by residents. As a result of this, it is considered that the proposal would not have a detrimental impact upon the viability and vitality of the Kingsthorpe Centre on account of the ancillary nature of this function. A condition is proposed that would require the submission of a scheme relating to the control and remediation of noise arising from plant and equipment associated with these uses.

Student community centre

- 7.24 The applicant proposes that the existing Grade II Listed Building at Enterprise House be converted to form a student community centre. It is considered that this is an acceptable use of the building due to the relative lack of communal facilities (beyond shared kitchens) within the main body of the proposed student accommodation. Furthermore, this type of use is unlikely to lead to any significant detrimental impact upon the occupiers of the neighbouring properties in line with the requirements of National and Local Planning Policies. In order to maintain this situation, it is considered that a condition limiting its opening hours is necessary and reasonable as this would avoid any activity during potentially anti-social hours. The proposal would also result in the continued use of the Listed Building.

Impact upon Listed Building

- 7.25 Although the proposed new building is of a significantly different form to the Grade II Listed Building, it is considered that the reduction in massing of new building when adjacent to the eastern boundary is sufficient to prevent the new building from forming an overbearing feature on the character of the listed building. Furthermore, the differing style of the new building is sufficient to ensure that the original Enterprise House can be interpreted as being a distinct entity from the surrounding development, which is considered necessary to ensure that the history of the site remains apparent.
- 7.26 The Grade II Enterprise House is currently separate to the remainder of the application site and as result of this, the developer is proposing a glazed link between the existing and proposed building. This would join the listed building through an existing access formed by a loading bay. As a consequence of this, the proposal would have a neutral impact upon the fabric of the listed building. The applicant also proposed to repair and retain the 'overseer's gallery' on the first floor of the building, which is considered to be a positive as it means that a key feature of the building's past (in the shoe making industry) is retained. The roof structure is to be upgraded through the provision of steel plates to the existing beams, which is appropriate given the industrial style of the building's interior. These works are particularly necessary due to water damage arising from an historic lack of maintenance and would not alter the form or shape of the roof.
- 7.27 As part of the proposed works, the external walls of the building are to be surveyed and repaired. In addition to this there would be upgrades to the insulation of the building (within the walls, floor and roof). It is considered that these changes are relatively minor in nature that would not have an impact upon the listed building and would facilitate its continued use. Furthermore, a number of these works are reversible and would result in a reduced impact upon the building. However, in order to secure a satisfactory standard of development, conditions are recommended that would ensure that a method statement and details of the materials used are submitted to and approved by the Council.
- 7.28 The applicant proposes to remove a number of internal partitions from the Listed Building. As these are not original features, it is considered that their

removal would not harm the character of the listed building and are therefore acceptable.

- 7.29 One of the notable features of Enterprise House is that it features distinctive fenestration patterns to the front elevation of the building. A significant amount of the windows within the building are unaltered. It is accepted that repairs to the windows would need to take place and as a result of this, conditions are proposed that would ensure that a schedule of the works to the windows is submitted to and approved by the Council.

Other considerations

- 7.30 By reason of the scale of the proposed development and in accordance with the requirements of the Council's Developer Contributions Supplementary Planning Document, it is considered necessary to secure, via a Section 106 Agreement, an obligation to provide training opportunities and funding to administer this for construction workers.

8. CONCLUSION

- 8.1 It is considered that the principle of the proposed development is acceptable for this location and would not be detrimental to neighbour amenity. The proposed development would have a neutral impact upon visual amenity and the adjoining Grade II listed building. The proposed works to the listed building are considered to be necessary in order to facilitate the reuse of the building and the proposal would ensure that the building has a continued use in the future. Subject to the securing of the Management Plan and additional mitigation through a Section 106 Agreement, it is considered that the proposal would have a neutral impact upon the highways system.

9. CONDITIONS

Listed Building Consent N/2012/1092:

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 (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the attached schedule of plans.

Reason: For the avoidance of doubt and to ensure consistency with the Listed Building Consent Application.

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. Notwithstanding the details submitted, a method statement detailing the extent of proposed repairs to the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works hereby permitted. Works shall only be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon the Grade II listed building in accordance with the requirements of the National Planning Policy Framework.

5. Notwithstanding the details submitted, a method statement detailing the repair to internal surfaces; the method for removing fibreboard from the roof structure and repair; and the insulation of internal walls, floors and roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works hereby permitted. Works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon the Grade II listed building in accordance with the requirements of the National Planning Policy Framework.

6. Notwithstanding the details submitted, prior to the commencement of development a schedule of windows shall be submitted to and approved in writing by the Local Planning Authority identifying windows for retention and repair and the method for the carrying out of this work. Works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon the Grade II listed building in accordance with the requirements of the National Planning Policy Framework.

7. Notwithstanding the details submitted, prior to the commencement of development, full details of any proposed secondary glazing shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon the Grade II listed building in accordance with the requirements of the National Planning Policy Framework

8. Notwithstanding the details submitted, prior to the commencement of development, full details of all service runs shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon the Grade II listed building in accordance with the requirements of the National Planning Policy Framework

Planning Permission N/2012/1093:

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 attached schedule of plans.

Reason: For the avoidance of doubt and to ensure consistency with the Planning Application.

3. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order with or without modification, the development hereby permitted shall be used only as student accommodation with associated café, retail unit and community centre and for no other use.

Reason: For the avoidance of doubt and to ensure a satisfactory impact upon the amenities of neighbouring properties in accordance with the requirements of the National Planning Policy Framework

4. The development hereby permitted shall be occupied by a maximum of 320 students.

Reason: For the avoidance of doubt and to ensure a satisfactory impact upon residential amenity in accordance with the requirements of the National Planning Policy Framework.

5. 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.

6. Full details of the proposed entrance shutter to the car park shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, fully implemented prior to the first occupation of the development hereby permitted and retained / maintained thereafter.

Reason: In the interests of visual amenity in accordance with the requirements of Policy E20 of the Northampton Local Plan.

7. 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 landscaping for the site. Development shall be carried out in accordance with the approved details.

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

8. Notwithstanding the details submitted, full details of the reinstatement of vehicular crossovers to pavements shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development provided and retained thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with the requirements of the National Planning Policy Framework.

9. Prior to the occupation of the development hereby approved, a Residents Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which includes measures to reduce noise and general disturbance. The Management Plan shall be implemented in accordance with the approved details retained at all times.

Reason: In the interests of residential amenity in accordance with the National Planning Policy Framework.

10. No development shall take place until the applicant, or their successors in title or agents, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

11. No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be fully implemented prior to the first occupation of the development hereby provided.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with the National Planning Policy Framework.

12. Notwithstanding the details provided, full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in terms of residential amenity in accordance with the requirements of the National Planning Policy Framework.

13. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with the advice contained in the National Planning Policy Framework.

14. 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 prior to the commencement of development, implemented prior to the occupation or bringing into use of the building and thereafter retained.

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

15. Full details of facilities for the secure 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.

16. The retail unit hereby permitted shall only be open to customers between the hours of 7:30am and 8pm.

Reason: In the interests of residential amenity in accordance with the requirements of the National Planning Policy Framework.

17. Deliveries to the retail unit shall only be made during the hours of 7:30am and 6pm.

Reason: In the interests of residential amenity in accordance with the requirements of the National Planning Policy Framework.

18. The floorspace of the retail unit used for the display and sale of products shall not exceed 326.25 square metres.

Reason: In the interests of maintaining the viability and vitality of the Kingsthorpe Centre in accordance with the requirements of the National Planning Policy Framework.

19. The student community centre shall only be operational between the hours of 9am and 11pm.

Reason: In the interests of residential amenity in accordance with the requirements of the National Planning Policy Framework.

20. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the NPPF.

10. BACKGROUND PAPERS

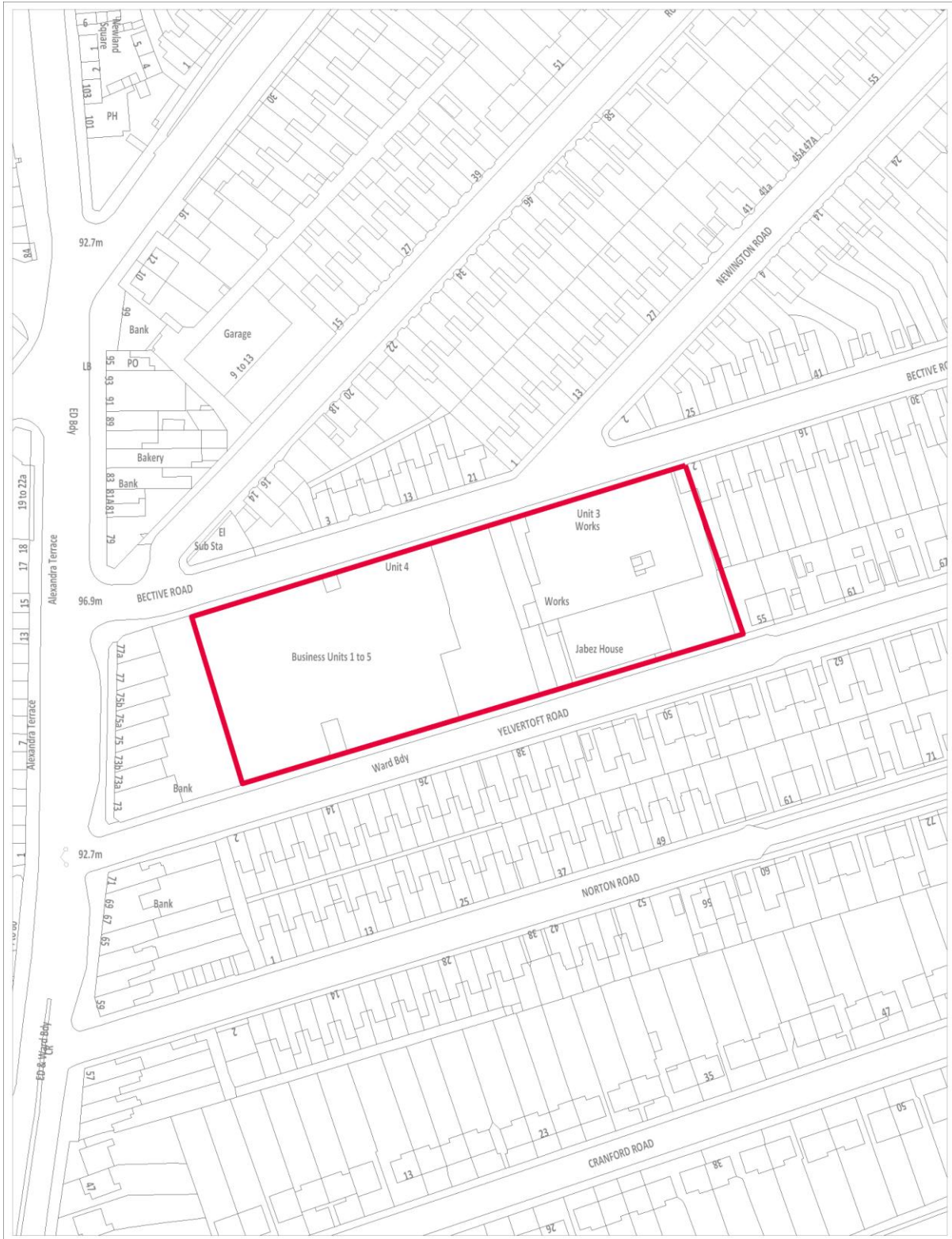
- 10.1 WN/2006/0028, N/2011/0300, 11/0065/FULWNN, N/2012/1092, N/2012/1093 and N/2012/0067.

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: **Planning**
 Date: **20th August 2013**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Committee**

Title

Bective Works, Bective Road

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