

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
18 AUGUST 2004
DECISION LIST**

Application No: **N/2002/1476**
Location: **Thornton Hall, Mill Lane, Kingsthorpe**
Proposal: **Conversion of Thornton Hall to 6no. flats, conversion of stable block to 3no. houses, erection of 15no. new flats and a community centre**

APPROVAL subject to conditions and for the following reason:

The proposed development would bring derelict Listed Buildings back into use and ensure their preservation and it would provide a community facility and residential units on brownfield land in accordance with Policies E23, E24, E25 and L13 of the Northampton Local Plan. Furthermore the proposal would not prejudice the function of the greenspace land in which it lies nor adversely impact on the landscape in accordance with Policies E6 and E9 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and or/samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) All new doors and windows shall be made in timber. Casement windows shall be flush fitting (not storm-proofed), and sashes shall operate in the traditional manner using sash cords, pulleys and counterweights.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(4) Before the development hereby permitted commences a scheme shall be submitted to and approved by the Council which specifies the sources of noise on site, whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control. The approved scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: In the interests of amenity.

(5) A scheme detailing the radon gas mitigation measures to be installed shall be submitted to and approved by the Council and implemented prior to the occupation of the residential units.

Reason: In the interests of health and safety.

(6) Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented.

Reason: In the interests of health and safety and the quality of the environment generally.

(7) Any external lighting to be provided shall be submitted to and approved in writing by the Council prior to the commencement of development, installed in accordance with the approved scheme concurrently with the development and maintained thereafter.

Reason: In the interests of visual and personal safety.

(8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of buildings recording in accordance with a written scheme of investigation which has been submitted to and approved by the Council. The programme shall include the recording of the World War II buildings, the stone paving of the whole area of the former stable yard from the Mill Lane gateway to the wall and gates at the western end of the yard, and the lower half of the north western elevation of that extension to the Hall where a new window opening is proposed to be created for Bed 1 of the north western flat on the ground floor of the Hall.

Reason: In the interests of archaeological research.

(9) Full details of the method of treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved by the Council, implemented prior to the occupation of the residential units hereby permitted and thereafter maintained.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no gates, fences, walls or any means of enclosure shall be erected within the application site unless otherwise agreed in writing by the Council.

Reason: In the interests of visual amenity.

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions or other form of enlargement, nor erection of outbuildings, hardstandings, nor insertion of windows, shall take place without the prior written consent of the Council.

Reason: In the interests of visual and general amenity.

(12) A scheme for the collection, treatment and dispersal of cooking smells and fumes from the community centre shall be submitted to and approved in writing by the Council prior to the commencement of development and the approved scheme shall have been implemented before the community centre is used for the permitted purpose and thereafter maintained.

Reason: In the interests of amenity of the surrounding locality and to secure a satisfactory standard of development.

(13) Further details of the bin stores, including their materials, positioning and capacity shall be submitted to and approved in writing by the Council prior to the commencement of development, implemented concurrently with the development and maintained in good order thereafter.

Reason: In the interests of amenity.

(14) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Council before the development hereby approved is commenced, provided prior to the development being first brought into use and thereafter maintained.

Reason: In the interests of amenity.

(15) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(17) 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 any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(18) During the period of construction all trees, hedgerows and other vegetation to be retained shall be protected in accordance with BS:5837:1991 (Trees in Relation to Construction). Such protection shall be provided before any site works commence and shall be retained in position at all times until completion of construction works.

Reason: In order to protect the retained trees in the interests of visual and environmental amenity.

(19) At least two of the residential units shall be constructed in accordance with the Council's mobility standards as set out in Northampton Local Plan and shall be maintained as such unless otherwise agreed in writing by the Council.

Reason: In order to maintain an adequate stock of housing that meets the needs of disabled people.

(20) Within a distance of 12 metres of the trunks of the mature Cedar and Sweet Chestnut trees nearest to the western corner of the Hall, special measures shall be taken to safeguard the tree roots: within that distance (i) any new paving shall be constructed using the 'no dig' methodology outlined in the Arboricultural Advisory and Information Service's Arboricultural Practice Note 1 'Driveways Close to Trees', and (ii) the post holes for the proposed fence across the front of the Hall shall be hand dug and their precise positions relocated as necessary to avoid all roots which exceed 25mm (1 inch) in diameter.

Reason: To protect the trees in the interests of visual and environmental amenity.

(21) The proposed hedging to be planted along the 'outside' of the proposed fence that defines the private grounds of the Hall shall be provided with a temporary protective fence along its outside edge. The temporary fence, which shall not be less than 1.2 metres in height, shall be erected concurrently with the planting of the hedge and shall be maintained, and replaced as necessary, for a period of not less than 5 years, or such longer period as shall be required by the Council to secure the establishment of a dense hedge.

Reason: To protect the young hedging plants until they become established in the interests of visual and environmental amenity.

(22) The community centre shall be constructed to allow access to and circulation within all areas by people with disabilities.

Reason: To ensure the premises are easily accessible to people with disabilities.

Application No: **N/2002/1477**
Location: **Thornton Hall, Mill Lane, Kingsthorpe**
Proposal: **Conversion of Thornton Hall to 6no. flats, conversion of stable block to 3no. houses, and erection of railings (Listed Building Consent)**

APPROVAL subject to conditions and for the following reason:

The proposed conversion of Thornton Hall and Stable Block would bring the derelict Listed Buildings back into use and ensure their preservation and is in accordance with Policies E23, E24 and E25 of the Northampton Local Plan.

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

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

(2) No development shall take place until full details and representative samples of the proposed facing stone (of several different types), brick and slate have been submitted to and approved in writing by the Council.

Reason: To ensure the protection of the integrity of the listed buildings.

(3) All new doors and windows shall be made in timber. Casement windows shall be flush fitting (not storm-proofed), and sashes shall operate in the traditional manner using sash cords, pulleys and counterweights.

Reason: To ensure the protection of the integrity of the listed buildings.

(4) No development shall take place in the Hall or the Stables until full details of, and drawings showing the routing and location of all services, ventilation ducts, flues, aerials and waste water in the two buildings have been submitted to and approved in writing by the Council and the approved details shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(5) No development shall take place in the Hall or the Stables until full details of, and drawings showing the proposals for the fire protection, heating and sound proofing of the two buildings have been submitted to and approved in writing by the Council and the approved details shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(6) In the Hall, further details of, and drawings showing, the appearance of the proposed basement fire escape door and ventilation grilles, air bricks, rain water goods, windows, the replacement section of the back staircase, and light fittings in the three principal rooms on the ground floor and over the full height of the principal stairway shall be submitted to and have been approved in writing by the Council before the respective part of the development begins and the approved detail shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(7) In the Hall, all missing architraves, mouldings, panelling and shutters shall be replaced, and new doors provided, concurrently with the development in materials and to designs that match surviving examples of original design elsewhere in the same room or, otherwise, on the same floor of the Hall.

Reason: To ensure the protection of the integrity of the listed buildings.

(8) In the Stables, further details of, and drawings showing, the proposed doors and casement and sash windows, air bricks, and rainwater goods shall have been submitted to and have been approved in writing by the Council before the respective part of the development begins and the approved detail shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(9) Details of any external lighting to be provided shall be submitted to and approved in writing by the Council prior to the commencement of development, installed in accordance with the approved scheme and maintained thereafter.

Reason: In the interests of visual amenity.

(10) Further details of the temporary protection of fireplaces and of the principal stairway in the Hall shall be submitted to and be approved in writing and the approved scheme installed prior to the commencement of any works.

Reason: To ensure the protection of the integrity of the listed buildings.

(11) Full details of the means of making good all scarring of the fabric of the buildings, including details of the stone to be used, shall be submitted to and have been approved in writing by the Council before the respective part of the development begins and implemented in accordance with the approved scheme concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(12) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of buildings recording in accordance with a written scheme of investigation which has been submitted to and approved by the Council. The programme shall include the recording of the World War II buildings, the stone paving of the whole area of the former stable yard from the Mill Lane gateway to the wall and gates at the western end of the yard, and the lower half of the north western elevation of that extension of the Hall where a new window opening is proposed to be created for Bed 1 of the north western flat on the ground floor of the Hall.

Reason: In the interests of archaeological research.

(13) The demolition hereby permitted shall not begin before a contract for the carrying-out of the works of development has been concluded and planning permission has been granted for the development for which the contract provides.

Reason: To preclude the premature demolition of those parts of the buildings to which this consent relates in the interests of the integrity of the listed buildings.

(14) Before any of the demolition work begins, details of such work as shall secure the safety, security, stability and weather protection of the listed buildings during the progress of the work shall be submitted to and have been approved in writing by the Council and the approved scheme shall be implemented in accordance therewith concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings, including their fixtures and fittings.

Application No: **N/2004/354**
Location: **St John's Church, Bridge Street**
Proposal: **Repairs and Alterations**

APPROVED IN PRINCIPLE subject to conditions and for the following reason:

The proposed alterations will not adversely affect the character or appearance of the listed building and therefore accord with the requirements of Policy E23 of the Northampton Local Plan

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

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

(2) No development shall take place until large-scale drawings and the calculations upon which the proposals are based have been submitted to and approved by the Council showing the proposed heating and ventilation system, which shall be planned to minimise the internal and external visual impact of the system on the appearance and special interest of the buildings.

Reason: To ensure the protection of the integrity of the listed buildings.

(3) No development shall take place until large-scale drawings shall have been submitted to and approved by the Council showing the constructional details and appearance of the proposed mezzanine floor, which shall be planned so as to avoid obstructing any upper window and to utilise the existing beam sockets for the new floor joists.

Reason: To ensure the protection of the integrity of the listed buildings.

(4) Full details of the proposed de-stratification fans, entrance lobby/cloaks enclosure, floating floor finished level in relation to the various doorway thresholds, and interior lighting shall have been submitted to and approved by the Council before the development begins.

Reason: To ensure the protection of the integrity of the listed buildings.

(5) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Council.

Reason: In the interests of archaeological research.

Application No: **N/2004/495**
Location: **Land west of Harvey Reeves Road**
Proposal: **Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application)**

APPROVED IN PRINCIPLE subject to conditions and for the following reason:

The proposed development at the land west of Harvey Reeves Road is contrary to Policies E6 and L16 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development plan.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the Council.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Council before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Prior to the commencement of any development, a detailed scheme for the control and prevention of on-street parking (associated with football matches or other events held at the Sixfields Stadium) in the vicinity of the Sixfields Stadium shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the approved scheme shall be fully implemented within 6 months of the first use of any of the car parking facilities hereby permitted.

Reason: To reduce the risk of on-street parking in the interests of residential amenity, and to promote the use of modes of transport other than the private motor car.

(5) A detailed scheme for the provision of signage directing car-borne football spectators to the car parks hereby permitted shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: In the interests of highway safety and the free flow of traffic and public order.

(6) Unless otherwise agreed in writing by the Council, notwithstanding the provisions of the Town and Country Planning (Demolition – Description of Buildings) Direction 1995 the two storey building located in the north-eastern corner of the First Bus Depot site at the junction of St James Road and Sharman Road shall be retained and its conversion / reuse incorporated into the redevelopment of this site.

Reason: In the interests of visual amenity and conservation of the historic character and townscape of this part of St James.

(7) A detailed scheme for the provision of services (including electricity and water) to facilitate the use of the car parks hereby permitted shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: To facilitate the use of the permitted car parking facilities for non-car parking purposes in the interests of civic amenity and making the best use of land.

(8) Prior to the commencement of development, a detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented within 12 months of the first public use of the Southern Development Link Road and the Ross Road Spur Link.

Reason: In the interests of highway safety.

(9) Unless otherwise agreed in writing by the Council the retail development hereby permitted shall be limited to that part of the application site immediately in by the vicinity of St James Road, shall not exceed 1000m² gross in total and no individual unit shall exceed 50m² in area and shall be be limited to within Class A1 of the Town and Country Planning (Uses Classes) Order 1987.

Reasons: For the avoidance of doubt and to allow the Council to consider the implications of a larger retail use at the site.

(10) No development or works, including demolition or conversion works, at the the First Bus Depot site shall take place until the completion of a programme of building recording for this site has been submitted to and approved in writing by the Council in accordance with a written brief to be provided by Northamptonshire County Council.

Reason: To ensure the comprehensive recording of the site and buildings of historical and architectural interest.

(11) Unless otherwise agreed in writing by the Council, there shall be no open storage that exceeds at its highest point 2.5m above finished ground level.

Reason: In the interests of visual amenity

(12) Development of the existing First Bus Depot Site shall not begin until a scheme of investigation and assessment to identify the extent of contamination of the existing First Bus Depot Site and the measures necessary to make the land fit for residential use has been submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council any remedial works identified in the approved scheme shall be fully implemented concurrently with the development of the existing First Bus Depot Site and completed prior to the occupation of this part of the site.

Reason: In the interests of health and safety and the quality of the environment generally.

(13) Unless otherwise agreed in writing by the Council, the submission of reserved matters shall reflect the proposed land uses and zoning thereof shown on drawing CBBADL100/UD/02 (Development Framework).

Reason: For the avoidance of doubt and to allow the Council the opportunity to consider the implications of different land use zoning / siting and area sizes.

(14) Prior to the commencement of any development, a management scheme shall be submitted to and approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(15) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site, or parts thereof, and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(16) 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 commencement of any use hereby permitted or the completion of the development hereby permitted, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(17) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved by the Council prior to the commencement of their construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed prior to its first public use.

Reason: To secure a satisfactory standard of development.

(18) Full details of the proposed surface treatment of all roads, access ways, parking areas, footpaths and cycleways including their gradients shall be submitted to and approved by the Council prior to the commencement of respective construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

Reason: To secure a satisfactory standard of development.

(19) Prior to their installation details of the siting and appearance of any parking ticket machines shall be submitted to and approved by the Council

Reason: In the interests of highway safety.

(20) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges hereby permitted shall be fully implemented concurrently with the development.

Reason: To ensure the provision of these facilities to promote the use of modes of transport other than the private car and to promote use of the river valley area.

(21) Unless otherwise agreed in writing by the Council, a scheme for the provision of lift belts in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented concurrently with the proposed network of footways and cycleways hereby permitted.

Reason: In the interests of public safety.

(22) No demolition work at the the First Bus Depot site shall take place until a contract for the redevelopment of this site has been signed and evidence submitted to and acknowledged in writing by the Council.

Reason: To avoid the prolonged presence of a 'gap site' on St James Road in the interests of visual amenity.

(23) A minimum of 10% of all of the residential units hereby permitted shall be available for people with disabilities and constructed to the Council's mobility housing standards and thereafter maintained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(24) Unless otherwise agreed in writing by the Council, the submission of reserved matters shall include the provision of secure and safe cycle parking for each of the uses hereby permitted. In the event that the reserved matters submissions include apartments, secure and safe cycle parking shall be incorporated within apartment blocks at a ratio of one space per apartment.

Reason: To ensure the provision of adequate cycle facilities to promote the use of modes of transport other than the private car.

(25) Unless otherwise agreed in writing by the Council, the car parks hereby permitted shall not be used concurrently with the existing car parks associated with the Sixfields Stadium (except for the car park to the west of the Sixfields Stadium and the car park to the south of Walter Tull Way/West of Storton's Pits).

Reason: To promote the use of modes of transport other than the private car and in the interests of public order and safety.

(26) Prior to the commencement of development a detailed scheme assessing the Noise Exposure Category(ies) (NEC) of the site resulting from its exposure to transportation noise shall be submitted to and approved in writing by the Council. The scheme must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

Reason: To protect occupants of the development from excessive noise in the interests of amenity.

(27) Pursuant to the approved NEC scheme (condition 26), a scheme to protect the site where noise exposure exceeds NEC A shall be submitted to and approved in writing by the Council. The approved scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site; where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades; and where facades or floors do not fall into NEC A a noise insulation scheme including mechanical ventilation shall be required. The approved scheme shall be implemented concurrently with the development to which it relates and be completed prior to its first occupation.

Reason: To protect occupants of the development from excessive noise in the interests of amenity.

(28) Prior to the commencement of development a detailed scheme specifying the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the rating level of noise emitted from the site shall not exceed the existing background level between 0800 and 1800hrs, Monday to Friday and shall be lower than the existing background level by 6dB(A) at all other times. The noise levels shall be determined at the nearest noise sensitive premises. The measurements and assessments shall be made according to BS4142:1990. The approved scheme shall be implemented concurrently with the development to which it relates, completed prior to its first occupation and maintained thereafter.

Reason: To protect the users of neighbouring property from noise and disturbance.

(29) Prior to the commencement of development a detailed scheme specifying the following shall be submitted to and approved in writing by the Council:

1. The provisions to be made for handling goods and materials being delivered to, or shipped from, each unit; and
 2. The provisions to be made for the control of vehicle noise, including reversing sirens.
- Use of the development shall at all times comply with the provisions of the approved scheme.

Reason: To protect the users of neighbouring property from noise and disturbance.

Application No: **N/2004/496**
Location: **Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure**
Proposal: **Land north of River Nene and Storton's Pits**

APPROVED IN PRINCIPLE subject to conditions and for the following reason:

The proposed link road development is contrary to Policies E6, L16 and L26 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would provide access to and result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Unless otherwise agreed in writing by the Council, prior to the first public use of the the SDLR and RRSL the junction of Harvey Reeves Road and St James Mill Road shall be signalised and upgraded in accordance with the approved drawings.

Reason: In the interests of highway safety.

(3) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site, or parts thereof, and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(4) Unless otherwise agreed in writing by the Council, all planting, seeding or turfing hereby permitted shall be carried out in the first planting and seeding seasons following the completion of the development or its first use by the public, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) A detailed scheme for the improvement (including surface treatment and white lining) of the existing sections of Harvey Reeves Road and Ross Road shall be submitted to and approved by the Council. The approved scheme shall be fully implemented prior to the first public use of the SDLR and RRSL highway (road, pedestrian and cycle ways) hereby permitted.

Reason: In the interests of highway safety and the free flow of traffic.

(6) Prior to the commencement of any development, a detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented within 12 months of the first public use of the SDLR and RRSL highway (road, pedestrian and cycle ways) hereby permitted.

Reason: In the interests of highway safety and the free flow of traffic.

(7) Unless otherwise agreed in writing by the Council, the development hereby permitted shall be fully implemented and completed prior to its first public use.

Reason: In the interests of highway safety and the free flow of traffic.

(8) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(9) No development shall commence until precise details of the surface water drainage scheme including the design, provision, implementation and long term maintenance, fully in accordance with the requirements of the approved flood risk assessment (as amended by the addendum dated 30 June 2004) have been submitted to and approved in writing by the Council and the road shall not be brought into public use until the drainage details have been carried out in accordance with the details so approved.

Reason: To ensure there is no increase in flood risk.

(10) Prior to the commencement of any development, precise details and flow information of the proposed high level culverts shall be submitted to and approved in writing by the Council and the culverting shall be carried out in accordance with the details so approved.

Reason: To ensure there is no adverse impact on flood risk immediately downstream of the SDLR.

(11) No development shall commence until an implementation programme for the strategic mitigation of flood risk and compensation measures has been submitted to and approved in writing by the Council.

Reason: To prevent any increase in flood risk.

(12) The approved scheme for flood risk protection shall be implemented in accordance with the requirements of the approved flood risk assessment and with the approved implementation programme as approved to satisfy condition (11) above prior to the road being brought into public use. The completion of the approved scheme shall be confirmed in writing to the Council within one month of the scheme's completion.

Reason: To prevent any increase in flood risk.

(13) The temporary storage at Duston Mill Reservoir shall be released and revert back to additional capacity within Duston Mill Reservoir on completion of the strategic mitigation assets at Upton. The applicant/developer shall confirm this in writing to the Council within one month of such strategic mitigation assets being commissioned and operational on site.

Reason: To prevent any increase in flood risk and as the provision of storage at Duston Mill Reservoir is strictly a temporary measure pending completion of the strategic mitigation assets at Upton.

(14) No development approved by this planning permission other than that directly associated with the remediation of contamination present on the site shall be commenced until:

- a) A Desktop study has been carried out on all parts of the site which shall include the identification of previous site uses, potential contaminants that might reasonably be expected to be present given those uses and other relevant information, and using this information a textural and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) Ground investigations have been designed for the site using the information obtained from the desktop study and any textural and diagrammatical representations (Conceptual Model). The detailed scope of works for the ground investigation shall be submitted to, and approved in writing by the Council prior to investigations being carried out on the site. The investigations shall be comprehensive enough to enable:
 - Quantitative risk assessments to be undertaken relating to human health, groundwater and surface waters located on and off the site that may be affected, and
 - Refinement of the Conceptual Model, and
 - The development of Method Statements detailing the remediation requirements.
- c) The site investigations have been undertaken in accordance with details to be submitted to and approved by the Council and risk assessments have been undertaken and submitted to and approved by the Council.
- d) A Method Statement detailing the remediation requirements, including an assessment of the measures to address the impact on human health, groundwater and surface waters, using the information obtained from the Ground Investigation has been submitted to and approved in writing by the Council prior to that remediation being carried out on the site.

Reason: To reduce contamination to ground and surface waters.

(15) Unless otherwise agreed in writing by the Council, no development approved by this planning permission (other than that directly associated with the remediation of contamination present on the site) shall be commenced until all pre-development actions identified in the approved method statement have been carried out to remediate the site. The development of the site shall be carried out in accordance with any further actions set out in the approved Remediation Method Statement(s).

Reason: To reduce contamination to ground and surface waters.

(16) Unless otherwise agreed in writing by the Council no development shall commence until a remediation infrastructure method statement detailing the infrastructure required to facilitate the remediation works identified for the site (as set out in the method statement to satisfy condition 15 above) has been submitted to and approved in writing by the Council and the remedial infrastructure works have been carried out in accordance with the approved method statement.

Reason: To reduce contamination to ground and surface waters.

(17) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Council) shall be carried out until the developer has submitted, and obtained written approval from the Council for an addendum to the Method Statement. This addendum to the Method Statement shall detail how the unsuspected contamination shall be dealt with. No Development shall recommence until all remediation identified in this Method statement addendum is carried out.

Reason: To reduce contamination to ground and surface waters.

(18) Unless otherwise agreed in writing by the Council, upon completion of the remediation detailed in the Method Statement and prior to development commencing a report that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s) shall be submitted to and approved by the Council. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.

Reason: To reduce contamination to ground and surface waters.

(19) The development hereby permitted shall not include piling unless otherwise agreed in writing by the Council prior to its first use.

Reason: To reduce contamination to ground and surface waters and to allow the Council to assess the implications of piling.

(20) Prior to the commencement of development, a detailed scheme to prevent parking on or in the vicinity of the proposed SDLR and RRSL shall be submitted to and approved by the Council. The approved scheme shall be fully implemented prior to the first public use of the SDLR and RRSL.

Reason: In the interests of highway safety and the free flow of traffic and in the interests of visual amenity.

Application No: **N/2004/510**
Location: **Land off Ransome Road**
Proposal: **Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application)**

APPROVED IN PRINCIPLE subject to conditions and for the following reason:

The proposal would result in the decontamination and redevelopment of previously used land in accordance with Policy D17 of the Northampton Local Plan. Whilst the proposal would result in the loss of land allocated for leisure purposes on part of the site, contrary to Policy L1, the land is relatively inaccessible and the proposals would provide for improved alternative leisure facilities for a wider range of people.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the Council.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Council before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(5) Prior to the submission of reserved matters, a development brief shall be submitted to and approved by the Council. The development brief shall include details of phasing, detailed layout, design codes, provision for art, full details of hard and soft landscaping defining public, semi-public and private space and provision for future maintenance, finished floor areas, boundary treatments and footpaths and cycleway links.

Reason: To provide a satisfactory site layout in the interests of amenity, the prevention of crime, and long term maintenance of the site.

(6) 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 related phase of development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity.

(7) Details of a scheme for the amended hydraulic capacity and performance of the Hardingstone Dyke and Delapre Brook shall be submitted to and approved in writing by the Council concurrently with the development brief to be submitted pursuant to condition 5 (above). The scheme shall provide for access and easement corridors alongside both watercourses. The scheme shall be implemented prior to the commencement of construction development unless otherwise agreed in writing by the Council.

Reason: To mitigate for and to prevent the increase in flood risk around this critical ordinary watercourse.

(8) Prior to the commencement of development, details of a scheme for the provision of riverside habitat shall have been submitted to and approved in writing by the Council. The scheme shall be implemented at all times following commencement of the development unless otherwise agreed in writing by the Council.

Reason: To mitigate for disturbance and loss of habitat in the interests of ecology and the amenity of the riverside area.

(9) Prior to the commencement of development, precise details of the surface water drainage scheme including the design, provision, implementation and long term maintenance shall have been submitted to and approved in writing by the Council, and be fully in accordance with the requirements of the approved flood risk assessment (as amended by the addendum dated 30 June 2004).

Reason: To ensure there is no increase in flood risk.

(10) Prior to the commencement of development details for the provision for the long term maintenance of the drainage scheme, including SUDS and surface water attenuation features, shall have been submitted to and approved in writing by the Council.

Reason: To ensure the long term maintenance of the drainage systems in accordance with Planning Policy Guidance Note 25 to prevent increase in flood risk.

(11) Prior to the commencement of development details of an implementation programme for the strategic mitigation and compensation measures for surface water run-off and flood water storage shall have been submitted to and approved in writing by the Council and no building shall be occupied until the scheme has been carried out in accordance with the approved flood risk assessment and the details so approved.

Reason: To prevent any increase in flood risk.

(12) The approved scheme for flood risk protection shall be implemented fully in accordance with the requirements of the approved Flood Risk Assessment and with the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council within one month thereafter.

Reason: To prevent the increase in flood risk.

(13) Prior to the commencement of development, other than remediation of contamination:

a) A Desktop study shall have been carried out on all parts of the site including the identification of previous site uses, potential contaminants that might reasonably be expected to be present given those uses and other relevant information, and using this information a textural and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall have been produced.

b) Ground investigations shall have been designed for the site using the information obtained from the desktop study and any textural and diagrammatical representations (Conceptual Model). The detailed scope of works for the ground investigation shall be submitted to, and approved in writing by the Council prior to investigations being carried out on the site. The investigations shall be comprehensive enough to enable:

- Quantitative risk assessments to be undertaken relating to human health, groundwater and surface waters located on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of Method Statements detailing the remediation requirements.

c) The site investigations shall have been undertaken in accordance with details to be submitted to and approved by the Council and risk assessments have been undertaken and submitted to and approved by the Council.

d) A Method Statement detailing the remediation requirements, including an assessment of the measures to address the impact on human health, groundwater and surface waters, using the information obtained from the Ground Investigation shall have been submitted to and approved in writing by the Council in consultation with the Environment Agency prior to that remediation being carried out on the site.

Reason: To prevent pollution of ground and surface waters and in the interests of health and the environment.

(14) No development approved by this planning permission other than that directly associated with the remediation of contamination present on the site shall be commenced until action has been taken to remediate the site. The development of the site shall be carried out in accordance with the approved Remediation Method Statement (s).

Reason: To prevent pollution of ground and surface waters

(15) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Council) shall be carried out until the developer has submitted to, and obtained written approval from the Council for, an addendum to the Method Statement. This addendum to the Method Statement shall detail how this unsuspected contamination shall be dealt with. No Development shall recommence until any remediation identified in this Method Statement is carried out.

Reason To prevent pollution of ground and surface waters and in the interests of health and the environment.

(17) Upon completion of the remediation detailed in the Method Statement and prior to development commencing a report that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s) shall be submitted to the Council. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.

Reason: To prevent pollution of ground and surface waters and in the interests of health and the environment.

(18) An area of land shall be identified for the provision of a pump and treat installation within the development brief to be submitted pursuant to condition 5 (above). No built development other than that directly associated with the remediation of contamination present on the site, shall be carried out in the area unless otherwise agreed in writing by the Council following approval from the Environment Agency that a pump and treat installation will not be necessary.

Reason: To prevent pollution and in the interests of health and the environment.

(19) Full details of all roads and sewers including cross sections, longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved by the Council prior to the commencement of construction work .

Reason: In the interests of safety, amenity and to secure a satisfactory standard of development.

(20) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives, including their gradients shall be submitted to and approved by the Council prior to the commencement of development.

Reason: In the interests of safety, amenity and to secure a satisfactory standard of development.

(21) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges shall be implemented concurrently with each phase of the development, in accordance with the development brief to be submitted pursuant to condition 5 above and completed prior to the occupation of the buildings within that phase of development.

Reason: To ensure the provision of facilities and to secure a satisfactory standard of development.

(22) A minimum of 10 % of all the residential units hereby permitted shall be available for people with disabilities and constructed to the Council's mobility housing standards and thereafter maintained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(23) Provision shall be made for bus stops and shelters within the highway in accordance with details to be submitted as part of the development brief, pursuant to condition 5, implemented concurrently with the construction of the roads and provision made for their maintenance.

Reason: To ensure provision of adequate facilities for sustainable development.

(24) Secure and safe cycle parking shall be provided within apartment blocks at a ratio of one space per flat in accordance with details to be submitted to and approved by the Council.

Reason: To ensure the provision of adequate facilities.

(25) Secure and safe cycle parking shall be provided for staff and visitors for all commercial uses in accordance with details to be submitted to and approved in writing by the Council.

Reason: To ensure the provision of adequate facilities

(26) Details regarding the provision of cycle parking shall be submitted concurrently with the reserved matters applications.

Reason: To ensure the provision of adequate facilities.

(27) Prior to the submission of reserved matters the developer shall carry out a full evaluation of the site, in accordance with an "Evaluation Brief" prepared by Northamptonshire County Council's Historic Environment Team, to establish the extent and nature of archaeological remains within the site.

Reason: In the interests of archaeology

(28) Applications for the approval of reserved matters shall take account of the desirability of preserving important archaeological remains in situ or through additional archaeological recording where this cannot be achieved, and shall include full details of the archaeological measures to be adopted.

Reason: In the interests of archaeology.

(30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the details of archaeological measures have been submitted to and approved by the Council. Development shall take place in accordance with the approved details.

Reason: In the interests of archaeology.

(31) No development shall take place until the applicants, or their agents, or successors in title, have secured the implementation of a programme of building recording in accordance with a written brief provided by Northamptonshire County Council and submitted the record to and obtained the approval of the Council.

Reason: In the interests of archaeology.

(32) Prior to the commencement of any development hereby approved, full details of the Ransome Road and London Road intersection improvements shall be submitted to and approved in writing by the Council as part of a reserved matters application and implemented prior to the occupation of any of the residential units approved as part of this application.

Reason: In the interests of highway safety.

(33) Prior to the commencement of any development hereby approved, full details of the vehicular bridge over the railway and the Nunn Mills Road/Bedford Road junction shall be submitted to and approved in writing by the Council as part of a reserved matters application and implemented prior to the construction of the 451st unit approved as part of this application unless otherwise agreed in writing by the Council.

Reason: In the interests of highway safety.

(34) Details of the proposed foot/cycle bridge over the railway and the timing of its construction and completion in relation to various phases of the development shall be included in the development brief submitted pursuant to condition 5.

Reason: To provide an alternative route of transport to meet the needs of the development.

(35) Private parking areas shall be secured by controlled gates in accordance with details to be included in the development brief submitted pursuant to condition 5.

Reason: In the interests of personal safety and the prevention of crime.

(36) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no gates, walls, fences or any other means of enclosure shall be erected or constructed without the prior written consent of the Council.

Reason: In the interests of visual amenity.

(37) Full details of all sewers, services and soakaways shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(38) Provision for the storage of refuse shall be submitted concurrently with the reserved matters applications.

Reason: To secure the satisfactory provision of refuse storage.

Application No: **N/2004/672**
Location: **37-38 East Park Parade**
Proposal: **Conversion of adjacent dwellings into 7 no. 2 and 1 no. 1 bedroom flats and erection of garage block**

APPROVED subject to the following conditions and for the following reason:

This proposal is for a residential development in an existing residential area. The layout and design are considered to be acceptable and in accordance with Policies H6 and H19 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Full details of the method of the treatment of the proposed boundary wall shall be submitted to and approved by the Council. All boundary treatments shall be implemented prior to the occupation of the flats hereby permitted and thereafter maintained.

Reason: To ensure that the site boundaries are properly treated so as to secure a satisfactory standard of development.

(3) Unless otherwise agreed in writing by the Council, prior to the commencement of development a scheme shall be submitted to and approved in writing by the Council that assesses the Noise Exposure Categories for the site and protects the dwellings from highway noise. Where facades or floors do not fall into NEC A, as defined by PPG24, the scheme shall incorporate provision of secondary glazing. The approved scheme shall be fully implemented prior to the first occupation of any of the flats hereby permitted and shall be maintained thereafter.

Reason: To protect the enjoyment of future occupiers of the flats.

(4) The secure and covered parking of bicycles shall be provided prior to the occupation of the flats hereby permitted and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(5) Details and or/samples of all proposed external facing materials of the proposed garage block shall be submitted to and be approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(6) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the occupation of the flats hereby permitted and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(7) The accommodation shall be used solely in accordance with the approved drawings, and none of the basement areas shall be used as habitable rooms unless otherwise agreed in writing by the Council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

Application No: **N/2004/0688**
Location: **Yeoman of England Public House, High Street, Wootton**
Proposal: **Extension to car park**

APPROVED subject to conditions and for the following reason:

The proposal is considered acceptable after considering the benefits of the development in overcoming problems of vandalism on the site, in accordance with SPG Planning Out Crime.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Prior to the first use of the development hereby approved 1.8 metre high close-boarded fencing shall be erected on the rear boundary of the site, and, once erected, such fencing shall be retained thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

(3) 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 completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of 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.

(4) Notwithstanding the details shown on the approved drawing numbered 216 01 A, no consent is hereby given for the floodlighting, which should be the subject of a separate application for Planning Permission.

Reason: To define the permission for the avoidance of doubt.

Application No: **N/2004/695**
Location: **Former Cobblers Public House and land off Woolmonger Street**
Proposal: **Demolition of existing public house, construction of 20 no. apartments and alterations to layout of 24 no. apartments approved under planning application N/2003/662 and provision of additional parking spaces**

APPROVED subject to conditions and for the following reason:

The site is located in the heart of the town centre and the design, density, massing and external appearance of the scheme are considered appropriate to the character of the area in accordance with Policies E20, E21, E22, H7, H12, H13, H15, H17 and H32 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Notwithstanding the details as submitted, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved by the Council, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(3) Details and/or samples of all proposed external facing materials including the proposed windows and doors shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(4) The parking spaces as shown on the submitted plans shall be constructed, laid and marked out 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.

(5) Full details of all external lighting shall be submitted to and approved by the Council prior to the commencement of construction work on site and implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development.

(6) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure satisfactory standard of development.

(7) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Council, provided prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(8) Full details of the proposed surface treatment of the access, parking areas and footpaths including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(9) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved by the Council and the works shall be carried out prior to the occupation of the building hereby permitted.

Reason: In the interests of highway safety.

(10) No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved by the Council.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(11) 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 any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(12) A minimum of 10% of the total number of dwellings shall be constructed to the Council's full mobility standards in accordance with further details to be submitted to and approved by the Council and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the applicant, or their agents or successors in title, 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 by the Council.

Reason: In the interests of archaeological research.

(14) 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 site investigation report shall be submitted to and approved in writing by the Council. 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 Council. 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 shall be submitted to the Council with two weeks of completion (or within two weeks following 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.

(15) Notwithstanding the details as submitted, all bedrooms windows shall be installed with acoustic glazing (minimum performance of 39dB Rw and 35dB Rtr) and alternative ventilation systems shall be installed to all bedrooms. Full details of which shall be first submitted to and approved by the Council and implemented concurrently with the development and retained thereafter.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development.

(16) Unless otherwise agreed in writing by the Council, the proposed highway improvement works for Woolmonger Street and Kingswell Street shall be carried out prior to the occupation of the building hereby permitted.

Reason: In the interests of highway and pedestrian safety.

(17) Prior to the commencement of development details of entrance security arrangements shall be submitted to and approved in writing by the Council. The approved security measures shall be implemented and retained thereafter.

Reason: In the interests of community safety.

Application No: **N/2004/717**
Location: **Former YWCA, 17 Castilian Street**
Proposal: **Sub-division of existing approved duplex on basement and ground floor into two separate flats**

APPROVED IN PRINCIPLE subject to conditions and for the following reason:

The layout and design of the proposed development are considered to be acceptable and in accordance with Policies H7 and E26 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of the proposed alterations to the front entrance and windows as shown on the submitted plans shall be first submitted to and approved by the Council and thereafter implemented prior to the use hereby permitted first commencing.

Reason: In the interests of visual amenity and to enhance the character of the Conservation Area.

(4) The proposed flats shall be used solely in accordance with the submitted plans, unless otherwise agreed in writing by the Council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided.

(5) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(6) Full details of facilities for the secure parking of bicycles shall be first submitted to and approved by the Council and implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: To secure a satisfactory standard of development.

(7) Before the commencement of development hereby permitted a scheme shall be submitted to and approved by the Council for protecting the dwellings from external noise. The noise levels at the boundary of any property shall not exceed the upper band of NEC C/NEC B as defined in PPG24. The approved scheme shall be implemented concurrently with the development hereby approved and retained thereafter.

Reason: To protect the enjoyment of future occupiers of their dwellings.

Application: **N/2004/718**
Location: **Former YWCA, 17 Castilian Street**
Proposal: **Proposed new roof garden**

APPROVED subject to conditions and for the following reason:

The proposed roof garden would provide valuable amenity space for the prospective residents and would not have caused undue impact on residential amenity in accordance with Policies E20 and E26 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The proposed handrail and glass guarding for the proposed roof garden shall be implemented in accordance with the submitted drawing and retained thereafter.

Reason: In the interests of residential amenity.

Application No: **N/2004/0719**
Location: **Former St Crispin's Hospital site, Berrywood Road**
Proposal: **Deletion of condition no. 37 of planning permission 97/0556 to allow conversion of existing buildings and new buildings for residential and commercial use.**

APPROVED subject to conditions and for the following reason:

The proposal has been assessed against Policy H1 of the Northampton Local Plan and PPG3 Housing and is acceptable in that it allows more efficient use of previously developed land for housing.

(1) Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the Council.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(2) Application for approval of reserved matters shall be made to the Council before the expiration of three years from the date of this permission. Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(4) Unless otherwise agreed in writing by the Council, no more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall be commenced prior to the new signalised junction proposed on the A45 being fully completed in accordance with further details to be submitted to and approved by the Council.

Reason: In the interests of safety and free flow of traffic.

(5) No development shall access onto A45 until alterations and improvements, including the signalisation of Weedon Road/Upton Way roundabout, have been undertaken and completed in accordance with full details to be submitted to and approved by the Council.

Reason: In the interests of highway safety.

(6) No more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall commence prior to details of the proposed access road to serve Pendered Hospital (including a timetable) being submitted to and approved by the Council. The road shall be constructed up to the boundary of the application site in accordance with the approved details and the approved timetable.

Reason: In accordance with the agreed principles for the development of the site and the wider area in the interests of highway safety.

(7) No more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall commence prior to details of the proposed access road to the Country Centre (including a timetable) being submitted to and approved by the Council. The road shall be constructed up to the boundary of the application site in accordance with the approved details and the approved timetable.

Reason: In accordance with the agreed principles for the development of the site and the wider area in the interests of highway safety.

(8) Prior to the commencement of any development and each respective phase of development, full details of all roads and sewers including cross-sections and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and be approved by the Council and thereafter implemented in accordance with those details.

Reason: To secure a satisfactory standard of development.

(9) Prior to the commencement of any development and each respective phase of development, full details of the proposed surface treatment of all roads, access and parking area, footpaths and private drives including their gradients shall be submitted to and be approved by the Council and thereafter implemented in accordance with those details.

Reason: To secure a satisfactory standard of development.

(10) Provision shall be made for bus stops/lay-bys and shelters and temporary bus turning facilities within the highways. Full details, including phasing, shall be submitted to and be approved by the Council prior to the commencement of any phase of development beyond 300 metres of an existing bus stop and thereafter implemented in accordance with the approved phasing programme.

Reason: To ensure that all phases of development are adequately served by public transport.

(11) Full details of street lighting shall be submitted to and approved by the Council and implemented in accordance with the approved details concurrently with the respective road construction.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(12) The provision of cycle ways and footpaths within the development shall be undertaken in accordance with a scheme (including phasing) to be submitted to and approved by the Council and shall be implemented concurrently with each phase of development to the satisfaction of the Council.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(13) Existing rights of way within the site shall be afforded protection during the course of development in accordance with further details to be submitted to and approved by the Council and implemented prior to development commencing adjacent to the respective right of way.

Reason: To ensure access is not restricted.

(14) Prior to the commencement of any development and each respective phase of development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site and the proposed routes shall be via Sandy Lane and/or the new junction off the A45. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety and the general amenity of the locality.

(15) Prior to any demolition within the site a full recording exercise shall be undertaken in respect of each building and which shall be submitted to and approved by the Council a minimum of four weeks prior to its demolition.

Reason: To ensure that adequate records are maintained of existing structures within the site.

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

Reason: In the interests of archaeological research.

(17) Full details of all finished floor levels shall be submitted to and be approved by the Council prior to the commencement of each respective phase of development. The development shall be implemented fully in accordance with the approved floor levels.

Reason: To ensure a satisfactory standard of development.

(18) Details of all excavation to be undertaken within the site and any proposed land raising and recontouring shall be submitted to and be approved by the Council prior to its implementation.

Reason: To protect the existing landscape.

(19) Prior to the transfer of Berry Wood, a full arboricultural report and management scheme for Berry Wood shall be submitted to and be approved by the Council. The details shall include the method of protection during the course of development.

Reason: To ensure the long-term amenity of Berry Wood.

(20) All trees within the site and included within the submitted tree survey shall be retained and prior written consent from the Council shall be obtained prior to any topping, lopping or removal. Prior to the commencement of each phase of development, full details shall be submitted to and approved by the Council in respect of the means of protection during the course of development and which shall include the extent of the fenced area and the approved details implemented and retained throughout the period of that phase of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(21) Within the protected area of the trees no alteration shall be made to existing ground levels, no excavations shall be made, no vehicles shall be driven or plant sited, no materials shall be stored and no bonfires shall be lit.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(22) Prior to the commencement of each phase of development a detailed scheme of hard and soft landscaping and its subsequent management and maintenance shall be submitted to and be approved by the Council and which shall make provision for a planting belt west of Black Walk bridleway.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(23) All planting seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the building or the completion of the phase of development to which it relates, whichever is the sooner; and any tree or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(24) Provision shall be made for equipped play areas within the site in accordance with further details (including phasing) to be submitted to and be approved by the Council and thereafter implemented in accordance with the approved phased programme.

Reason: In accordance with agreed principles for the site and in the interests of residential amenity.

(25) Details of the proposed balancing lake and its on going maintenance shall be submitted to and be approved by the Council prior to its construction and thereafter implemented and maintained in accordance with the approved details.

Reason: To secure the satisfactory standard of development.

(26) Prior to the commencement of each phase of development, a scheme for the provision, maintenance and implementation of surface water drainage shall be submitted to and be approved by the Council. The scheme approved pursuant to this condition shall be implemented and completed fully in accordance with the approved details and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

(27) Prior to the commencement of each phase of development, a detailed Flood Risk Impact Assessment shall be carried out incorporating a scheme for the design, provision, implementation and maintenance of flood risk protection, fully in accordance with the requirements of the approved preliminary flood risk impact assessment, the Strategic Review of Development and Flood Risk Document and PPG25. The detailed Flood Risk Impact Assessment incorporating the scheme shall be submitted to and be approved by the Council in consultation with the Environment Agency.

Reason: To prevent the increased risk of flooding.

(28) The approved scheme for flood risk protection pursuant to condition 27 shall be implemented and completed fully in accordance with the requirements of the Flood Risk Impact Assessment, the Strategic Review of Development and Flood Risk Document and PPG25 and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To prevent the increased risk of flooding.

(29) Prior to the commencement of development, a scheme for the provision, implementation and maintenance of pollution control shall be submitted to and be approved by the Council. The scheme approved pursuant to this condition shall be implemented and completed fully in accordance with the approved details and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To ensure a satisfactory method of pollution control.

(30) Prior to the commencement of each phase of development, a scheme for the provision, implementation and maintenance of foul water drainage shall be submitted to and be approved by the Council. The approved scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and the completion of the works shall be confirmed in writing to the Council one month thereafter.

Reason: To ensure a satisfactory method of foul water drainage.

(31) A minimum of 10 percent of all dwellings and flats shall be constructed to the Council's full mobility standards in accordance with further details to be submitted to and approved by the Council and the details of which shall be implemented concurrently with the development and thereafter retained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with the Local Plan.

(32) A local centre shall be provided within the site in accordance with further details to be submitted to and approved by the Council. Uses within the local centre shall be restricted to retail uses contained within Class A1, A2, and A3 of the Town and Country Planning (Use Classes) Order 1987, medical services and a children's nursery with associated parking and ancillary accommodation. No retail unit shall exceed 380 square metres in floor area and the total retail floor area shall not exceed 1000 square metres in area.

Reason: To ensure local facilities are provided within the site.

(33) The permission shall not confer consent for any development on the area allocated as a green space that lies north of the existing tennis courts.

Reason: To accord with Local Plan policy.

(34) There shall be no fencing off or enclosure of any area of open space, the cricket pitch, the grounds around the main building or the school sites without first obtaining the written consent of the Council. Any details submitted shall include full details of the means of enclosure.

Reason: In the interests of general amenity.

(35) Prior to the commencement of each phase of development full details of the boundary treatment of all external boundaries of that phase together with individual plot boundaries shall be submitted to and be approved by the Council and implemented prior to the occupation of the respective dwelling to which it relates and thereafter maintained.

Reason: In the interests of general amenity.

(36) Prior to the conversion of the former hospital full details of internal and external alterations shall be submitted to and be approved by the Council.

Reason: To ensure a satisfactory form of development.

(37) All buildings with public access areas shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved by the Council, implemented concurrently with the development, completed prior to the relevant building being first brought into use and thereafter maintained.

Reason: To ensure that the premises are easily accessible to people with disabilities.

(38) Where facilities have been provided for the cooking of food a scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and be approved by the Council and the approved scheme shall have been implemented prior to the premises being first brought into use and thereafter maintained.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

(39) Provision shall be made for the vehicular access to the main building together with parking and access for service vehicles in accordance with further details to be submitted to and be approved by the Council and completed prior to the commencement of the new uses.

Reason: To ensure adequate access arrangements in the interests of highway safety.

(40) Provision shall be made for car parks adjacent to St Crispin Park/Church (which shall include public toilet facilities) and on land adjacent to the bowling green, the details of which (including phasing) shall be submitted to and be approved by the Council and implemented in accordance with the approved phasing programme,

Reason: To ensure adequate on site parking facilities are provided for existing facilities within the site.

(41) Any workshops or employment uses provided within the site shall be restricted to activities contained within Use Classes B1 and B8 of the Schedule to the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In the interests of general amenity.

(42) Prior to the commencement of any development a full survey shall be undertaken in respect of the presence of bats and badgers within the site and the survey shall include mitigation measures for their continued presence within the site, the details of which (including any programme) shall be submitted to and be approved by the Council. Any approved mitigation measures shall be implemented in accordance with the approved programme.

Reason: To ensure protection of protected species.

(43) The existing bandstand and ha ha wall shall be retained and a schedule of works for their repair shall be submitted to and be approved by the Council as part of the works to be undertaken to the main building and which shall be completed prior to the main building being first brought into use.

Reason: In the interests of general amenity.

Application: **N/2004/738**
Location: **155 Harbrough Road, Kingsthorpe**
Proposal: **Retrospective Consent For New Windows to Front Elevation (Listed Building Consent)**

REFUSED for the following reason:

The changes in window design adversely affect the special interest of the building's street elevation, thereby also adversely affecting the special interest of the group of listed buildings of which it forms a part contrary to Policy E23 of the Northampton Local Plan and PPG15: Planning and the Historic Environment.

Application: **N/2004/815**
Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
Proposal: **Extensions and alterations to theatres, including extension on Swan Street frontage; refurbished façade to Royal Theatre and warehouse, Royal auditorium refurbishment, ventilation, new roof plant, modification to Royal stage door.**

APPROVED subject to conditions and for the following reason:

The siting, size and design of the extension and its impact on visual amenity are considered acceptable and in accordance with Policies E20 and L14 of the Northampton Local Plan

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) No development shall take place until a highway closure in accordance with Section 247 of the Town and Country Planning Act 1990 has been secured in respect of the construction of the proposed new ticket office adjacent to Angel Street.

Reason: In the interests of highway safety.

(4) No development shall take place until a Prohibition of Driving Order over Angel Street and Swan Street between Albion Street Car Park access and Guildhall Road has been secured unless otherwise agreed in writing with the Council.

Reason: In the interests of highway safety.

(5) No development shall take place until details in respect of the pedestrianisation improvements to Swan Street and Angel Street have been submitted to and approved by the Council and the approved details shall be implemented prior to the revised pedestrian access off Swan Street being brought into use unless otherwise agreed in writing by the Council.

Reasons: In the interests of highway safety.

(6) Before development commences details of a CCTV camera (to link with the existing Town Centre system,) and its siting, plus associated maintenance, together with details of any associated necessary upgrading of lighting in Swan Street shall be submitted to and approved in writing by the Council. These works shall be fully implemented and operational before the development hereby approved, including the new Derngate foyer and ticket office, are first brought into use.

Reason: In the interests of users of the theatre and community safety.

(7) A scheme shall be submitted to and approved in writing by the Council 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 thereafter retained.

Reason: To protect the amenities of nearby occupants from noise and vibration.

Application: **N/2004/816**
Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
Proposal: **Demolition of walls and structures in courtyard fronting Swan Street (Conservation Area Consent)**

APPROVAL subject to conditions and for the following reason:

The walls to be removed do not make a significant contribution to the character or appearance of the Conservation Area and therefore the demolition is in accordance with the advice contained in PPG15 and Policy E26 of the Northampton Local Plan.

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

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

(2) Demolition shall not commence until a contract has been let for the building works approved under N/2004/0815.

Reason: To ensure that the character of the Conservation Area is not adversely affected by premature demolition.

Application: **N/2004/817**
Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
Proposal: **Refurbishment and comfort ventilation to Royal Theatre auditorium, refurbishment and some alteration to foyers/bar, refurbishment to Royal Theatre façade, new roof plant, and modification to stage door entrance (Listed Building Application)**

APPROVED subject to conditions and for the following reason:

The works are considered to be sympathetic to the historic fabric and character of the Grade II listed building and therefore are in accordance with the advice contained in PPG15 and Policies E23 of the Northampton Local Plan and Policy AR6 of the Northamptonshire County Structure Plan.

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

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

(2) No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of building recording in accordance with a written brief provided by Northamptonshire County Council (tel: 01604 – 237092) and this record has been submitted to and approved by the Council.

Reason: To ensure that adequate records are made of the historic fabric of the building.

(3) The removal of the stage revolve and the provision of new seats in the Royal Stalls shall be fully implemented in accordance with the approved plans, unless otherwise agreed in writing by the Council.

Reason: To implement one element without the other would be contrary to the principles contained in the Conservation Plan. It would lead to unnecessary works to the fabric of the Listed Building that would not solve the problem of existing poor sightlines. The Council would not wish to see this then lead to another inappropriate intervention in this Listed Building to resolve the resultant unsatisfactory situation.

(4) Before development commences, full details of the “Strode” sunburner, to include scaled drawings, shall be submitted to and approved in writing by the Council.

Reason: To ensure that the details of the sunburner are satisfactory and sympathetic to the historic fabric and character of the Listed Building.

(5) A full schedule of works, including a paint schedule for both interior and exterior work, shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(6) Further details of the proposed ventilation nozzle heads shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(7) Further details of the proposed seating, to include cross sections and patterns, shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(8) No works shall be undertaken to the orchestral pit without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(9) No plaster shall be removed without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(10) Notwithstanding the details submitted, further details of all proposed lighting gantries shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(11) Further details of the proposed routes for the ventilation ducting/air conditioning shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(12) No decorative features shall be altered or removed without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(13) Further details of all new or replacement doors, architraves and windows shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(14) Further details of the proposed routes for all utilities/services shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(15) No works shall be undertaken to the stalls floor without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(16) No works shall be undertaken to the balcony fronts without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(17) No chasing into existing plaster shall take place without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(18) None of the existing tiering within Areas A as shown on the plan of the Gallery submitted on 18 August 2004 shall be altered or removed without the prior written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(19) In connection with condition 18 above, further details of the revised tiering and staircases in the Gallery shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

Application No: **N/2004/838**
Location: **62/62A Water Lane, Wootton**
Proposal: **Change of use from Class A1 to Classes A1/A2/B1, subdivision to 2 units, new access and erection of boundary railings (retrospective application)**

APPROVED subject to a condition and for the following reason:

The uses are appropriate within a residential area and are not likely to result in loss of amenities by undue noise and disturbance in accordance with Policy H19 of the Northampton Local Plan. The siting, size and design of the railings and their impact on the character of the surrounding area are considered acceptable in accordance with Policy H19 of Northampton Local Plan.

(1) The premises shall be used only for purposes within Classes A1, A2 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Council.

Application: **N/2004/923**
Location: **Northampton School for Boys, Billing Road**
Proposal: **Demolition of 1964 hall and adjacent buildings and erection of three storey teaching accommodation, refectory, kitchens, concourse and quadrangle plus extensions to existing sports hall, new swimming pool with new security fencing to all boundaries with new rebound wall and fencing to existing redgra area**

APPROVED subject to conditions and for the following reason:

The site lies within an area allocated within the Northampton Local Plan for educational purposes and the proposals provide additional facilities at the school without any detriment to amenity following consideration of Policies L1, H13 and H20 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Prior to the commencement of the erection of the fencing adjacent to Chipsey Avenue a landscaping scheme shall be submitted to and approved by the Council and thereafter implemented in the first planting season following the completion of the fencing.

Reason: In the interests on general amenity

(4) 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 any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) Notwithstanding the details submitted with the application, a green travel plan shall be submitted to and approved by the Council subsequently implemented by the school on the first occupation of the new buildings and monitored on an annual basis.

Reason: To encourage alternative means of transport to the private car.

(6) Prior to the commencement of development a traffic management scheme for all construction traffic shall be submitted to and approved by the Council and thereafter maintained.

Reason: In the interests of highway safety.

(7) Prior to the commencement of development details of the alterations to the existing western vehicular access off Billing Road shall be submitted to and approved by the Council and the details of which shall be implemented concurrently with the development hereby proposed and be completed prior to the first occupation of the new buildings or provision of the additional parking whichever is sooner.

Reason: In the interests of highway safety.

(8) The temporary classrooms hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2007.

Reason: In the interests of amenity as the Council consider the buildings are only acceptable as a temporary expedient.

(9) Prior to its erection full details of the proposed boundary treatment shall be submitted to and approved by the Council.

Reason: In the interests of general amenity.

(10) Details of the proposed rebound wall and fencing of the existing redgra area shall be submitted to and approved by the Council prior to its erection and the scheme implemented in accordance with those details.

Reason: In the interests of general amenity.

(11) Prior to the commencement of development details shall be submitted to and approved by the Council showing the location of parking bays for persons with disabilities and which shall be implemented concurrently with the construction of the car park extension.

Reason: To ensure adequate parking facilities for persons with disabilities are provided within the site.

(12) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved by the Council prior to the commencement of development hereby permitted, provided prior to the first occupation of the new buildings and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(13) Access shall be provided to the buildings hereby approved and facilities provided, for people with disabilities in accordance with the details shown on the approved plans, implemented concurrently with the development, completed prior to the first occupation of the new buildings and retained thereafter.

Reason: To ensure satisfactory access for people with disabilities to the development.

(14) A scheme shall be submitted to and approved by the Council which specifies the sources of noise from the new build and refurbished buildings 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 first occupation of the new or refurbished buildings and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

(15) 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 site investigation report shall be submitted to and approved in writing by the Council. 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 Council. 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 Council within 2 weeks of completion (or within 2 weeks following 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.

(16) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved by the Council and the approved scheme shall have been implemented prior to the first occupation of the new buildings and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

(17) Prior to its erection the exact location of fencing and boundary treatment shall be submitted to and approved by the Council and there shall be no additional points of access other than those existing unless otherwise agreed by the Council.

Reason In the interests of general amenity.

(18) Following completion of the enclosure of the existing Redgra area it shall only be used between the hours of 8.15am to 6pm, Monday to Friday and at no time on Saturdays, Sundays or Bank or Public Holidays.

Reason In the interests of residential amenity

Application: **N/3004/930**
Location: **Land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits**
Proposal: **Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping**

APPROVED subject to conditions and for the following reason:

The proposed development at the land west of Harvey Reeves Road is contrary to Policies E6 and L16 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Prior to the commencement of any development, a detailed scheme for the control and prevention of on-street parking (associated with football matches or other events held at the Sixfields Stadium) in the vicinity of the Sixfields Stadium shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the approved scheme shall be fully implemented prior to the first use of any of the car parking facilities hereby permitted.

Reason: To reduce the risk of on-street parking in the interests of residential amenity, and to promote the use of modes of transport other than the private motor car.

(3) Unless otherwise agreed in writing by the Council, none of the car parks hereby permitted shall be used before the development permitted by planning permission N/2004/496 (Southern Development Link Road and Ross Road Spur Link) has been fully implemented and these highways are made available for use by the public.

Reason: In the interests of highway safety and the free flow of traffic and to ensure adequate / suitable access to the site.

(4) A detailed scheme for the provision of signage directing car-borne football spectators to the car parks hereby permitted shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: In the interests of highway safety and the free flow of traffic and public order.

(5) A detailed scheme for the provision of services (including electricity and water) to facilitate the use of the car parks hereby permitted shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: To facilitate the use of the permitted car parking facilities for non-car parking purposes in the interests of civic amenity and making the best use of land.

(6) A detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: In the interests of highway safety.

(7) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(8) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved by the Council prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and be fully completed prior to its first public use.

Reason: To secure a satisfactory standard of development.

(9) Full details of the proposed surface treatment of all roads, access ways, parking areas, footpaths and cycleways including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and be fully completed prior to being opened to use.

Reason: To secure a satisfactory standard of development.

(10) Prior to their installation details of the siting and appearance of any parking ticket machines shall be submitted to and approved by the Council.

Reason: In the interests of highway safety.

(11) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges hereby permitted shall be fully implemented concurrently with the development.

Reason: To ensure the provision of these facilities to promote use of modes of transport other than the private car and to promote use of the river valley area.

(12) Unless otherwise agreed in writing by the Council, a scheme for the provision of life belts in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented concurrently with the proposed network of footways and cycleways hereby permitted.

Reason: In the interests of public safety.

(13) Unless otherwise agreed in writing by the Council, the lighting of the car parks hereby permitted shall be controlled to prevent light spillage / pollution beyond the site boundary in accordance with details to be submitted to and approved in writing by the Council.

Reason: In the interests of visual amenity and to safeguard the character of the river valley.

(14) Prior to their installation details of the proposed anti motorcycle barriers shall be submitted to and approved in writing by the Council.

Reason: To ensure they do not impede movement of people with disabilities and in the interests of visual amenity.

(15) Car parking areas P3 and P4 shall include the provision of car parking spaces for people with disabilities in accordance with details to be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of these car parks.

Reason: To ensure adequate provision of parking facilities for people with disabilities.

(16) Other than the fencing and other boundary treatment hereby permitted, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no gates, fences, walls or other means of enclosure shall be erected, constructed, improved or altered unless otherwise agreed in writing by the Council.

Reason: In the interests of visual amenity.

(17) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(18) Unless otherwise agreed in writing by the Council, all planting, seeding or turfing hereby permitted shall be carried out in the first planting and seeding seasons following the completion of the development or its first use by the public, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(19) Prior to its formation, details of the width, height and profile of the proposed mound adjacent to the Saints' rugby practice pitch in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The mound shall only be developed in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(20) Unless otherwise agreed in writing by the Council, a scheme for the provision of bus stops and shelters on both sides of St James Mill Road (between Harvey Reeves Road and St James Road) shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of car parks P3 and P4.

Reason: To ensure the provision of these facilities to promote use of modes of transport other than the private car and to facilitate a potential park and ride service.

(21) Unless otherwise agreed in writing by the Council, the car parks hereby permitted shall not be used concurrently with the existing car parks associated with the Sixfields Stadium (except for the car park to the west of the Sixfields Stadium and the car park to the south of Walter Tull Way/West of Storton's Pits).

Reason: To promote the use of modes of transport other than the private car and in the interests of public order and safety.

Application No: **N/2004/0932**
Location: **48 Duke Street**
Proposal: **Variation of condition No 3 of planning permission 98/0882 to allow opening on Sundays from 0800 to 1800 hours.**

APPROVED subject to conditions and for the following reason:

The proposal has been assessed against Policy H19 of the Northampton Local Plan and is acceptable.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and be approved by the Council, implemented prior to the commencement of the new opening hours and thereafter maintained.

Reason: In interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

(3) The premises shall not be used for the sale of hot food for consumption off the premises.

Reason: In the interests of the amenity of the surrounding locality.

(4) The premises shall be open only between the hours of 0730 and 1800 Monday to Saturday and 0800 and 1800 on Sundays. The premises shall not be open for business on Bank Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

Application: **N/2004/942**
Location: **Land north of 63 to 67 Mill Land and south of 1 to 5 Fremeaux Terrace, Kingsthorpe**
Proposal: **Erection of 3 no. houses with garages and new garage for no. 67 Mill Lane**

REFUSED for the following reasons:

(1) By reason of the siting, layout and close proximity to adjacent residential properties, the proposed access would be harmful to residential amenity, through the introduction of vehicular and pedestrian traffic, noise and general disturbance, contrary to Policies H15, H19 and T10 of the Northampton Local Plan.

(2) The proposed development would result in the loss of an existing Sycamore tree, protected by a Tree Preservation Order, to the detriment of the general amenities and visual amenities of the Kingsthorpe Conservation Area, contrary to Policies E11, E12 and H6 of the Northampton Local Plan.

(3) The proposed development over provides on-site parking and would discourage the use of alternative means of transport to the private car, contrary to the aims and objectives of PPG13: Transport and contrary to Policy T10 of the Northamptonshire County Structure Plan, Policies H6 and T17 of the Northampton Local Plan and the Council's Supplementary Planning Guidance on Parking.

(4) By reason of the number and the size of the dwellings, and the siting and layout within a restricted site area, which is constrained by existing trees, the proposed development would fail to provide adequate private amenity areas and would constitute an overdevelopment of the site, to the detriment of residential and general amenities, contrary to Policies H6, H12 and H19 of the Northampton Local Plan.

Application: **N/2004/948**
Location: **66 and 68 Main Road, Duston**
Proposal: **Demolition of existing dwellings and redevelopment of site with 9 new dwellings (6 no houses and 3 no apartments)**

REFUSED for the following reasons.

(1) The proposal represents an overintensive and inappropriate form of development which fails to respect the massing and architectural styles which predominate in the area resulting in a development detrimental to the visual amenities of the locality, contrary to Policies E20, H6 and H15 of the Northampton Local Plan.

(2) The development would involve the loss of a building and substantial alteration to a stone boundary wall both of which contribute to the character of this part of Duston and the Conservation Area in particular, contrary to Policy E22 of the Northampton Local Plan.

(3) The development would lead to substantial damage and loss of mature trees to the detriment of the character of the adjacent Conservation Area and this part of Duston, contrary to Policies E11 and E12 of the Northampton Local Plan.

Application No: **N/2004/958**
Location: **274 Wellingborough Road**
Proposal: **Renewal of planning permission 99/0935 for use as restaurant on the ground floor with living accommodation over**

APPROVED subject to conditions and for the following reason:

This is a renewal of a current planning permission where there has been no material change in circumstances. The use complies with Policy R9 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The premises shall be used as a restaurant and for no other purpose (including the sale of hot food for consumption off the premises) within Class A3 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Council.

(3) The use hereby permitted shall not be open to customers outside the following times: 0800 – 2300 from Monday to Saturday and 0800-2230 on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

(4) Details of the siting and sound insulation of any external machinery, equipment or external openings (including mechanical fume extraction units, ducting, chimneys, and refrigeration, air conditioning or ventilation units) shall be submitted to and approved in writing by the Council. Such machinery and equipment shall be installed in accordance with the approved details before the commencement of the use and shall thereafter be retained.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development.

(5) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Council, shall be implemented before the commencement of the use hereby permitted, and shall thereafter be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

Application: **N/2004/970**
Location: **43-44 Billing Road**
Proposal: **Conversion of offices to form 14 no. self-contained flats, demolition of rear extension and erection of new rear extension**

APPROVED subject to conditions and for the following reason:

The application site falls within a business area in the Northampton Local Plan. However the area is predominantly residential in character and the proposed layout and design of the development are considered acceptable and in accordance with Policies B14, E20, E23, E24, H17, H20 and H24 of the Northampton Local Plan and PPG15 (Planning and the Historic Environment).

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The planning permission hereby granted shall not be exercised in addition to or in combination with planning permission N/2002/682 dated 28 August 2002 and shall be treated as an alternative to that permission.

Reason: To ensure that the development is carried out as approved by the Council.

(3) Details and samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(4) The 2 no. mobility units as shown on the submitted plan shall be constructed to the Council's mobility housing standards and implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained in that form.

Reason: To secure a satisfactory standard of development and to comply with the Local Plan Policy.

(5) Full details of the proposed platform lift as shown on the submitted plan shall be first submitted to and approved by the Council and thereafter implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained at all times.

Reason: To ensure that satisfactory access is provided for persons with disabilities.

(6) All proposed windows shall be constructed in wood and painted white and no double glazed sealed units shall be used for the development.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(7) The proposed parking area as shown on the submitted plan which shall include 2 disabled parking spaces shall be laid out and lined prior to the development being first brought into use and thereafter at all times shall be reserved for the parking of vehicles by residents of the proposed development.

Reason: To ensure that adequate parking facilities are maintained.

(8) Full details of cycle storage and refuse storage shall be first submitted to and approved by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained at all times.

Reason: To secure a satisfactory standard of development.

(9) The accommodation shall be used solely in accordance with the submitted drawings, unless otherwise agreed in writing by the Council.

Reason: To secure that a satisfactory standard and layout of accommodation is provided.

(10) The retained trees shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Council before any development works shall take place. Within the fenced areas no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of amenity.

(11) All habitable room windows fronting Billing Road shall be installed with secondary glazing and full details of which shall be submitted to and approved by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained.

Reason: In the interests of residential amenity and to protect the occupiers from potential traffic noise.

Application: **N/2004/971**
Location: **43-44 Billing Road**
Proposal: **Conversion of offices to form 14 no. self-contained flats, demolition of rear extension and erection of new rear extension (Listed Building Application)**

APPROVED subject to conditions and for the following reason:

The proposed layout and design of the development are considered acceptable and in accordance with Policies E20, E23 and E24 of the Northampton Local Plan and PPG15 (Planning and the Historic Environment).

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

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

(2) Details and samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(3) Full details of all proposed vents and flues including locations shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(4) Unless otherwise agreed in writing by the Council, all existing timber windows and doors shall be retained in situ.

Reason: To preserve the character of the listed building.

(5) The existing upvc windows at the basement shall be removed and replaced with single glazed timber windows in accordance with details to be first submitted to and approved by the Council. The works shall be implemented concurrently with the development.

Reason: To enhance the character of the listed building.

(6) Full details of the proposed windows and doors including sections and profiles and also the proposed secondary glazing including the method of fixing shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To enhance the character of the listed building.

(7) Unless otherwise agreed in writing by the Council, all existing internal decorative features including fireplaces, mouldings, banisters, ballustrading and staircases shall be retained in situ.

Reason: To preserve the character of the listed building.

(8) Full details of the proposed scheme for the upgrading of the building for the purposes of fire safety and sound insulation shall be submitted to and approved by the Council prior to the commencement of development work on site. No over-boarding of ceilings or floors of any form shall take place without the prior written consent of the Council.

Reason: To preserve the character of the listed building.

(9) No alteration shall take place to the existing boundary wall without the prior written consent of the Council.

Reason: To preserve the character of the listed building.

(10) Full details of all proposed roof repair works shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To preserve the character of the listed building.

(11) All new or replacement rainwater goods shall be cast iron or cast aluminium and full details shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To preserve the character of the listed building.

(12) A full schedule of works shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To preserve the character of the listed building.

(13) Full details of any proposed damp proof course and tanking of the basement area shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To preserve the character of the listed building.

Application No: **N/2004/972**
Location : **Land to rear of 110-114 King Edward Road**
Proposal : **Erection of three dwellinghouses**

REFUSED for the following reasons:

(1) The proposal would remove the potential on-site parking for nos 110 – 114 King Edward Road and does not provide any on site parking for the proposed dwellings to the detriment of the existing residential parking amenities and would be likely to lead to conditions prejudicial to the free flow of traffic and general highway safety for other users of the highway, contrary to Policies H6, H12 and H15 of the Northampton Local Plan.

(2) The proposal by reason of its siting and design would create an overlooking effect onto adjacent properties detrimental to the residential amenities of existing occupiers contrary to Policies H19 and E20 of the Northampton Local Plan.

Application No: **N/2004/983**
Location : **41 Gold Street**
Proposal : **Variation of condition no.4 of planning permission 97/0047 to extend opening hours for fast food restaurant**

APPROVED subject to conditions for the following reason:

The application site is located in the town centre and the proposed extension of opening hours should not detrimentally alter the existing noise climate in the area in accordance with Policies E21 and H20 of the Northampton Local Plan.

(1) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved by the Council and the approved scheme shall have been implemented before the premises are used for the permitted purpose and thereafter maintained.

Reason: In the interests of general amenity and to secure a satisfactory standard of development.

(2) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented before the premises are used for the permitted purpose and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(3) The premises shall be open for its permitted purpose only during the following hours for a temporary period expiring on 31 March 2005:-

Sunday to Wednesday 0800 to midnight

Thursday 0800 to 0100 (Friday morning)

Friday 0800 to 0300 (Saturday morning)

Saturday 0800 to 0300 (Sunday morning)

After the expiration of the temporary period, the opening hours of the premises shall revert back to those approved under condition 4 of Planning Permission 97/0047.

Reason: To enable the Council to assess the effect of the development during the said period.

(4) Full details of access provision and toilet facilities for people with disabilities shall be submitted to and approved by the Council and implemented before the premises are used for the permitted purpose.

Reason: To provide satisfactory facilities for people with disabilities.

(5) Foul water discharges from the premises shall be connected to the foul sewer via oil interception facilities designed and constructed to the satisfaction of the Council.

Reason: To secure a satisfactory standard of development.

(6) The premises shall be used as a restaurant only and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Any hot food takeaway business shall remain ancillary to the restaurant use only.

Reason: In the interests of amenity and to enable the Council to assess the implications of future changes to other uses within Class A3 of the Town and Country Planning (Use Classes) Order 1987.

Application No: **N/2004/1038**

Location : **181-186 St. Andrews Road**

Proposal : **Demolition of existing MOT service station and residential property and erection of new vehicle testing centre and change of use of dwelling to offices ancillary to MOT service centre (part retrospective)**

APPROVED subject to conditions and for the following reason:

The application site falls within an existing residential area in the Northampton Local Plan. However, the majority of the site is an existing MOT service station and the proposed development is similar to the previous approved scheme. It is considered that the proposed development is acceptable and would not cause undue impact on the residential amenity of nearby occupiers in accordance with Policies E20, E21 and H19 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The premises shall open to customers between the hours of 0800 to 1800 only from Mondays to Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interests of the amenity of the occupiers of nearby properties.

(3) Details and/or samples of all proposed external facing materials including the surface materials of the parking spaces shall be submitted to and approved by the Council prior to the commencement of construction work on site and thereafter implemented as approved.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(4) The proposed car parking spaces shall be laid out prior to the development hereby permitted being first brought into use and thereafter at all times shall be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained.

(5) A scheme shall be submitted to and approved by the Council 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 concurrently with the development, completed prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

(6) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and retained thereafter.

Reason: To ensure that the premises are easily accessible to people with disabilities.

(7) Development shall proceed fully in accordance with the submitted Flood Risk Assessment, and the developer shall confirm completion of the approved scheme in writing to the Council within one month thereafter.

Reason: To reduce the risk of flooding.

(8) The proposed side boundary wall with no.187 St Andrews Road shall be finished with brick slips as shown on the submitted plan and samples of which shall be first submitted to and approved by the Council and thereafter implemented concurrently with the development.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(9) Full details of a proposed planting scheme shall be first submitted to and approved by the Council and thereafter implemented prior to the development being first brought into use.

Reason: In the interests of amenity.

Application No: **N/2004/1067**
Location: **Former YWCA, 17 Castilian Street**
Proposal: **Removal of condition 12 of planning permission no.N/2003/622 to not provide a lift**

APPROVED subject to conditions and for the following reason:

The proposed removal of the lift is acceptable and would not affect access to the proposed mobility units nor adversely affect the internal layout of the dwellings in according with Policy E20 of the Northampton Local Plan.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of the proposed alterations to the front entrance and windows as shown on the submitted plans shall be first submitted to and approved by the Council and thereafter implemented prior to the use hereby permitted first commencing.

Reason: In the interests of visual amenity and to enhance the character of the Conservation Area.

(4) The proposed car park and access ramp shall be laid out in accordance with the submitted plans and brought into use prior to the use hereby permitted first commencing.

Reason: To ensure that adequate parking facilities are maintained.

(5) The proposed flats shall be used solely in accordance with the submitted plans, unless otherwise agreed in writing by the Council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided.

(6) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(7) No development shall take place until a landscaping scheme has been submitted to and approved by the Council.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(8) 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 any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(9) Full details of the proposed surface treatment of the car park shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(10) Full details of facilities for the secure parking of bicycles shall be first submitted to and approved by the Council and implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: To secure a satisfactory standard of development.

(11) The proposed mobility units as shown on the submitted plan shall be implemented concurrently with the development and retained thereafter.

Reason: To ensure the provision of adequate facilities for persons with disability.

(12) Before the commencement of development hereby permitted a scheme shall be submitted to and approved by the Council for protecting the dwellings from external noise. The noise levels at the boundary of any property shall not exceed the upper band of NEC C/NEC B as defined in PPG24. The approved scheme shall be implemented concurrently with the development hereby approved and retained thereafter.

Reason: To protect the enjoyment of future occupiers of their dwellings.