



**PLANNING COMMITTEE:** 4<sup>th</sup> March 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/1323**                      **Listed Building Consent Application to knock through to the adjoining building (44 Bridge Street) by removing approximately 3.5m section of internal wall at 46 Bridge Street**

**WARD:** Castle

**APPLICANT:** Mr Obaidullah Khushall  
**AGENT:** David Smith Associates

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

**DEPARTURE:** NO

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL IN PRINCIPLE** subject to prior referral to the Secretary of State and conditions attached in Paragraph 9 for the following reason:

The works proposed would have no adverse impact on the architectural or historic significance of the listed building. This would therefore be in accordance with the requirements of the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 The application seeks Listed Building Consent to demolish a 3.5 metres length of internal wall separating 44 and 46 Bridge Street at ground floor level. This will enable the units to be used as a single hot food takeaway unit.

### **3. SITE DESCRIPTION**

- 3.1 44 and 46 Bridge Street are part of a group of Grade II listed buildings, built in the early 19<sup>th</sup> Century and falls within the boundary of the All Saints Conservation Area. Both of the ground floor units are individual takeaway outlets with flats above, although no.44 is currently vacant.

### **4. PLANNING HISTORY**

- 4.1 No history relevant to this application.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the saved policies of the Northampton Local Plan.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

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

E20 - New Development  
E26 - Conservation Areas

#### **5.4 Supplementary Planning Guidance**

All Saints Conservation Area and Management Plan

### **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **English Heritage** has commented that the authority must be satisfied that it has sufficient information with which to understand and assess the impact of the proposal upon the significance of the heritage asset, and should give great weight to the asset's conservation when considering the proposed works.

- 6.2 **NBC Built Conservation** support the application as the section of wall to be removed would appear "to be a later addition which was not contemporary with the original building and the removal of the wall would not cause undue harm to either fabric or significance.

### **7. APPRAISAL**

- 7.1 The wall between the two units is a plain wall with no particular architectural or historic features. Evidence would seem to indicate that

the wall is not original and is a later addition. It is proposed to remove a 3.5 metre length of this to create one commercial unit.

- 7.2 It is not considered that the removal of this section of wall would have any adverse impact upon the architectural or historic fabric of the listed building and would not therefore compromise the significance of the heritage asset. In addition, such works are considered reversible and would not adversely affect the integrity of this group of listed buildings.
- 7.3 As the works are internal it is not considered that there would be any impact on the Conservation Area.

## **8. CONCLUSION**

- 8.1 The proposed works would have no adverse impact on the historic or architectural significance of the listed building. This would therefore be in accordance with the requirements of the National Planning Policy Framework.
- 8.2 As the application site is owned by the Council, according to planning legislation, the application would need to be referred to the Secretary of State for works to a Grade II listed building.

## **9. CONDITIONS**

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

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

2. The works hereby permitted shall be carried out in accordance with the following approved plan: 13/17236/SK1.

Reason: For the avoidance of doubt and to accord with the terms of the listed consent application.

## **10. BACKGROUND PAPERS**

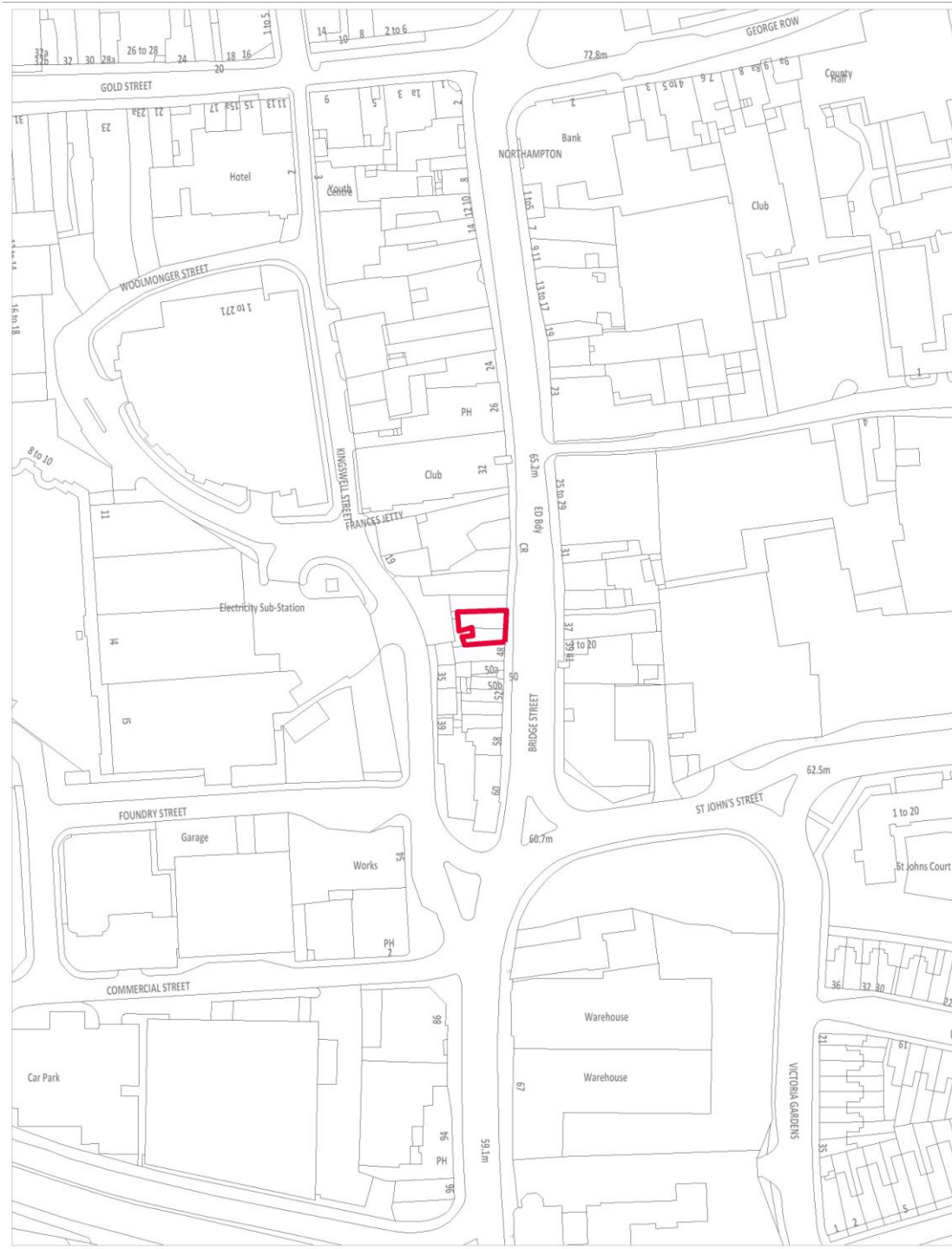
- 10.1 N/2013/1323.

## **11. LEGAL IMPLICATIONS**

- 11.1 None

## **12. SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning  
 Date: 19th February 2014  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**46 Bridge Street**

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