



PLANNING COMMITTEE: 8th April 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0104: Listed building application to Install 4No steel beams to help support the first and second floor, floor joists and 2No steel beams into the loft space to act as a binder to support the 2nd floor ceiling at 46 Bridge Street

WARD: Castle

APPLICANT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: Council owned property

DEPARTURE: NO

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 install four steel beams to support the floors at first and second floor level, two at each level, as well as installing two steel beams in the loft to support the second floor ceiling.

3. SITE DESCRIPTION

- 3.1 46 Bridge Street is part of a group of Grade II listed buildings, built in the early 19th Century and falls within the boundary of the All Saints Conservation Area. It consists of a hot food takeaway unit at ground floor level with storage above.

4. PLANNING HISTORY

- 4.1 At the Planning Committee meeting on 4th March 2014, listed building consent application N/2013/1323 was approved in principle, subject to the prior referral to the Secretary of State, to demolish the ground floor wall between this property and its neighbour at no. 44.

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 and the Northampton Central Area Action Plan.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Central Area Action Plan

Policy 1 Promoting Design Excellence

5.4 Supplementary Planning Guidance

All Saints Conservation Area and Management Plan

6. CONSULTATIONS/ REPRESENTATIONS

Representations are summarised as follows:

- 6.1 **English Heritage** - do not wish to offer any comments and recommend that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's expert conservation advice.
- 6.2 **NBC Built Conservation** – no objection; these works are necessary to ensure the continued integrity of the building. The minor visual impact is deemed to be justified considering the benefits for the building.

7. APPRAISAL

- 7.1 It is considered that the works proposed would not have any significant adverse impact upon the architectural or historic fabric of the listed building and would not therefore compromise the significance of the heritage asset. Indeed the works are necessary to ensure the future integrity of the building.
- 7.2 As the works are internal and of a structural nature the exterior of the building would not be affected and neither would there be any impact on the character and appearance of 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. The proposal would 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 approved plan UARN/60435/501 and the details contained in the submitted report prepared by David Smith Associates dated 17 October 2013.

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

10. BACKGROUND PAPERS

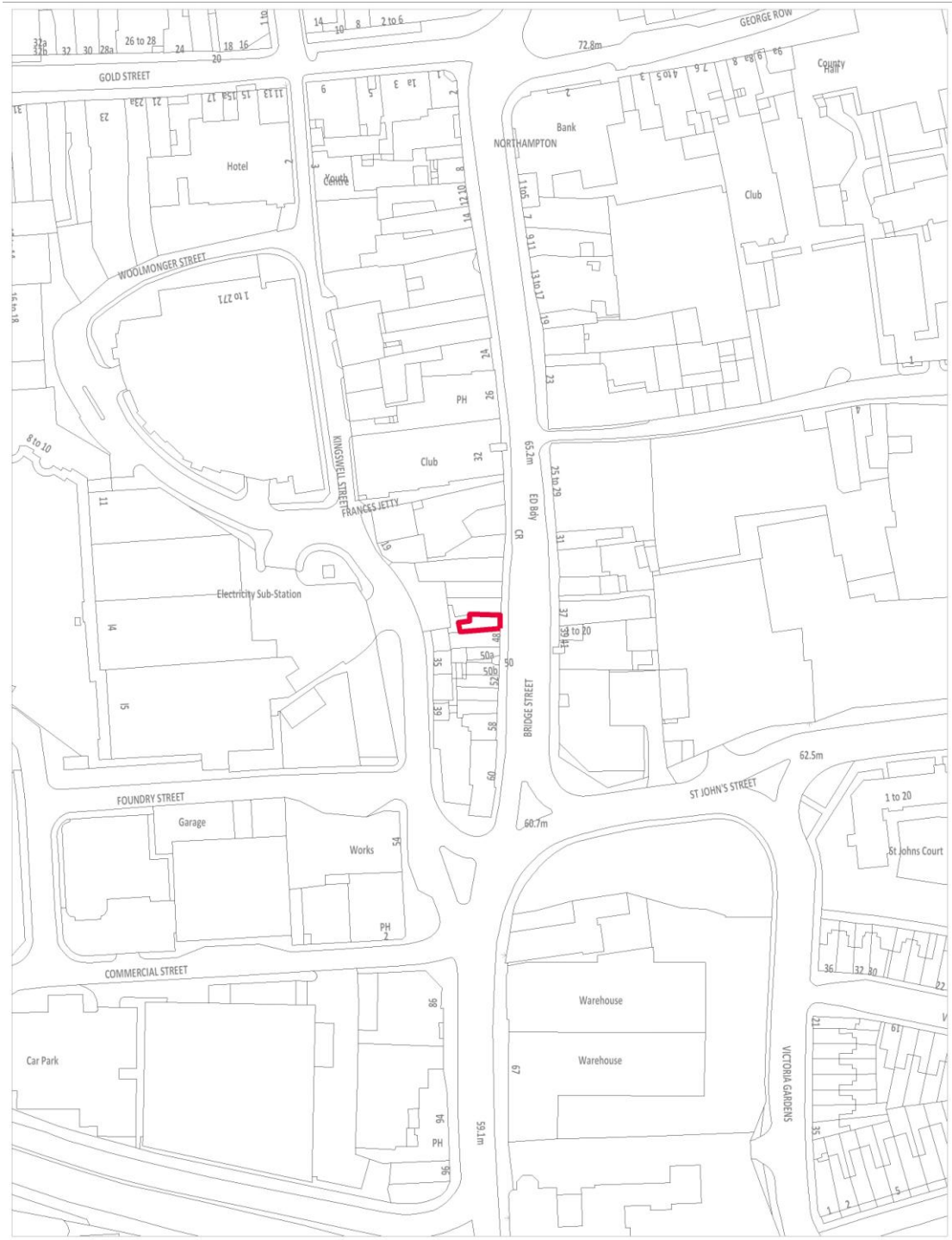
- 10.1 N/2014/0104

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: 13th March 2014
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
48 Bridge Street

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