



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

N/2014/0105: Listed building application to install a steel roof binder into the loft space to support the ceiling joists - retrospective application at 48 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 for the following reason:

The works proposed do not have any adverse impact on the architectural or historic significance of the listed building. This is therefore in accordance with the requirements of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks retrospective Listed Building Consent to install two steel beams in the loft to support the second floor ceiling.

3. SITE DESCRIPTION

3.1 48 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 retail unit at ground floor level with domestic space above.

4. PLANNING HISTORY

- 4.1 2001 Listed Building Consent granted for internal and external repairs.
- 4.2 1997 Listed Building Consent granted for kitchen extension and internal alterations.

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 Action Area 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 were deemed to be necessary to ensure the continued integrity of the building. They were installed without listed building consent, however this application is regarded as fully regularising the works. These works are indicative of the fact that whilst the beams have an effect on character, the visual impact is not adverse to the significance 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 carried out do not have any significant adverse impact upon the architectural or historic fabric of the listed building and do not therefore compromise the significance of the heritage asset. Indeed the works were 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 has not been affected and neither is there any impact on the character and appearance of the Conservation Area.
- 7.3 Notwithstanding the fact that the works have been carried out without the benefit of listed building consent, Officers have considered the impacts of the works on the character and appearance of the building and have concluded that the integrity of building has not been compromised. Accordingly, it is considered that listed building consent should not be withheld.

8. CONCLUSION

- 8.1 The proposed works 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

- 9.1 As the application is retrospective no conditions are considered to be necessary.

10. BACKGROUND PAPERS

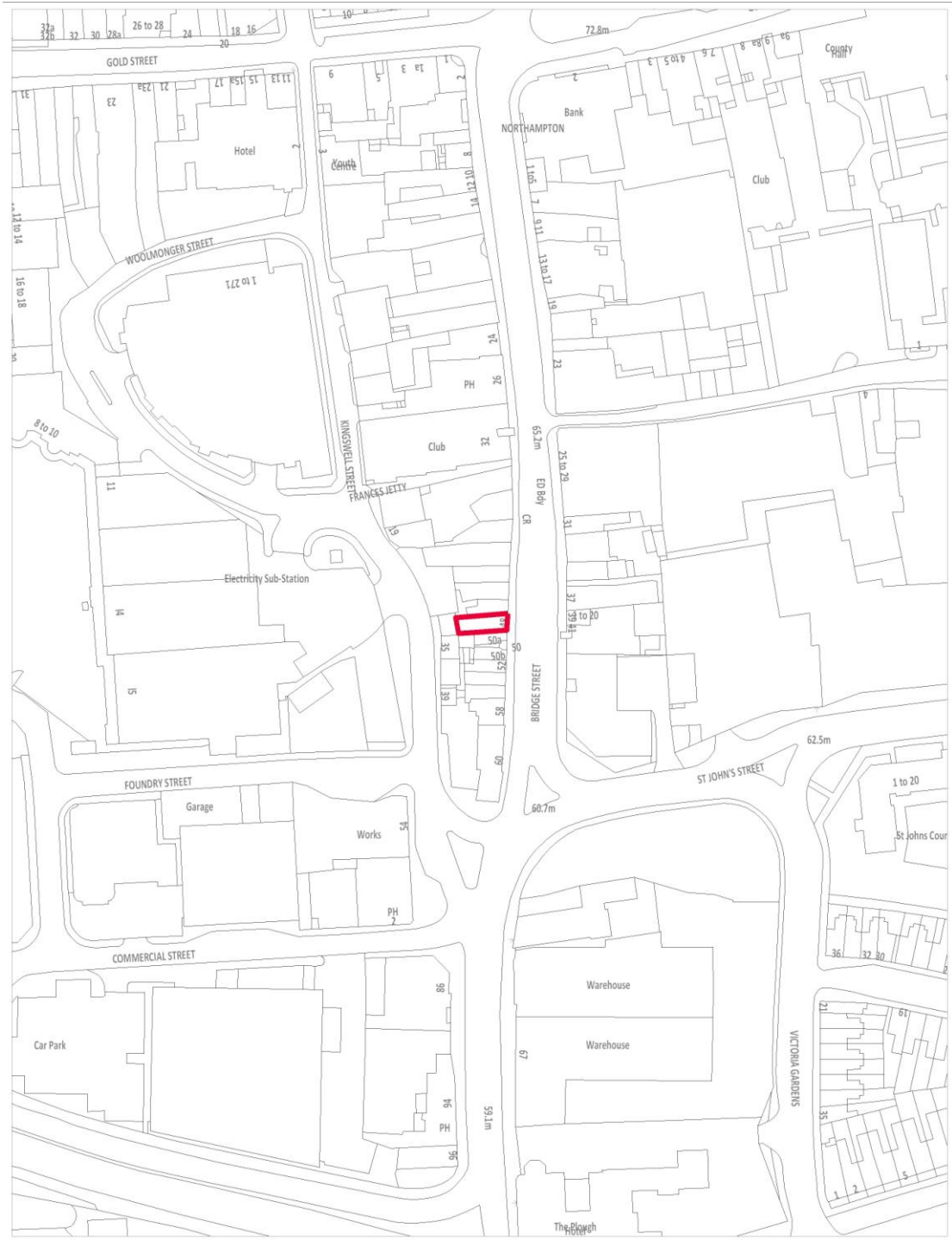
- 10.1 N/2014/0105.

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: 26th March 2014
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
48 Bridge Street

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655