



PLANNING COMMITTEE: 6th May 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0213: Demolition of existing buildings and structures and erection of new building comprising of 21,607m² offices and ancillary accommodation, including café (up to 184m²); 138 parking spaces; cycle park; flexible space on level -2 to allow for part Classes A1, A2 or A3 uses (approx 900m²) and provision of new vehicle access on Fetter Street and repositioning of access on St John's Street at NCC Car Park, Angel Street

WARD: Castle

APPLICANT: Northamptonshire County Council
AGENT: Nexus Planning

REFERRED BY: Head of Planning
REASON: Major development requiring S106 agreement

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to conditions and the matters in paragraph 1.2 and 1.3 for the following reason:

The development would have no unduly adverse impacts on the character and appearance of the area, the significance of heritage assets, road safety, safety and security or drainage. It would make a positive contribution to promoting the vitality and growth of Northampton town centre as well as providing enhancements to the public realm. The development therefore complies with the requirements of the National Planning Policy Framework; Policies S10, BN5, BN7, N1 and N2 of the Submitted West Northamptonshire Joint

Core Strategy and Policies 1, 2, 3, 4, 5, 10, 15, 21 and 36 of the Northampton Central Area Action Plan.

- 1.2 The prior completion of a Section 106 legal agreement to secure:
 - i) The provision of two CCTV cameras linked to the town centre system (including any necessary financial contribution towards maintenance and monitoring. This contribution is currently under discussion).
 - ii) Contribution of £21,600 for Construction and Employment Training.
 - iii) Contribution towards off site public realm improvements in the vicinity. (The amount of this contribution is currently under discussion)
 - iv) The agreement of a travel plan.
 - v) A programme addressing the future re-use and maintenance of the County Hall complex of buildings.
 - vi) The Council's monitoring fee.
- 1.3 The prior resolution of the holding objection from the Environment Agency in respect of surface water drainage.
- 1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at her discretion) for the reason that the necessary mitigation measures have not been secured to make the proposal acceptable in line with the requirements of Northampton Local Plan Policy E19 and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application seeks full planning permission to demolish the existing buildings and structures within the site and to erect a new building, primarily to provide offices. These are indicated as being for Northamptonshire County Council with the intention of rationalising and consolidating their existing accommodation, although a planning consent would not preclude their use by other public or private sector users.
- 2.2 The building would have five storeys. The lowest floor (-2), with pedestrian access from St John's Street, comprises various ancillary accommodation, which could be used in the future for Classes A1 (retail), A2 (financial and professional services) or A3 (restaurant/café) uses, and an area for bike storage. The service yard for the building

would also be provided at this level. The next floor (-1) is made up of a car park, accessed from Fetter Street, and a mezzanine floor providing office accommodation. It is possible that this mezzanine could be removed to allow for double height retail space as part of the future flexible uses. Both of these floors would be partially underground.

- 2.3 The ground floor would be accessed from Angel Street and comprises office space around a central courtyard, with a café area adjacent to a new public square.
- 2.4 The first and second floors of the building provide office accommodation with a central void over the ground floor courtyard.
- 2.5 As well as the potential flexible future uses on levels -2 and -1 the future use of the office space has also been designed in such a way that this could be subdivided in the future potentially for two occupiers to have separately distinct space as opposed to there being one occupier only.

3. SITE DESCRIPTION

- 3.1 The application site is approximately 0.7 hectares in size and is currently used as a surface car park, having historically been the site of a power station and ancillary buildings. These buildings were demolished more than 20 years ago. The site is bounded by Angel Street to the north, Fetter Street to the east, St John's Street to the south and the rear of buildings on Bridge Street to the west.
- 3.2 There is a significant difference in levels between the north (Angel Street) and south (St John's Street) of the site, between five and six metres. This is reflected in the fact that at present the site is on two distinct levels, one accessed from Angel Street the other from St John's Street.
- 3.3 To the north of the site on the opposite side of Angel Street are buildings currently used by the County Council as offices, several of which are listed. In the vicinity of the site are a mix of commercial and residential uses, typical of a location at the edge of the town centre. The Derngate and All Saints Conservation Areas immediately adjoin the site.
- 3.4 Currently within the site are two buildings both of which are used as offices and these are to be demolished. A sub-station in the south west corner of the site will be retained. Behind this a single storey 'energy centre' will be erected housing the generators, boilers etc. for the development.
- 3.5 As part of the application two public open spaces will be created. The more significant of these is in the north west of the site at the corner of Angel Street and Fetter Street and is where the main entrance to the

building would be. This space has been called “Angel Square” on the submitted plans. The other space is adjacent to the southern entrance to the building on St John’s Street, “St John’s Square”.

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 for the purposes of this application comprises the Northampton Central Area Action Plan and whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies

A number of areas of the National Planning Policy Framework (NPPF) are pertinent to this application. Paragraph 17 requires developments to be of a high standard design. Paragraph 23 promotes competitive town centres while Paragraph 126 recommends the conservation of heritage assets.

5.3 Northampton Central Area Action Plan (CAAP)

Policy 1: Promoting Design Excellence encourages development to be of a high design standard.

Policy 2: Tall Buildings requires development proposals that will break the skyline or which is taller than those which surround it to show they will have no unacceptable impact.

Policy 3: Public Realm requires changes to the Public Realm to be consistent with the Public Realm Implementation Framework.

Policy 4: Green Infrastructure requires development to contribute towards green infrastructure through introducing features such as green roofs, trees and soft landscaping.

Policy 5: Flood Risk and Drainage stipulates that development should result in no net increase in the flow of surface water or foul sewage.

Policy 10: Parking requires a level of parking provision in accordance with the standards set out.

Policy 15: Office and Business Uses states the Council will promote the central area as an office and business centre.

Policy 21: Angel Street sets out that office accommodation should be provided on the application site, creating a publicly accessible square.

Policy 36: Infrastructure Delivery requires the provision of appropriate on and off-site infrastructure to mitigate the impact of the development.

5.4 Supplementary Planning Guidance

Planning Obligations SPD 2013 sets out the Council's approach regarding planning obligations.

Planning Out Crime in Northamptonshire SPG 2004 sets out the need for development to be safe and secure.

5.5 Other material considerations

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)

Weight can be given to the Submitted West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making, being prepared in full conformity with the NPPF. The plan has been the subject of an examination in public and the findings of the Inspector are awaited. The following policies are of relevance:

S10: Sustainable Development Principles sets out the need to achieve the overarching goal of sustainability.

BN5: The Historic Environment requires heritage assets and their settings to be conserved and enhanced.

BN7: Flood Risk requires all development proposals to show there is no increased risk of flooding.

N1: The Regeneration of Northampton sets out the strategic approach for development and places a focus on the central area for office development.

N2: Major office development will take place in the central area.

6. CONSULTATIONS/ REPRESENTATIONS

Representations are summarised as follows:

- 6.1 **Archaeological Advisor (NCC)** - Archaeological excavations are currently taking place and request a condition that post excavation and analysis take place.
- 6.2 **Highway Authority (NCC)** - No objections. However several conditions in relation to technical details on footpath, access, visibility splays, gradients and construction management plan are recommended.
- 6.3 **Highways Agency** - No objections.
- 6.4 **English Heritage** - The construction of the proposed office development in this location has the potential to promote economic vitality and reinforce local character, and can be seen as a new phase in the development of Northampton's civic quarter, which has had such a distinguished history. This will be dependent on two key factors - the delivery of high quality finishes and details, and the future use and management of the vacated elements of the County Hall site.

The former should be secured for planning by appropriate conditions. While the County Hall Conservation Statement is an excellent starting point to build an outline strategy for the latter, the supporting letter does not yet give confidence that there is a pro-active strategy either in existence or in formulation for the re-use of these buildings beyond mothballing them.

- 6.5 **Anglian Water** - Comment that they accept the proposed surface water discharge rate.
- 6.6 **Environment Agency** - Holding objection due to deficiencies in the submitted surface water drainage information. The applicant is currently in discussions with the Agency to address this matter.
- 6.7 **Construction Futures** - The contribution indicated within the submitted Heads of Terms for a Section 106 Agreement of £21,607 is acceptable.
- 6.8 **Northamptonshire Police's Crime Prevention Advisor** – Northamptonshire Police was actively involved in pre-application discussions and made comprehensive comments on the initial design. No objection to the application but raised several issues on CCTV, cycle storage, doors and windows standards and lighting which may be addressed with the applicants through suitable planning conditions.
- 6.9 **Urban Designer (NBC)** - A summary of the comments is provided below:
 - Potential for development to make a positive contribution to the area.

- Links to wider regeneration context for this area and the concept of the Northampton Cultural Quarter.
- Potential of vacated building stock not maximised.
- Concerns over dominance of ventilation towers and lack of animation to Fetter Street elevation.
- Integration of public realm into wider vision.
- Need to minimise clutter in public areas.

6.10 **Built Conservation (NBC)** - A summary of the comments is provided below:

- The principle of developing this underused site is accepted.
- Design acceptable but concerns over ventilation towers.
- Need to use quality materials.
- Vacancy of heritage assets needs addressing.

6.11 **One representation has been received from a member of the public** - Commends the Council for redeveloping this space but has concerns regarding the lack of car parking proposed and the practicality of the location of the proposed bike store.

6.12 **Town Centre Conservation Advisory Committee** - Recommends that instead of planting trees the applicants commission some public art to enhance the entrances to the building. Request that further attention is given to the ventilation towers so they contribute more to the local landscape and skyline. That the architects are retained to manage the development to ensure the designs are not compromised by the materials to be used. The frontage to Fetter Street be reviewed to find an alternative to roller shutters.

7. APPRAISAL

Key Issues

7.1 The key issues when determining this application are the relevant planning policies, the impact of the development on the appearance of the area, the implications of the development heritage considerations, highway safety, public realm improvements, drainage and residential amenity.

Planning Policy

7.2 The National Planning Policy Framework contains policies and guidance which are generally supportive of developments which are

sustainable through their economic, social and environmental roles, as well as encouraging good quality design.

- 7.3 The Submitted Joint Core Strategy encourages the regeneration of Northampton. Policy N1 places, “A focus on Northampton’s Town Centre and Central Area for office...development providing high quality urban design and public realm and retaining its heritage attributes”. It also indicates in Policy N2 that, “Major office, leisure and cultural development will take place in the Northampton Central Area”. The current application can be seen to generally comply with these aspirations in principle.
- 7.4 The policies of the CAAP are also generally supportive of the principle of developments which would promote good quality and sustainable design and contribute to the vitality and economic activity of the town centre. In particular Policy 15 states that, “The Council will promote the central area as an office and business centre”.
- 7.5 More specifically Policy 21: Angel Street of the CAAP considers an area from George Row in the north to Victoria Parade in the south and between Bridge Street and Guildhall Road. This policy identifies the application site for office development and requires the creation of a public square as part of this.
- 7.6 The provision of an office building accommodating approximately 2,000 staff, the flexibility for alternate future uses, a café and public spaces would in principle accord with these policies.

Appearance/Visual

- 7.7 Paragraph 56 of the NPPF encourages good design as a key aspect of sustainable development. Policy S10 of the submitted Joint Core Strategy and CAAP Policy 1 also require high quality design. The issues which need to be addressed from this perspective are the design of the building itself in terms of its scale, mass, form and detailing, its visual prominence and how it would fit into the wider townscape
- 7.8 The building proposed is five storeys high when viewed from the south and would have flat roofs. It would have a contemporary design with glazing and cladding and would incorporate various sustainable elements such as green roofs and four ventilation towers.
- 7.9 It is considered that the mass of the building would be broken up through its differing roof lines and the use of recesses. Rather than being viewed as one large block it would be seen as a building made up of component parts. The use of different sized window panels, varied cladding and protruding fins also helps to break up the elevations of the building and introduces visual interest. It is proposed to create a pattern on the building through the use of the differently coloured cladding.

- 7.10 There are some concerns regarding the visual prominence of the ventilation towers which are incorporated in the design. These are approximately six metres in height and sit on top of the roof of the building. These are an essential part of the sustainable nature of the development to provide natural ventilation and air flow within the building. They need to be of a certain height to maximise efficiency. It is considered that, on balance, the adverse impact of the ventilation towers would be outweighed, by the benefits afforded through the sustainable design of the building and the more generally positive visual and townscape impacts from the development as a whole.
- 7.11 There are also some concerns regarding the brick wall facing Fetter Street which effectively creates a plinth upon which the building sits. Given the gradient of Fetter Street this has a considerable depth and a blank brick wall could result in a somewhat bland feature in the street scene. However, the bricks currently proposed for the construction of this plinth provide a mix of colours as well as being longer and thinner than average bricks. It is considered that such a blend of colour and this type of brick would provide sufficient visual interest to this elevation.
- 7.12 While the design of the building in itself is considered acceptable its wider visual impact within the context of the wider area must also be considered.
- 7.13 The design of the flat roofs of the building is considered to minimise the overall height and the overall visual impact. Due to the size and scale of the building it is clearly going to be visible within both long and short range views. However it is not considered that the building would have such a significant visual impact as to render it unacceptable in townscape terms, notwithstanding the concerns over the visual impact of the ventilation towers, especially as the extra height of these makes the building more visible, particularly in longer range views.
- 7.14 The visual impact of the building relative to existing buildings around the site is also considered to be acceptable. It is considered that the view from the east end of Angel Street, which has 6A Angel Street in the foreground, may be visually dominated by the building. However it is not considered that this view is so important as to warrant the refusal of the application. More typically the building would be seen generally at a similar height to those in proximity.
- 7.15 It should also be considered that the application site currently forms an open space within the townscape which has arisen from the demolition of the large buildings which occupied the site historically. While the site is not redundant as it has been used to provide surface car parking, it does not form a particularly attractive feature and due to its open nature is at odds with the compact and developed nature of the immediate vicinity. The development proposed would remove this unattractive 'gap' site.

- 7.16 It is therefore considered that the development accords with the requirements of the NPPF, Policy S10 of the submitted Joint Core Strategy and Policy 1 of the CAAP.

Heritage

- 7.17 The NPPF in paragraph 131 requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets. Policy BN5 of the Submitted Joint Core Strategy reinforces this by stipulating that, "Designated and non-designated heritage assets and their settings will be conserved and enhanced in recognition of their contribution to West Northamptonshire's sense of place". Policy 1 of the CAAP also emphasises the need to preserve and enhance heritage assets. In terms of this application there are two main issues to consider in relation to heritage.
- 7.18 The first of these is the physical impact upon the setting of nearby heritage assets. To the north of the site on the opposite side of Angel Street are several listed buildings which form part of the current County Council complex of buildings. There are also several buildings which are locally listed. In addition the site is bounded by two conservation areas.
- 7.19 For the reasons set out above, in the visual assessment of the development, the building would not unacceptably dominate those adjacent or indeed visually dominate the wider area. In addition it is not considered that the development would unduly obscure any important longer range views of important listed buildings, for example All Saints Church. It is therefore considered that the proposed development would not have an adverse impact on the setting of these heritage assets.
- 7.20 The second heritage aspect to consider is the complex of buildings which are currently used by the County Council and how these will be used in the future. This is a matter upon which English Heritage have commented in detail. It is considered imperative that these buildings do not become redundant and that they are brought back into effective use at the earliest opportunity. Firstly, redundancy would be negative for the physical fabric of the buildings. Secondly, having such a large complex of buildings in a disused state in this location would conflict with the aspirations for this area of the town, and indeed the reuse of these buildings could play an integral role in ensuring that the wider regeneration benefits of Project Angel are realised.
- 7.21 It is therefore proposed as part of the Section 106 legal agreement that a timetable for the submission of an options appraisal to identify future uses of these buildings and to market them for those purposes be required within a reasonable timescale. There would also be the need for a management and maintenance plan to be submitted for the buildings until they are brought back into beneficial use.

- 7.22 Overall it is considered that the significance of the Heritage Assets would be sustained and enhanced as required by the NPPF, the submitted Joint Core Strategy and CAAP.

Loss of existing buildings

- 7.23 It is not considered that either of the buildings which currently exist on the site are of a sufficiently high quality to be worthy of retention. The more significant of the two is a two storey building with a single storey element to the side, which fronts directly onto Angel Street. This is currently an office but has the appearance of a dwelling and this may have been its original use. While this is not an unattractive building and sits comfortably within the street scene it is not considered that this would justify its retention, particularly when balanced against the other material issues of this case.

Highways

- 7.24 The application proposes a new vehicular access on Fetter Street to access an underground car park providing 138 spaces. A cycle storage area would also be provided on level -2. St John's Street would provide vehicular access to the service area. It is also proposed to provide improvements to the pedestrian facilities on the west side of Fetter Street.
- 7.25 The CAAP requires a development of this type to provide maximum of 1 car parking space per 30 square metres of floor space. The 138 spaces to be provided falls below this level, albeit it is a maximum level of provision. It is considered that due to the need to encourage alternative modes of transport and the central location of the site, as well as existing public car parking facilities in the vicinity, that this level of car parking provision would be acceptable in this instance.
- 7.26 A Travel Plan would also be a requirement of any Section 106 legal agreement, with the intention of securing alternative means of transport for those working in the development.
- 7.27 The Highway Authority have no objections to the application although several conditions are recommended. Technical matters concerning a number of the works proposed would be dealt with through the necessary Section 278 agreement under the Highways Act rather than through the use of planning conditions, for example the details of the new accesses.

Public Realm

- 7.28 Policy N1 of the Submitted Joint Core Strategy requires high quality public realm, as does Policy 1 of the CAAP. More specifically Policy 21 requires the creation of a public square as part of the development of this site.

- 7.29 The application also proposes two areas of public space. Angel Square would be provided at the corner of Fetter Street and Angel Street adjacent to the northern entrance to the development and the site within the building of the café. St John's Square, which is the smaller of the areas, would be adjacent to the southern entrance on St John's Street.
- 7.30 It is considered that these new spaces will enhance the public realm in this part of the town centre by creating visually attractive features which will also be usable in terms of providing seating for members of the public to use. These squares will also provide amenity space for those working in the completed development.
- 7.31 It is also proposed that as part of the Section 106 agreement a financial contribution be made towards wider public realm improvements in the vicinity. This contribution could then be put towards the wider vision which exists in this part of the town for the on-going development of the 'Cultural Quarter' and the townscape improvements which would be part of this.
- 7.32 It is therefore considered that the policy requirements regarding public realm would be met.

Drainage

- 7.33 A holding objection has been received to the application from the Environment Agency on the basis that the rate of surface water to be discharged from the site is too great. The applicant is currently discussing this matter with the EA and it is reasonably assumed that this matter can be satisfactorily addressed. Anglian Water had also raised similar concerns, however they have now confirmed that the proposed discharge rates are acceptable. An update on this will be presented at the Committee meeting.

Residential amenity

- 7.34 On the opposite side of St John's Street to the development is a block of four storey flats. It is considered that the relationship between these flats and the new development would be acceptable given the separation distance of approximately 19 metres between the two buildings. While the proposed development would be higher than the flats it is located to the north and therefore would not result in any loss of sunlight or overshadowing to the flats.
- 7.35 To the west of the site are some further flats. The new building would be sited approximately 14 to 15 metres from the site's boundary with these. This is considered to be an acceptable separation distance.
- 7.36 In terms of noise and disturbance being experienced by residents of the flats it is considered that this would be acceptable. While extra activity would be generated by the development the site is within the

town centre and consequently the level of this activity is unlikely to exceed that which could be reasonably anticipated in such a location.

Legal Agreement

7.37 By reason of the scale and type of development, a Section 106 Legal Agreement is required under the Council's adopted SPD on Planning Obligations. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and
- iii) Fairly and reasonably related in scale and kind to the development.

7.38 Due to the location within the town centre and the extra activity which the development would generate it is considered that the provision of two additional cameras to the existing CCTV system would be necessary, along with any reasonable financial contribution towards the management and monitoring of these.

7.39 The development will also make a payment and provide opportunities for the provision of construction worker training, which would be secured by the legal agreement in accordance with the adopted policy.

7.40 As discussed previously it is recommended that the Section 106 Agreement include a payment towards the provision of public realm improvements. This would accord with the adopted policy.

7.41 A further requirement of the Section 106 Agreement would be for a Travel Plan to be submitted. This would address sustainable means of travel for those working at the site to be provided, as well as addressing how the development could integrate with existing transport modes.

7.42 It is recommended that the Section 106 Agreement include a clause relating to the future management and maintenance of the existing County Hall complex of buildings as well as requiring a programme to secure the appropriate and viable future re-use of these buildings.

8. CONCLUSION

8.1 The development proposed represents an acceptable use of the site and would have an appropriate design and appearance. The visual impact of the building and its impact on heritage assets would be acceptable, as would the public realm improvements proposed. There would be no adverse road safety implications. As a result of various conditions and a Section 106 Agreement any adverse impacts of the development could be mitigated and therefore the proposal is considered acceptable.

9. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: BDP-NCC-TP-(00)-AP-002 Rev. E; BDP-NCC-TP-(20)-AC-001 Rev.D); BDP-NCC-TP-(20)-AC-002 Rev.D); BDP-NCC-TP-(20)-AC-003 Rev.D); BDP-NCC-TP-(20)-AC-004 Rev.D); BDP-NCC-TP-(20)-AC-005 Rev.D); BDP-NCC-TP-(20)-AC-006 Rev.D); BDP-NCC-TP-(20)-AC-007 Rev.D); BDP-NCC-TP-(20)-AE-200 Rev. D; BDP-NCC-TP-(20)-AE-201 Rev. D; BDP-NCC-TP-(20)-AE-202 Rev. D; BDP-NCC-TP-(20)-AE-203 Rev. D; BDP-NCC-TP-(20)-AE-204 Rev. E; BDP-NCC-TP-(20)-AE-205 Rev. C; BDP-NCC-TP-(20)-AE-206 Rev. A; BDP-NCC-TP-(20)-AE-207 Rev. A; BDP-NCC-TP-(20)-AS-101 Rev. D; BDP-NCC-TP-(20)-AS-102 Rev. D; BDP-NCC-TP-(20)-AS-103 Rev. D; BDP-NCC-TP-(20)-AS-104 Rev. D; BDP-NCC-TP-(21)-AD-101 Rev. E; BDP-NCC-TP-(21)-AD-103 Rev. E; BDP-NCC-TP-(21)-AD-104 Rev. E; BDP-NCC-TP-(21)-AD-107 Rev. E; BDP-NCC-TP-(21)-AD-108 Rev. C; BDP-NCC-TP-(21)-AD-109 Rev. B; BDP-NCC-TP-(90)-LP-001 Rev. C; BDP-NCC-TP-(90)-LP-003 Rev. D; BDP-NCC-TP-(90)-LP-004 Rev. C; BDP-NCC-TP-(90)-LP-005 Rev. B; BDP-NCC-TP-(90)-LP-006 Rev. C; BDP-NCC-TP-(90)-LP-007 Rev. C; (96)CP001 Rev. B.

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

3. Details and/or samples of all proposed external facing and roofing materials, including window details, shall be submitted to and agreed in writing by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy 1 of the Northampton Central Area Action Plan.

4. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site, implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Northampton Central Area Action Plan.

5. Before the first occupation of the development hereby permitted the details of the shutters to the car park entrance on Fetter Street shall be submitted to and agreed in writing by the Local Planning Authority. Only the agreed shutters shall be installed.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Northampton Central Area Action Plan.

6. No construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site, including footpath improvements. The scheme shall include details of surfacing materials to be used and all external paraphernalia and street furniture. The agreed scheme shall be implemented prior to the first occupation of the building.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Northampton Central Area Action Plan.

7. No construction shall take place until details for the reinstatement of the existing vehicular crossovers serving the site have been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the building.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Northampton Central Area Action Plan.

8. The gradient of any ramp serving the car park shall not exceed 1:15.

Reason: To ensure satisfactory access in the interests of road safety and to meet the requirements of the NPPF.

9. Before development commences a scheme, including a timetable, for the recording and publication of the findings of the archaeological excavations within the site shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To advance understanding of the historic environment and to meet the requirements of the NPPF.

10. Prior to the commencement of development a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with approved CEMP, which shall include:
 - i. The control of noise and dust during the development process;
 - ii. Traffic management and signage during construction;
 - iii. Phasing;

- iv. Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- v. Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- vi. The safe means of access of construction traffic to the site;
- vii. Routing agreement for construction traffic; and
- viii. Hours of operation of building works.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework

- 11. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Northampton Central Area Action Plan.

10. BACKGROUND PAPERS

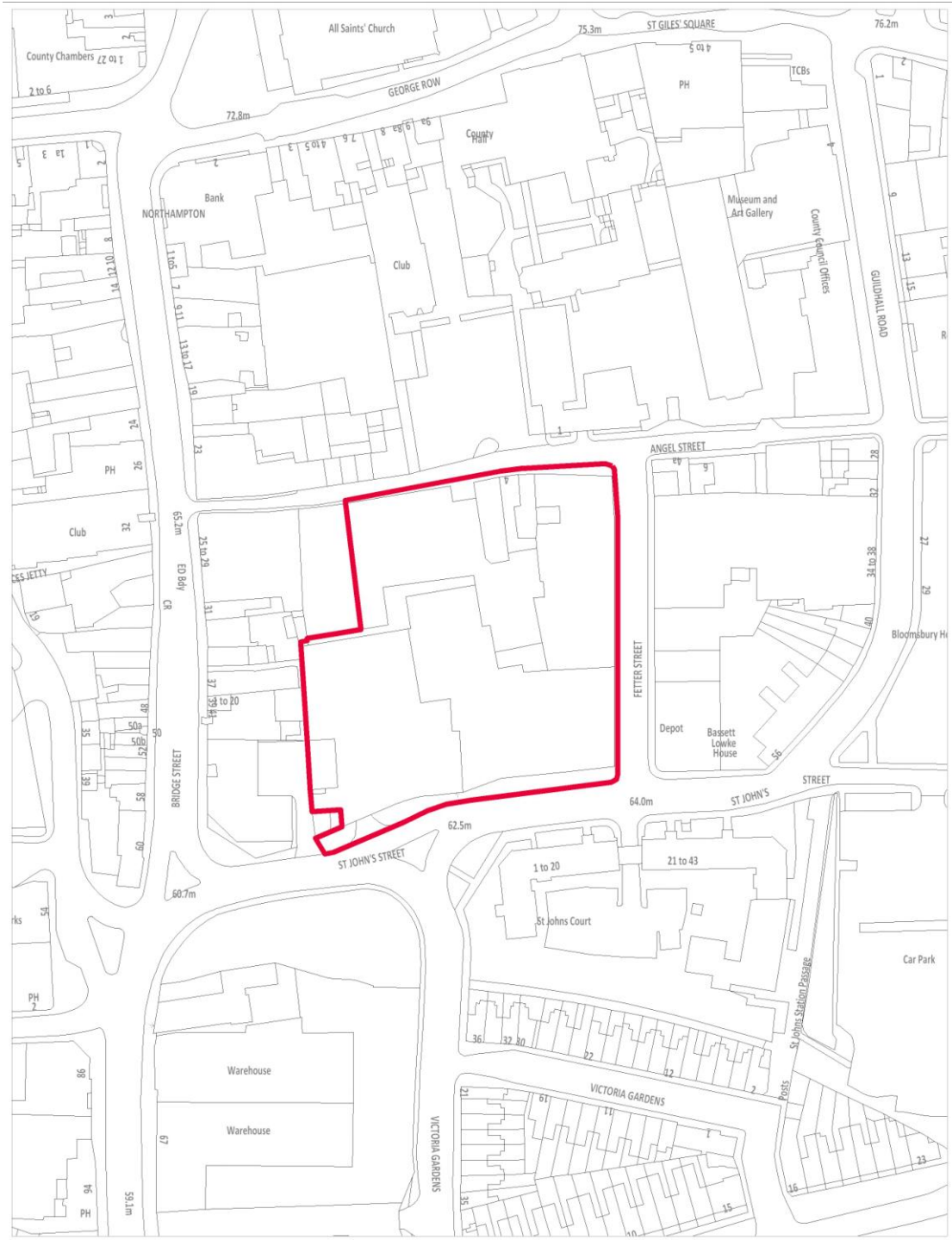
- 10.1 N/2014/0213.

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: 23rd April 2014
 Scale: NTS
 Dept: Planning
 Project: Committee

Title
NCC Surface Car Park, Angel Street

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