



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

N/2014/0106: Listed building application to install steel beams to support floors at first and second floor levels, steel beams in loft space to support second floor ceiling and installation of gallows brackets at ground floor to support chimney breast at 42 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, Policy 1 of the Northampton Central Area Action Plan and Policy BN5 of the submitted Joint Core Strategy.

2. THE PROPOSAL

2.1 The application seeks Listed Building Consent to install two steel beams to support the first and second floors of the building, to install two steel beams in the loft space to support the second floor ceiling and the installation of brackets at ground floor level to support the chimney breast.

3. SITE DESCRIPTION

- 3.1 42 Bridge Street is part of a group of Grade II listed buildings, built in the early 19th Century, within the All Saints Conservation Area. It consists of a takeaway unit at ground floor level with storage above.

4. PLANNING HISTORY

- 4.1 No history relevant to this application.
- 4.2 At the Planning Committee meeting of 8 April Members resolved to approve in principle similar works to 44, 46 and 48 Bridge Street, subject to prior approval by the Secretary of State.

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 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

National Planning Policy Framework (NPPF), paragraph 131 of which requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets.

5.3 Northampton Central Area Action Plan

Policy 1: Promoting Design Excellence requires all new development in the central area to demonstrate a high design standard.

5.4 Supplementary Planning Guidance

All Saints Conservation Area and Management Plan.

5.5 Other Material Consideration

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)

Weight can be given to the 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.

Policy BN5 of the JCS states where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

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** - the necessity of the works outweighs any potential visual or historic impact that may occur. The integrity of the building takes precedent. The materials proposed for use are acceptable. The works have been properly considered and will not cause harm to the character and appearance of the listed building itself, the other buildings within the group or the appearance of the conservation area.

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/60433/501 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

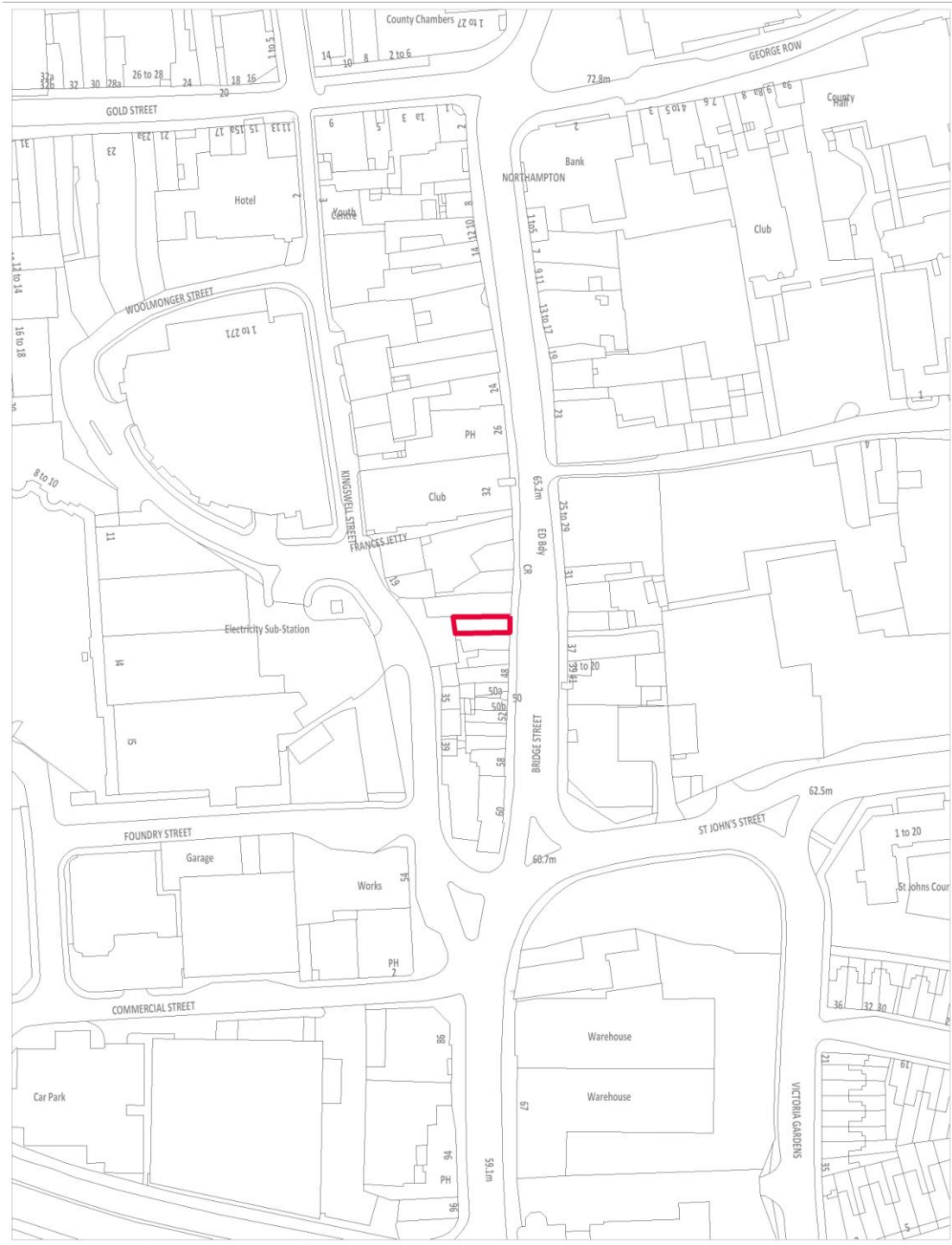
- 10.1 N/2014/0106.

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: 22nd April 2014
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
42 Bridge Street

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