



PLANNING COMMITTEE: 30th September 2014
DIRECTORATE: Regeneration, Planning and Enterprise
DIRECTOR: Steven Boyes

N/2014/0870: Installation of Slimlite double glazing to the first and second floor windows located on the front elevation of 42-48 Bridge Street, including the repair and redecoration of all windows to the property excluding the shop front windows at 42-48 Bridge Street

WARD: Castle

APPLICANT: Northampton Borough Council
AGENT: N/A

REFERRED BY: Director of Regeneration, Planning and Enterprise

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 proposed works would have no adverse impact on the historic fabric or architectural merit of the listed buildings and are therefore considered to be in accordance with the requirements of Policy 1 of the Northampton Central Area Action Plan, Policy BN5 of the submitted West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is for listed building consent for the installation of Slimlite double glazed units into the existing timber rebates of the front

elevation first and second floor windows to improve insulation to the flats located above Nos. 42-48 Bridge Street which are Grade II listed. No works are proposed to the ground floor shop front windows.

3. SITE DESCRIPTION

- 3.1 Nos. 42-48 Bridge Street form a group of three-storey Grade II listed buildings, built in the early 19th Century, situated within the All Saints Conservation Area. The properties comprise of retail and takeaway uses at ground floor level with flats above. The properties are owned by the Borough Council.

4. PLANNING HISTORY

- 4.1 Applications for listed building consent for each property for internal structural alterations to provide additional support to ceiling/loft joists and a chimney at No. 42 was considered by the Committee in April and May 2014 with Members resolving to approve in principle.
- 4.2 All four applications were referred to the Secretary of State as required by legislation being works to a Grade II listed building owned by the Council and have subsequently been approved and listed building consents granted.

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 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 (January 2013)

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

5.4 Supplementary Planning Guidance

All Saints Conservation Area and Management Plan.

5.5 Other Material Considerations

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 seeks to conserve and enhance heritage assets stating where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Built Conservation** – no objections. The scheme has been developed in collaboration with the Asset Management Team and as such there is no objection to the specification and methodology. The introduction of slimlite double glazed units into the existing frames will improve the energy efficiency and sound insulation of the windows without detriment to the character of the building or its setting.

7. APPRAISAL

- 7.1 The improvements are required to improve insulation to the existing flats and would provide additional noise insulation for the occupiers. The windows are in a dilapidated condition and do little to enhance the appearance of the listed buildings or general character of the conservation area.
- 7.2 It is considered that the works will assist in ensuring a continued viable use of the listed buildings and would not have any significant adverse impact upon the architectural merits or historic fabric of the listed building and would not therefore compromise the significance of the heritage asset.

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 above policies and the National Planning Policy Framework.

- 8.2 As the application site is owned by the Council, in accordance with planning legislation requirements, 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 plans 001-007 inclusive received 25 July 2014 and the details in Section 7 of the submitted Heritage, Design & Access Statement by Faithful Gould dated 14 July 2014.

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

10. BACKGROUND PAPERS

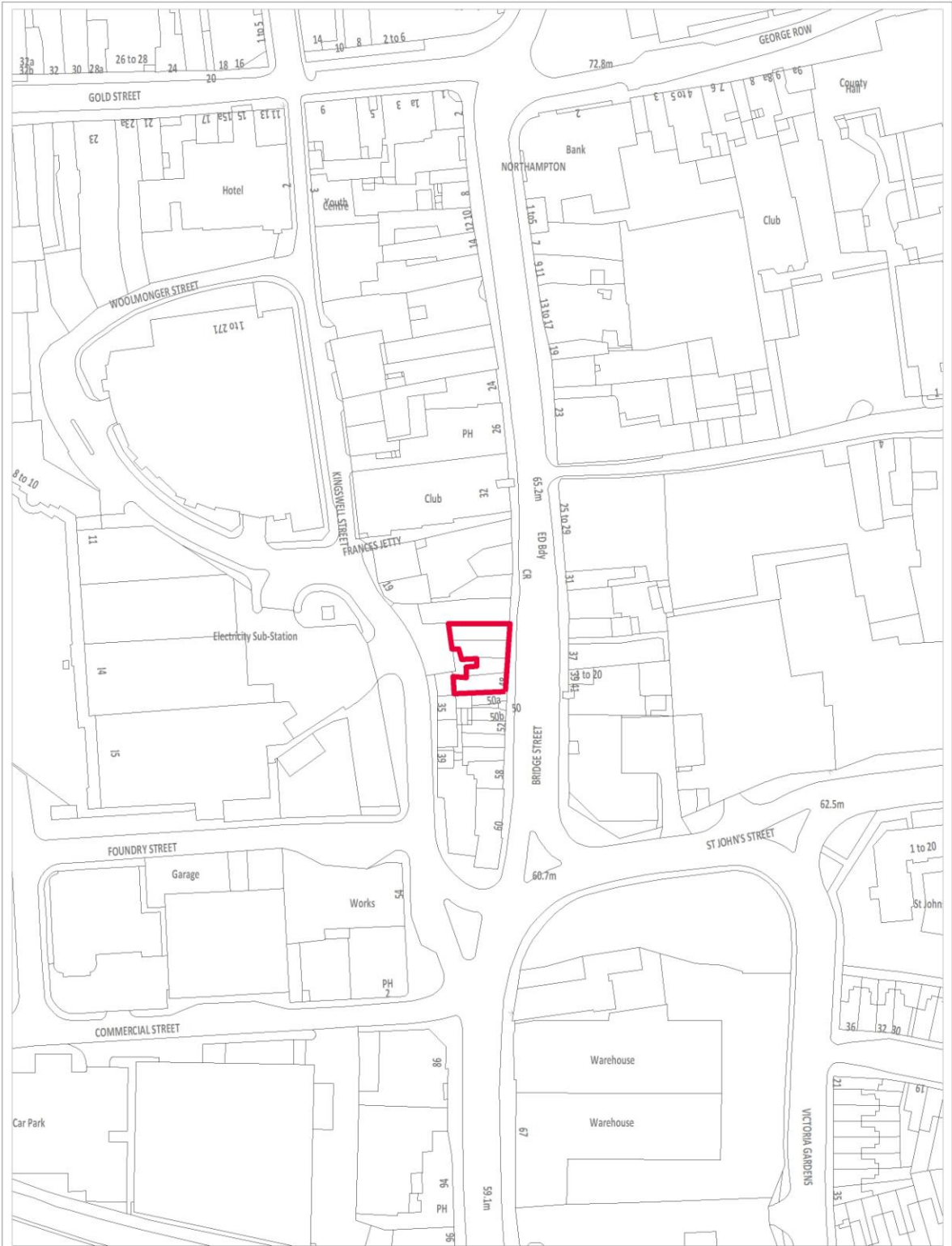
- 10.1 N/2014/0870.

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: Location Plan
 Date: 16th September 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
42 - 48 Bridge Street, Northampton

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