



PLANNING COMMITTEE: 29th October 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0996: Replacement of existing rear crittall windows with UPVC double glazed units and replacement of existing rear timber doors with powder coated aluminium doors at 56-72 St Giles Street

WARD: Castle

APPLICANT: Northampton Borough Council

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions and for the following reason:

The proposed alterations would have a neutral impact on the appearance of the existing building and would not adversely impact on the character or appearance of the conservation area in accordance with Policy 1 of the Northampton Central Area Action Plan, Policy S10 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 proposes the replacement of the existing Crittall metal framed windows on the rear elevations of Nos. 56-72 St Giles Street with UPVC double glazed units designed to match the profiles and sizes of the existing windows. In addition, the existing timber doors to the rear will be replaced with new aluminium powder coated and

glazed doors to match the white of the existing UPVC windows. The ground floor window on Unit 72 will be repaired.

3. SITE DESCRIPTION

3.1 The application site is located within the Primary Shopping Area as defined by the Central Area Action Plan (CAAP) and within Derngate Conservation Area.

3.2 Nos. 56-72 St Giles Street comprise of a mix of retail and café uses. The buildings are single storey to the front with shop frontages onto St Giles Street dropping down to a basement level internally which results in a two-storey building at the rear. The rear elevations face onto a rear car park accessed from Castilian Street.

4. PLANNING HISTORY

4.1 There have been various previous applications for the properties relating to change of use and advertisement consent none of which are specifically 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 Development Plan for the purposes of this application comprises the Northampton Central Area Action Plan 2012, 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 56 advises that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 131 of the NPPF seeks to ensure that the significance of heritage assets is sustained.

5.3 Northampton Central Area Action Plan 2012 (CAAP)

Policy 1: Promoting Design Excellence – advises that all new development in the Central Area must demonstrate a high design standard and preserve and enhance the character, appearance and setting of the central area's heritage assets.

5.4 Other Material Considerations - Submitted West Northamptonshire Joint Core Strategy

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 as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy S10 'Sustainable Development Principles' seeks to ensure development achieves the highest standards of sustainable design incorporating safety and security considerations whilst protecting, conserving and enhancing heritage assets.

5.5 Derngate Conservation Area Appraisal and Management Plan 2006

The appraisal notes that this part of St Giles Street is occupied by buildings of modern construction with flat roofs and insignificant shop fronts. Sympathetic redevelopment would benefit the extended Conservation Area and would also enhance the shopping experience.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 The **Conservation Officer** has advised that the proposed alterations would have a neutral impact and has no objection.

7. APPRAISAL

- 7.1 The main issue for consideration is as to whether the proposed alterations would lead to any significant adverse impact on the appearance of the existing buildings or the character and appearance of the conservation area.
- 7.2 The proposed replacement windows are required in order to upgrade the existing windows which are in a dilapidated condition, a number of which also leak. The existing rear timber doors are also in a dilapidated condition and provide insufficient security to the building the replacement of which would assist in improving security to the rear of the building which is exposed to the car park.
- 7.3 Although visible from the end of Castilian Street the proposed alterations will not be visually prominent within the wider conservation

area and would be an improvement to the dilapidated appearance of the existing building without having any significant adverse impact on the character of the conservation area. The Conservation Officer has no objection.

8. CONCLUSION

- 8.1 The works are required in order to improve the standard of accommodation and security of the existing commercial units. The proposed alterations are considered to have a neutral impact on the character and appearance of the conservation area and the application is therefore recommended for approval.

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: drawing nos. 100, 101 & 200.

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

10. BACKGROUND PAPERS

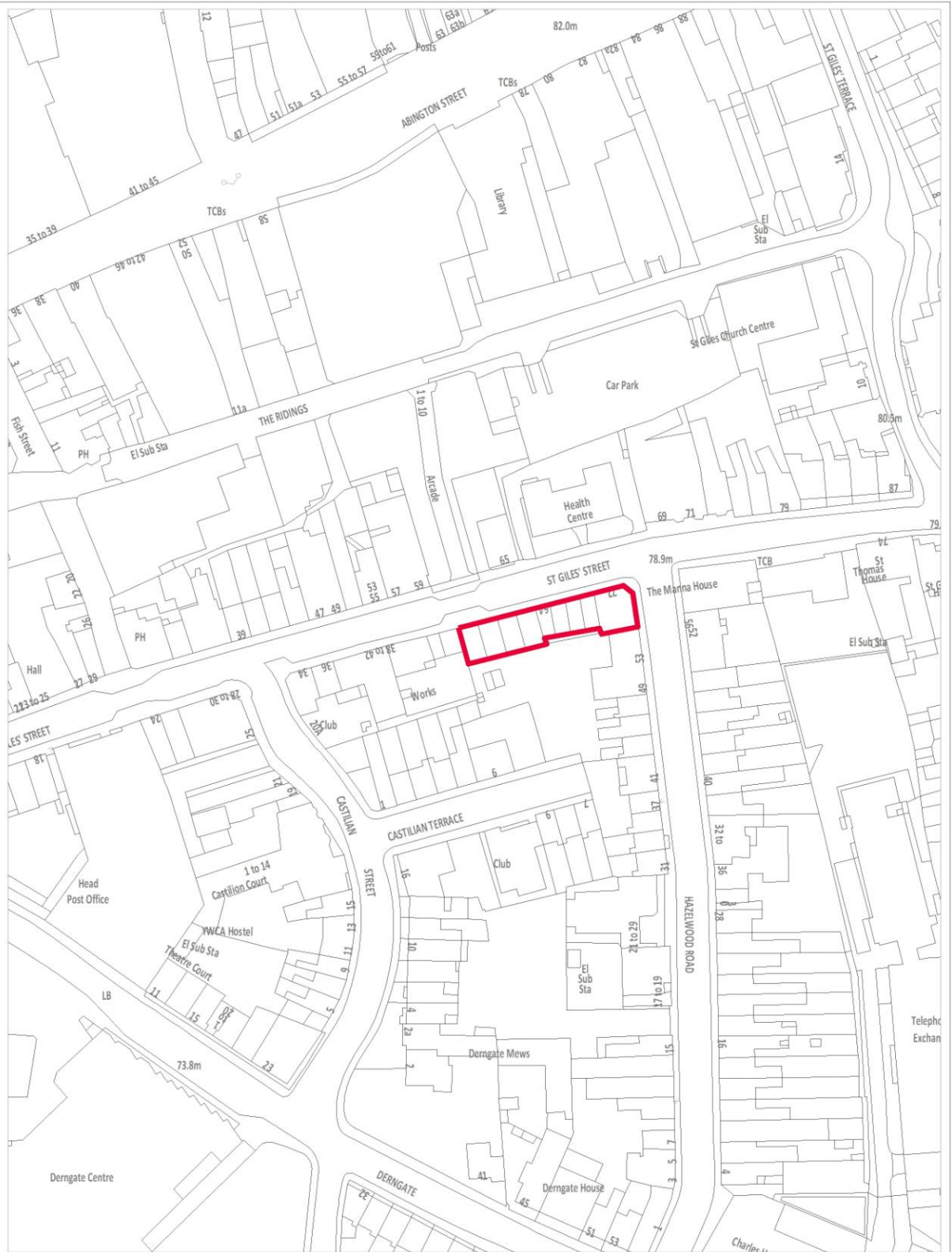
- 10.1 N/20140996.

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: 8th October 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
56-72 St Giles Street

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