



**PLANNING COMMITTEE:** 19<sup>th</sup> November 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2014/1144:** Listed building application to replace the existing ground bearing slab with new reinforced concrete and replacement internal step at 44 Bridge Street, Northampton

**WARD:** Castle

**APPLICANT:** Mr O Kushall  
**AGENT:** David Smith Associates

**REFERRED BY:** Director of Regeneration, Enterprise and Planning

**REASON:** Council owned property.

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION BY:**

**1. RECOMMENDATION**

1.1 **APPROVAL IN PRINCIPLE** subject to prior referral to the Secretary of State and the conditions as set out in paragraph 9 and for the following reason:

The proposed works would have no adverse impact on the historic or architectural significance of the listed building and would be in accordance with the requirements of Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework.

## **2. THE PROPOSAL**

- 2.1 The application is for listed building consent and proposes the replacement of the demolished existing ground bearing slab with a new reinforced concrete slab which will include insulation and a damp proof membrane to satisfy Building Regulation requirements and the replacement of an internal step inside the front entrance.

## **3. SITE DESCRIPTION**

- 3.1 No. 44 Bridge Street forms part of a group of three-storey Grade II listed buildings comprising built in the early 19<sup>th</sup> Century, situated within the All Saints Conservation Area. The property consists of a hot food takeaway unit at ground floor level with storage above.

## **4. PLANNING HISTORY**

- 4.1 Applications for listed building consent to demolish the ground floor wall between No. 44 & 46 and a further application for internal structural alterations to provide additional support to ceiling/loft joists were considered by Committee in March and April 2014 with Members resolving to approve in principle.
- 4.2 A further application for the installation of Slimlite double glazing to Nos. 42-48 Bridge Street was considered and approved in principle by Members in September 2014.
- 4.3 All the above 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.

## **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)**

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 Central Area Action Plan 2013 (CAAP)**

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 Documents**

All Saints Conservation Area and Management Plan 2007

## **5.6 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 7<sup>th</sup> 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 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.

6.2 The consultation period has not expired at the time of writing this report. Any further comments received will be reported to Committee in the addendum to this agenda.

## **7. APPRAISAL**

- 7.1 The works are required to compensate for a variation in floor levels between No. 44 & 46 following the removal of the party wall and would include the reinstatement of an internal step to the front entrance. The replacement slab has been detailed to comply with Building Regulation requirements.
- 7.2 The proposed works would not adversely impact on the historic fabric of the building and the conservation officer has no objection.

## **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.

## **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: site location plan 13/17236/SK2/A and drawing no. 13 17236/01 rev B

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

## **10. BACKGROUND PAPERS**

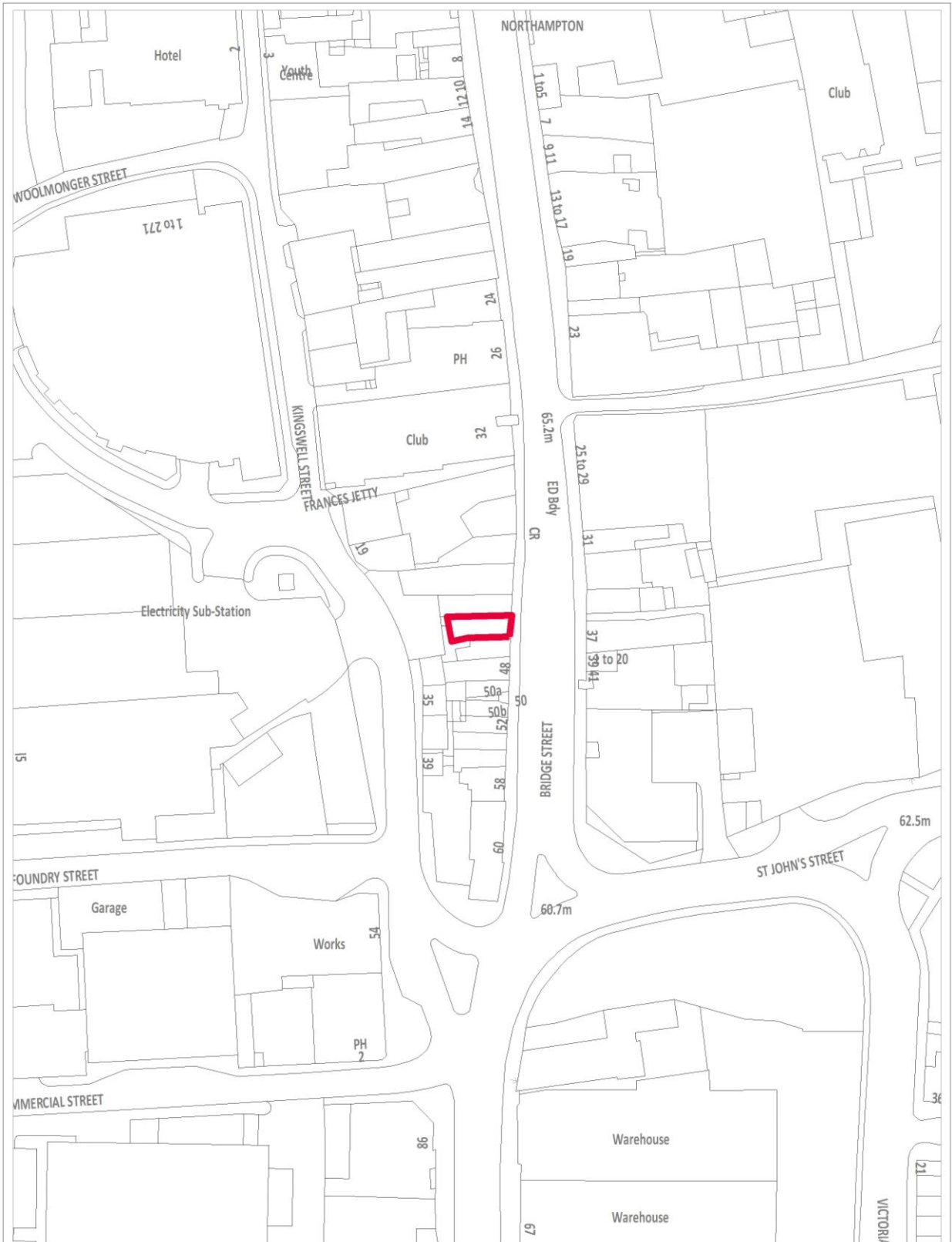
- 10.1 N/2014/1144.

## **11. LEGAL IMPLICATIONS**

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: 5th November 2014  
 Scale: 1:1000  
 Dept: Planning  
 Project: Planning Committee

Title  
**44 Bridge Street**

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