

**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE  
8 DECEMBER 2004  
DECISION LIST**

Application No: **N/2004/682**  
Location: **22 Macon Close**  
Proposal: **Erection of first floor side and rear extensions**

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

The siting, size and design of the extensions and their impact on residential amenity are considered acceptable and in accordance with Policy H18 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

**(3)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the side or rear elevations of the proposed extension unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(4)** The windows in the first floor north eastern side elevation as shown on the submitted plans shall be non-opening and glazed with obscured glass before the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To safeguard the privacy of adjoining properties.

Application No: **N/2004/956**  
Location: **Unit 45-47 St James Mill Road**  
Proposal: **Change of use to Royal Mail delivery office (Sui Generis Use)  
(Retrospective)**

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

The site is located in an area identified as an existing business area in the Northampton Local Plan. The use of the building as a Royal Mail delivery office generates substantial employment opportunities and it is considered acceptable in this existing industrial estate in accordance with Policies B14 and T17 of the Northampton Local Plan.

**(1)** The car parking spaces as shown on the submitted plan shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, material, refuse, pallets or skips thereon.

**Reason:** To ensure adequate parking facilities are maintained.

**(2)** Full details of facilities for the secure and covered parking of bicycles shall be first submitted to and approved in writing by the Local Planning Authority and provided within three months from the date of this planning permission and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(3)** Notwithstanding the details as submitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority on vehicular circulation and access arrangements including signage within the car park. The approved scheme shall be implemented within three months from the date of this planning permission and retained thereafter.

**Reason:** In the interests of pedestrian and highway safety.

Application No: **N/2004/1006**  
Location: **35 Holly Road**  
Proposal: **Conversion of existing business premises to 3 apartments**

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

The principle of the use of the premises for residential properties in a residential area is acceptable. The design and layout of the apartments are in accordance with Policies E20, E21, H6, H13, H15 and H19 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five 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 used solely in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(3)** The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in all elevations of the proposed development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(5)** The windows on the first floor elevations as shown on the submitted plans as obscure glazed shall be glazed as such and be a top opening type and implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To safeguard the privacy of adjoining properties.

**(6)** Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(7)** Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(8)** The boundary wall of the development hereby permitted and no. 33 Holly Road shall be increased in height to two metres prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity of the occupiers of the adjoining residential property.

Application No: **N/2004/1071**  
Location: **27-29 Guildhall Road**  
Proposal: **Refurbishment of listed building including additional floors with new building adjacent providing 130No. residential flats, 2 flexible units, exhibition space and associated parking.**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

The proposed development would bring a vacant listed building and an underused previously developed town centre site back into sustainable use whilst providing substantial benefits in terms of the provision of affordable housing, without significant harm to the historic and architectural character of the listed building, its setting or the visual amenities of the wider area in accordance with national government guidance contained within PPG15 and Policies E23 and E24 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Details of the existing and proposed ground levels and finished floor levels of the development hereby permitted in relation to the building and façade to be retained on-site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work and implemented prior to the first occupation of the development.

**Reason:** To secure a satisfactory development and to protect the special character of the listed building.

**(3)** The bin stores of the development hereby permitted as shown on the approved drawings no.s 744/L080/K and 744/L090/K shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(4)** Details and/or samples of all proposed external facing materials, including windows, doors, balconies, soffits and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(5)** The cycle storage facilities of the development hereby permitted as shown on the approved drawings no.s 744/L080/K and 744/L090/K, shall be fully implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(6)** All existing vehicle crossovers which are not to be retained shall be reinstated to footway the full details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of highway safety.

**(7)** The disabled parking spaces of the development hereby permitted as shown on the approved drawing no.s 744/L080/K and 744/L090/K shall be fully implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the satisfactory provision of facilities for people with disabilities.

**(8)** The external landscaped area as shown on approved drawing no. 744/L100/K shall be laid out prior to the first occupation of the development hereby permitted and used only for the purposes of residents' amenity space in relation to, and for the benefit of, the development and maintained thereafter.

**Reason:** To ensure that the area shall be used for the purposes described in the application and for the benefit of future residents' amenity.

**(9)** The internal area of the development hereby permitted as shown on the approved drawing no. 744/L100/K (marked as "exhibition space") shall be used for exhibition space only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

**(10)** The exhibition space of the development hereby permitted shall be open only between the hours of 08.00am and 10.00 pm from Mondays to Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby/adjacent properties.

**(11)** Unless otherwise agreed in writing by the Local Planning Authority the two flexible units as shown on approved drawings no.s 744/L080/K and 744/L090/K, of the development hereby permitted shall be used only for purposes within Classes A1, A2, A3 (café or restaurant only) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

**(12)** The flexible units of the development hereby permitted shall be open only between the hours of 08.00am and 10.00 pm from Mondays to Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby/adjacent properties.

**(13)** The development hereby permitted shall be used solely in accordance with the approved drawing(s), unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of development.

**(14)** Full details of the buildings internal layout, floor and threshold levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The approved details shall be implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

**Reason:** To ensure satisfactory access for people with disabilities to the development.

**(15)** A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings of the development hereby permitted shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented concurrently with the development, and retained thereafter.

**Reason:** To ensure adequate provision is made for people with disabilities in accordance with Northampton Local Plan Policy.

**(16)** The 3 wheelchair units of the development hereby permitted as shown on approved drawing no. 744/L100/K shall be constructed to the Local Planning Authority's wheelchair home standard in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

**Reason:** To ensure the provision and retention of dwellings suitable for use by wheelchair users.

**(17)** The applicant or their agents or successors in title, will secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** In the interests of archaeological research.

**(18)** A programme of buildings recording must be compiled and submitted to and approved in writing by the Local Planning Authority in accordance with the recording brief issued by the Built and Natural Environment Division of Northamptonshire County Council prior to undertaking any alteration or demolition associated with the development hereby permitted.

**Reason:** In the interests of archaeological research.

**(19)** Full details of a sound insulation and ventilation scheme to protect the development hereby permitted from external noise shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity and to secure a satisfactory standard of development.

**(20)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To protect the amenities of adjacent occupants from noise and vibration.

**(21)** A detailed timetable for the development of the site, including all the demolition and conversion works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. Unless otherwise agreed in writing by the Local Planning Authority, the approved works shall be carried out in full compliance with the approved timetable.

**Reason:** To ensure the improvement works to the listed building are implemented in the interests of preserving and enhancing the special character of the building.

**(22)** Unless otherwise agreed in writing by the Local Planning Authority a scheme to allow access via the main entrance of 27 Guildhall Road for people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** To ensure satisfactory access for people with disabilities to the development.

Application No: **N/2004/1072**  
Location: **27-29 Guildhall Road**  
Proposal: **Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

The proposed development would result in the re-use and refurbishment of a vacant listed building, in accordance with national government guidance and the Development Plan, without significant harm to its historic and architectural character.

**(1)** The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**(2)** A contract for the redevelopment of the site shall be signed in accordance with planning permission N/2004/1071 prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(3)** The existing windows shall be retained and repaired in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(4)** Notwithstanding the details submitted further details of the proposed secondary glazing, including means of installation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(5)** Notwithstanding the details submitted, further details of the method of upgrading for the purpose of heat loss, sound attenuation and spread of fire, including doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(6)** Ceilings and floors shall not be over-boarded without the further written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

**(7)** Details of the proposed method of repairing the external elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(8)** The existing doors to the principle entrance on Guildhall Road shall be retained in situ.

**Reason:** To safeguard the integrity of the listed building.

**(9)** Further details of all new or replacement windows and doors, to include profiles and glass, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(10)** A full schedule of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(11)** Further details of all new or replacement gates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(12)** Details and samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

**(13)** Details and locations of all venting and extraction flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

**(14)** The existing timber panelling shall be retained in situ unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

**(15)** Notwithstanding the details submitted, the two pairs of timber doors and associated canopies on the second floor shall be retained in situ unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

**(16)** Notwithstanding the details submitted, the full extent of the existing timber mosaic floor shall be retained and left undisturbed unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

**(17)** Further details of the proposed junction between new walls and external walls shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

**(18)** Further details of the proposed method of repair to the primary stair shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

**(19)** The existing glazing shall not be replaced without the further written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

Application No: **N/2004/1150**  
Location: **65 Booth Rise**  
Proposal: **Demolish existing dwelling and redevelopment of site as flats  
– Outline Application**

**REFUSAL** for the following reasons:

**(1)** It is considered that the redevelopment of the site for flats in a 2 storey form would be detrimental to the character and appearance of the area, which is predominantly a ribbon development of individual dwellings . This would be contrary to Policies H15 and E20 of the Northampton Local Plan and Policy GS5 of the Northamptonshire County Structure Plan.

**(2)** The redevelopment of the site for flats, with the associated activity, would be detrimental to the residential amenities of the occupiers of the adjoining properties, contrary to Policies H15 and H19 of the Northampton Local Plan.



Application No: **N/2004/1271**  
Location: **Part of former Cherry Orchard Middle School, Wellingborough Road**  
Proposal: **Construction of six tennis courts (2no. hard courts and 4no. floodlit artificial grass courts) with clubhouse, access road and parking**

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

The proposed development will provide enhanced facilities for the wider community without harm to interests of acknowledged importance in accordance with Policies E20, H20 and L2 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Notwithstanding the details submitted, further details of the proposed floodlights including height of columns, lamps and full details of spill ISO-contours, shall be submitted to and approved by the Local Planning Authority prior to commencement of development hereby permitted and the approved details shall be implemented prior to the commencement of first use of the development and maintained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(3)** The floodlights shall not be used between the hours of 22:00 and 09:00 Monday to Sunday.

**Reason:** In interests of amenity and to secure a satisfactory standard of development.

**(4)** The tennis courts and clubhouse shall not remain open between the hours of 22:00 and 09:00 Monday to Sunday unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In interests of amenity and to secure a satisfactory standard of development.

**(5)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the development hereby permitted and retained thereafter.

**Reason:** To protect the amenities of nearby occupants from noise and vibration.

**(6)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and the approved details shall be implemented prior to the commencement of first use of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(7)** A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(8)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(9)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the commencement of development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No:       **N/2004/1375**  
Location:               **32-36 Hazelwood Road**  
Proposal:               **Conversion and extensions of part ground floor, part basement and first, second and third floors to form 10 no. apartments. Part basement and part ground floor to remain as office use**

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

Although the site is identified as an existing business area in the Northampton Local Plan, the principle of residential development is considered acceptable in this town centre location. The design, density and layout of the scheme are considered acceptable in accordance with Policies E20, E21, H7, H13, H15, H17 and H20 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Details and/or samples of all proposed external facing materials including all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** The proposed replacement windows and surrounds to the front elevation as shown on the submitted plan shall be implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

**(4)** The parking spaces as shown on the submitted plan shall be laid and marked out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

(5) One dwelling of the development hereby permitted shall be constructed to the Local Planning Authority's full mobility standards in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development implemented concurrently with development and retained thereafter.

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disability.

(6) The bin store of the development hereby permitted as shown on the submitted plan shall be provided prior to the first occupation of the development and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

(7) Notwithstanding the details as submitted, full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, and implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(8) An acoustic survey and control scheme for the proposed flats shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. The approved scheme shall specify the sources of noise from surrounding sites including the BT building to the rear and proposed mitigation methods for the development and shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity.

(9) The windows to the rear elevation of the ground floor offices of the development hereby permitted shall be obscure glazed as shown on the submitted plan implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity.

Application No: **N/2004/1422**  
Location: **Land at 18 Lady Winefride's Walk, Gt. Billing**  
Proposal: **Erection of two new houses**

**REFUSAL** for the following reasons:

(1) The proposed development would result in an unneighbourly form of development in that it would lead to an overbearing impact which the Local Planning Authority consider would be detrimental to the amenities which the occupiers of the adjoining property no 20 Lady Winefrides Walk, could reasonably expect to enjoy, contrary to Policy H15 of the Northampton Local Plan.

(2) The proposed subdivision of the existing plot would create a form of backland development, which, due to the size and space around the building, would detract from the character of the area, contrary to Policies H6 of the Northampton Local Plan.

(3) The proposed dwellings are sited in close proximity to mature trees which are subject to a tree preservation order. The juxtaposition of trees and dwellings will result in inadequate amenity for future occupiers due to the overshadowing of the rear gardens and the reduction of natural light to principal windows. This will add pressure for the future removal of the trees contrary to Policy E12 of the Northampton Local Plan.

Application No: **N/2004/1443**  
Location: **62 High Street, Kingsthorpe (Shajahan Indian Takeaway)**  
Proposal: **Single storey rear extension to provide kitchen extension and disabled toilet**

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

The siting, size and design of the proposed extension are considered in-keeping with the character of the existing building without detriment to the character of the Conservation Area and without undue impact on residential amenity in accordance with Policies E20, E26 and H19 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the first use of the development hereby permitted and retained thereafter.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(3)** Notwithstanding the details as submitted, full details of the boundary treatment shall be submitted to and approved by the Local Planning Authority, implemented prior to the first use of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

**(4)** The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

Application No: **N/2004/1465**  
Location: **Plaza Social (former Zapatax Building), Grove Road and land at no. 100 Cloutsham Street**  
Proposal: **Conversion and extension of existing building into 16 no. flats**

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

The site is located in an area identified as an existing residential area in the Northampton Local Plan and the design, density, massing and layout of the scheme and the impact on residential amenity are considered acceptable and in accordance with Policies E20, E21, H6, H11, H12, H13, H15, H17 and H19 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Details and/or samples of all proposed external facing materials including all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. 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.

**(3)** The proposed windows on the north elevation shall be glazed with obscured glass of not less than 1.8 metres in height as shown on the submitted plan and the proposed balcony screens on the west elevation shall be glazed with obscured glass of not less than 1.8 metres in height as shown on the submitted plan. The works shall be carried out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

**(4)** The parking spaces as shown on the submitted plan shall be laid and marked out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

**(5)** Full details of the proposed surface treatment of the access and parking areas including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

**Reason:** To secure a satisfactory standard of development.

**(6)** All walls revealed by the demolition of the out-buildings and structures shall be treated and decorated in accordance with further details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the amenity of nearby residential properties.

**(7)** The proposed access gates to the parking areas shall be electronically operated and implemented concurrently with the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety and residential amenity.

**(8)** Two dwellings shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved by the Local Planning Authority and implemented concurrently with development and thereafter retained.

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with the Northampton Local Plan.

**(9)** The proposed bin and bike stores of the development hereby permitted as shown on the submitted plans shall be provided prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(10)** A desk top study in respect of possible contaminants within the site is to be completed and a site investigation designed prior to commencement of the development hereby permitted. The scope and methodology of the desk top study, site investigation report shall be agreed in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be agreed in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the agreed method statement (and phasing programme). Confirmation of the full implementation of the scheme and validation report shall be submitted to the Local Planning Authority with two weeks of completion (or following each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

**(11)** No development should take place until the amendment to the existing Traffic Regulation Order in Alcombe Road has been approved by the Highway Authority, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To enable the use of the proposed on-site car park and in the interests of highway safety.

Application No: **N/2004/1469**  
Location: **41 Gold Street (Abrakebabra)**  
Proposal: **Variation of condition no.3 of planning permission 97/0047 to extend opening hours to 0200 Sunday – Thursday and 0400 on Friday and Saturday**

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

The application site is located in the town centre and the proposed extension of opening hours should not detrimentally alter the existing noise climate in the area in accordance with Policies E21 and H20 of the Northampton Local Plan.

**(1)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being used for the permitted purpose and thereafter maintained.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(2)** Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented before the premises are used for the permitted purpose and thereafter maintained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(3)** For a temporary period expiring on 30 June 2005 the premises shall be open only between the hours of 0800 and 0200 from Sundays to Thursdays and 0800 and 0400 on Fridays and Saturdays. After the expiration of the temporary period, the opening hours of the premises shall revert back to those approved under condition 4 of planning permission 97/0047.

**Reason:** To enable the Local Planning Authority to assess the effect of the Development hereby permitted during the said period.

**(4)** Full details of access provision and toilet facilities for people with disabilities shall be submitted to and approved by the Local Planning Authority and implemented before the premises are used for the permitted purpose.

**Reason:** To provide satisfactory facilities for people with disabilities.

**(5)** Foul water discharges from the premises shall be connected to the foul sewer via oil interception facilities designed and constructed to the satisfaction of the Local Planning Authority.

**Reason:** To secure a satisfactory standard of development.

**(6)** The premises shall be used as a restaurant only and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Any hot food takeaway business shall remain ancillary to the restaurant use only.

**Reason:** In the interests of amenity and to enable the Local Planning Authority to assess the implications of future changes to other uses within Class A3 of the Use Classes Order 1987.

Application No: **N/2004/1484**  
Location: **201 Broadway East (formerly The Broadway Paint shop)**  
Proposal: **Change of use from retail shop (Class A1) to hot food takeaway (Class A3)**

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

The proposed hot food takeaway is acceptable as it will not have a detrimental effect upon the viability of the local centre or the amenities of the occupiers of nearby residential properties and therefore is in accordance with Policies R9 and H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any provisions in any statutory instrument revoking and re-enacting that Order with or without modification), the premises shall not be used as a public house, wine bar or night club.

**Reason:** In the interests of the amenity of the surrounding locality.

**(3)** The premises shall not remain open to customers between the hours of 20:30 to 11:00 Mondays to Saturdays and at no time on Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby properties.

**(4)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the first use hereby permitted and retained thereafter.

**Reason:** To protect the amenities of the occupiers of nearby properties from noise and vibration.

**(5)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being first used for the permitted purpose and retained thereafter.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(6)** Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being first used for the permitted purpose and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(7)** The development hereby permitted shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

**Reason:** To ensure that the premises are easily accessible to people with disabilities.

**(8)** The proposed flat shall remain ancillary to the takeaway use and shall at all times form a separate unit of residential accommodation.

**Reason:** For the avoidance of doubt as a separate residential unit would be undesirable in this location due to the possible noise and odour problems from the takeaway use.

Application No:       **N/2004/1500**  
Location:               **Unit 7, Letts Road, Rothersthorpe Industrial Estate**  
Proposal:               **Change of use of warehouse and ancillary offices to motor repair and MOT test centre and ancillary offices**

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

The proposed use of these premises for motor repair and MOT testing is considered acceptable in this location, without having undue detriment to amenity in accordance with Policy B23 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** All work being carried out on any vehicles or vehicle parts shall take place solely within the building.

**Reason:** To ensure that the roadway and forecourt are uncongested and available for servicing/parking.

**(3)** No dismantling of vehicles or storage of scrap shall take place on the site except within the building.



**Reason:** In the interests of visual amenity and to protect the amenities of occupiers of nearby properties.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order (with or without modification) no extensions or other development shall be made to the southern rear elevation of the building without the prior written consent of the Local Planning Authority.

**Reason:** To protect the amenities of occupiers of nearby properties.

**(5)** The premises shall be open only between the hours of 07:00 and 18:00 from Mondays to Fridays and 08:00 and 18:00 on Saturdays and at no time on Sundays or bank or public holidays.

**Reason:** In the interests of the amenities of the occupiers of nearby properties.

Application No: **N/2004/1507**  
Location: **89 St Leonards Road**  
Proposal: **Change of Use from fruit wholesale to hot food takeaway and erection of external staircase**

**REFUSAL** for the following reasons:

**(1)** The proposed change of use, by reason of the resultant loss of an A1 retail unit combined with existing Class A3 uses in the vicinity, would result in an excessively high proportion and over-concentration of A3 uses in this part of the Far Cotton District Centre to the detriment of the retail character and function of the district centre. The proposal is therefore contrary to Policy R9 of the Northampton Local Plan.

**(2)** That the Borough Solicitor be authorised to issue an Enforcement Notice in respect of the unauthorised external security shutters and rear extension with a period of compliance of three months.

**(3)** The proposed change of use, by reason of the resultant loss of an A1 retail unit combined with existing Class A3 uses in the vicinity, would result in an excessively high proportion and over-concentration of A3 uses in this part of the Far Cotton District Centre to the detriment of the retail character and function of the district centre. The proposal is therefore contrary to Policy R9 of the Northampton Local Plan.

Application No: **N/2004/1510**  
Location: **Land at Chapel Place**  
Proposal: **Renewal of temporary planning permission N/2004/1206 for change of use from car sales to car parking**

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

Although the use is contrary to policy T11 of the Structure Plan, which seeks to prevent new non-residential parking provision in a town centre location, the use is appropriate in the short term as it would not prejudice any longer term plans which may arise from the Local Development Framework and the subsequent preparation of a Local Development Document for comprehensive redevelopment.

**(1)** The use permitted by planning permission N/2004/1206 shall be discontinued and the land restored to its former condition on or before 8 December 2007.

**Reason:** In the interests of amenity as the Local Planning Authority consider the use is only acceptable as a temporary expedient.

Application No: **N/2004/1516**  
Location: **177 Adnitt Road**  
Proposal: **First floor kitchen extension and construction of 2no. dwellings within existing yard**

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

The proposed development by reason of its siting, size and design is considered acceptable and in accordance with Policies E20, H6, H11, H12, H15 and H19 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(3)** Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the western elevation of the proposed development without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(5)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the development hereby permitted without the prior written consent of the Local Planning Authority.

**Reason:** To prevent overdevelopment of the site.

**(6)** The first floor rear bathroom windows shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

**Reason:** To safeguard the privacy of the adjoining properties.

**(7)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The 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.

**(8)** Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(9)** A desk top study in respect of possible contaminants within the site is to be completed and a site investigation designed prior to commencement of the development hereby permitted. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

**(10)** The existing vehicle crossover shall be reinstated to footway, and full details of which shall be submitted to and approved by the Council and the works built be carried out prior to the development hereby approved being first brought into use.

**Reason:** In the interests of highway and pedestrian safety.

Application No: **N/2004/1545**  
Location: **30 Kingsley Road**  
Proposal: **Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

Although it is acknowledged that the proposal is contrary to Policy H31 of the Northampton Local Plan, it is considered that the need for more provision for the elderly outweighs the objectives of this policy in this particular case.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** The rear garden wall dividing the properties 30 and 32 Kingsley Road shall be retained in situ and in good repair unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of maintaining the character of the Conservation Area.

**(3)** The maximum number of residents of the combined residential/nursing home at 30-32 Kingsley Road shall be 25.

**Reason:** In the interests of amenity and highway safety.

**(4)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(5)** Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no notice, sign or advertisement shall be displayed on the land or building without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to maintain a satisfactory external appearance of the development.

**(6)** The use at No.30 hereby approved shall be used solely in conjunction with the existing care home at No.32 and no separate planning unit shall be formed without the prior written consent of the Local Planning Authority.

**Reason:** For the avoidance of doubt, and in the interests of the character of the area.

Application No: **N/2004/1547**  
Location: **Lidl Foodstore, Octagon Way, Weston Favell**  
Proposal: **Proposed warehouse extension**

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

The siting, size and design of the extension are considered acceptable and in-keeping with the existing building in accordance with Policies E20 and H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

**(2)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. 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.

**(3)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and the approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity.

**(4)** A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(5)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the extension or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(6)** Notwithstanding the details as submitted, full details of the proposed treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No:       **N/2004/1564**  
Location:               **Former St Crispin Hospital**  
Proposal:               **Demolition of 1960's extensions adjacent to the former theatre**

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

The proposed demolition will remove unsympathetic modern extensions, which have an adverse effect on the character and appearance of the Conservation Area and the south front of the primary building in accordance with the advice contained in PPG15 (Planning and the Historic Environment).

**(1)** The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**(2)** Further details of the proposed method for the treatment of scars following demolition shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and implemented in accordance with the approved details.

**Reason:** To secure a satisfactory standard of development.