



PLANNING COMMITTEE: 17th February 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1423: Replacement of shop front at 60 St Giles Street

WARD: Castle

APPLICANT: Ms M Goncalves
AGENT: None

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

- 1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development, with acceptable design and proportions, would not have any undue impact on the appearance and character of the existing shop and Derngate Conservation Area and complies with Policy 1 of the Central Area Action Plan, S10 of the West Northamptonshire Joint Core Strategy, Shop front Design Guide and National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Permission is sought for the replacement of shop front. The existing shop front is in a state of disrepair having been vandalised recently and is in need of replacement. The proposed development comprises three glazed sections with wooden mullions and the design is similar to that of the two adjoining units. The existing shop front fascia and stall riser below the windows would remain in situ as would be for the front entrance door.

3. SITE DESCRIPTION

- 3.1 The application site consists of a single storey building used as a café/desserts parlour on St Giles Street. It lies between two existing café uses and is situated within the Derngate Conservation Area. The property is not listed and is a Council owned property.

4. PLANNING HISTORY

- 4.1 N/2014/0996 Replacement of existing rear crittall windows with UPVC double glazed at 56 -72 St Giles Street – 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 adopted West Northamptonshire Joint Core Strategy (2014), Northampton Central Area Action Plan (2013).

5.2 National Policies

National Planning Policy Framework (NPPF)

Paragraphs 56 and 57 promote good design and paragraph 64 urges local authorities to reject poor design.

5.3 West Northamptonshire Joint Core Strategy – Adopted December 2014

The JCS provides an up to date evidence base and has been prepared in full conformity with the NPPF. The JCS has been adopted by the West Northamptonshire Joint Strategic Planning Committee in December 2014. As part of the Development Plan, it carries significant weight when considering planning applications.

S10 Sustainable Development Principles - promotes high quality design and encourages new development to enhance the built environment as well as create a strong sense of place.

5.4 Northampton Central Area Action Plan 2013 (CAAP)

Policy 1 – Promoting Design Excellence - Details need for good design in new development within the Central Area.

5.5 Supplementary Planning Documents

Shop Front Design Guide (2011)

Details recent guidance on good design for new shop fronts. Sets out design principles outlining the key requirements and considerations for property owners and Planning Officers

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Built Conservation (NBC)** - No objection. The majority of the shop fronts to this end of the row have a shop front window which is divided into 3 sections. This design is also more suited for the architecture of these shops and therefore this

approach is supported as long as the stall riser and narrow lights at the top of the shop frontage are being retained.

7. APPRAISAL

- 7.1 The main issues to consider are the impact on the appearance and character of the Conservation Area and the existing building.
- 7.2 The proposal involves the replacement of an existing shop front. The proposed development would be similar in design and style to that on the two adjoining units which are also divided by three vertical mullions and therefore would be in keeping with the appearance of the street scene. The proportion and design of the proposed shop front is considered to be in keeping with the character of the existing building.
- 7.3 It is considered that the design would preserve the appearance and character of the Derngate Conservation Area which is a view supported by the Council's Conservation Officers. The fascia and stall riser are to be retained in their current position as is the front entrance to the existing building. This would comply with Policy 1 of the CAAP which promotes good design in new development and aims of the Council's Shop front Design Document which is a material consideration in the determination of planning applications.

8. CONCLUSION

- 8.1 For the reasons provided the proposal is considered acceptable and recommended for APPROVAL subject to the conditions below.

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 approved shall be carried out in accordance with the following approved plans: Site Location Plan, colour photographs of site and elevation.

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

10. BACKGROUND PAPERS

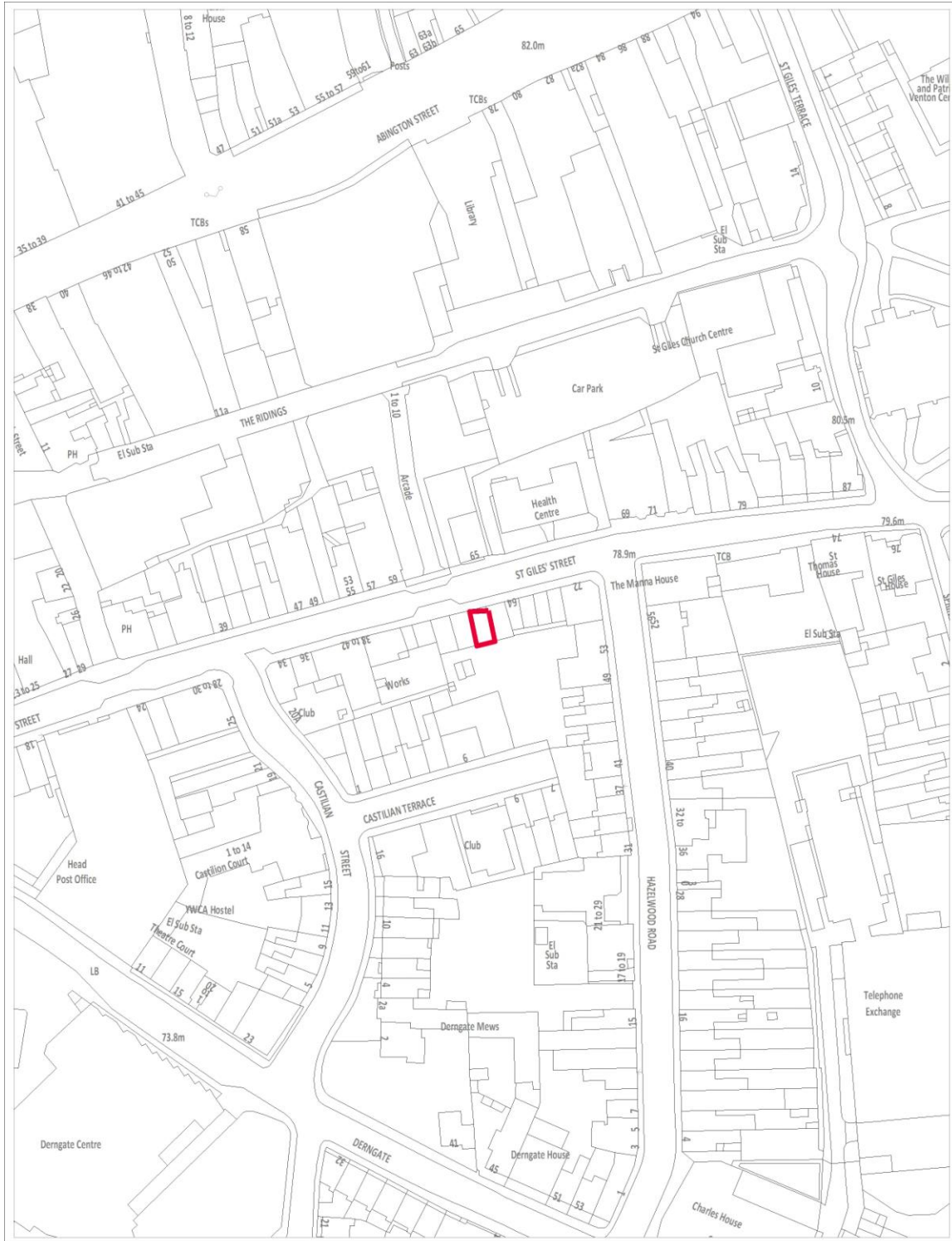
- 10.1 N/2014/1423

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: 4th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
60 St Giles Street

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