



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

N/2014/1452: Change of use of 13/15 Guildhall Road to 13-bed hotel with café, restaurant and retail including demolition and reconstruction of rear extension and installation of fume extraction flue and rear dormers, 13/15 Guildhall Road

WARD: Castle

APPLICANT: Guildhall Pension Scheme
AGENT: HDA Architecture

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Council owned land

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The development would result in appropriate uses in the town centre, with no undue impact to the Conservation Area, road safety or amenity. This would comply with Policies S9, S10, E7, BN5, BN9, N1 and N2 of the West Northamptonshire Joint Core Strategy, the Strategic Objectives and Policy 1 of the Northampton Central Area Action Plan, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks planning permission to change the use of the two buildings at 13/15 Guildhall Road to a hotel and restaurant with small scale retail element. As part of the proposals there will be the removal of some single storey structures to the rear of the building and the extension of an existing ground floor addition to provide seating for the restaurant. It is also proposed to erect an extraction flue to serve the restaurant kitchen and to install dormer windows to the roof.

3. SITE DESCRIPTION

- 3.1 13 and 15 Guildhall Road are attached three storey buildings located within the Derngate Conservation Area. Originally dwellings, the buildings have more recently been used as offices in the case of 13 and for storage in the case of 15. To the rear of 15 is a reasonably recent ground floor extension while to the rear of 13 are some older single storey outbuildings/extensions and an enclosed yard.

4. PLANNING HISTORY

- 4.1 No history 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 adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies, and Northampton Central Area Action Plan (2013).

5.2 National Policies

Part 2 of NPPF is committed to ensuring the vitality of town centres, while Part 7 requires good design. Part 12 is concerned with conserving and enhancing the historic environment.

5.3 West Northamptonshire Joint Core Strategy (JCS)

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 JCS has been adopted by the West Northamptonshire Joint Strategic Planning and consistent with Section 38(6) it carries full weight when considering planning applications.

Policy S9 states that retail use should be firstly accommodated within town centre.

Policy S10 sets out sustainable development principles including the achievement of high standards of design.

Policy E7 states that tourism development proposals will be supported where they contribute to the achievement of regeneration aims and objectives.

Policy BN5 stipulates that heritage assets will be protected.

Policy BN9 seeks to maintain and improve air quality.

Policy N1 supports the regeneration of Northampton with a focus on development in the central area which provides high quality urban design and public realm and which protects heritage assets.

Policy N2 makes provision for major office, leisure and cultural development within the central area.

5.4 **Northampton Central Area Action Plan 2013 (CAAP)**

Strategic Objective 1 seeks to regenerate the town centre by expanding town centre facilities and employment opportunities.

Strategic Objective 2 aims to achieve a well designed town centre.

Policy 1 of the CAAP seeks to promote design excellence which positively contributes to the character of the area.

5.5 **Northampton Local Plan 1997 (Saved Policies)**

Policy E20 of the Local Plan requires new development to reflect the character of its surroundings.

Policy E26 of the Local Plan requires development in conservation areas to enhance the character and appearance of the area

5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments are summarised as follows:

6.1 **NBC Environmental Health** - no objections but recommend conditions in relation to noise, odour and refuse.

6.2 **Highway Authority (NCC)** - requested additional information regarding servicing arrangements. It is anticipated that an update on this matter will be provided in the Addendum Report.

6.3 **NBC Conservation** - support the principle of the development but raise concerns over the form of the ground floor rear extension, the dormer windows and the treatment of the site frontage.

6.4 **Northamptonshire Police** - raise concerns over the treatment of the site frontage in relation to rough sleepers.

6.5 **One letter** received from neighbouring business asking that environmental safeguards be put in place.

At time of preparing this report the statutory consultation period had yet to elapse. Any further representations received in this period will be reported to Members in the Addendum Report.

7. APPRAISAL

Principle

- 7.1 The principle of the change of use of buildings within the town centre to a hotel and restaurant would seem to broadly comply with the NPPF, the JCS and the CAAP in terms of appropriate uses in such a location and in terms of widening the range of facilities within the town centre.

Conservation/ Design & Appearance

- 7.2 The application would see the two buildings converted and renovated. In the case of No.13 this is currently unused. The development would therefore have benefits for the long term futures of the buildings as well as resulting in improvements to their appearance, and consequently the appearance of the Conservation Area and in particular the Guildhall Road frontage.
- 7.3 The Council's Conservation Team have raised concerns about the dormer windows proposed as well as the single storey rear extensions. It is considered that as these features would be located to the rear of the buildings, and given the enclosed nature of the rear of the site with limited public views, there would be, in this case, no undue harm caused to the wider Conservation Area.
- 7.4 With regard to the treatment of the frontage of the site, and also to reflect the comments of Northamptonshire Police, if planning permission is to be granted this would be subject to a condition requiring details of the frontage treatment to be agreed. A condition would also be proposed requiring details of services to be agreed to minimise the installation of any paraphernalia (e.g. waste pipes/vents etc.) to the Guildhall Road facade of the building.
- 7.5 Potentially the most visible aspect of the development would be the ventilation flue which would be sited in the north east corner of the site and would run up the wall of the adjacent building to eaves level. However this would be masked by the chimney stack of this building and, again, would not be particularly visible from public vantage points.

Amenity

- 7.6 Environmental Health have raised no objections to the application in terms of the impact on amenity. Should planning permission be granted conditions would be imposed regarding noise, odour and refuse.

Highways

- 7.7 The Highway Authority have requested additional information regarding the type and number of vehicles which would be used to service the development. While all servicing would be required to take place from Guildhall Road it is not anticipated that this would be problematic and it is hoped that an update will be provided to Members in the Addendum Report.

- 7.8 No on-site car parking is possible, but given the central location of the site and the proximity of public car parking, as well as the scale of the development, this is not considered to be unacceptable.

8. CONCLUSION

- 8.1 Overall it is considered that the development would result in appropriate uses in the town centre, consistent with the aims of the CAAP, with no unduly significant harm to the Conservation Area or adverse impact on road safety or amenity. It is therefore recommended to grant planning permission.

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: 4064/4A and 4064/5.

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

- 3) 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 in accordance with Policy E20 of the Northampton Local Plan.

- 4) Before development commences details of the treatment of the frontage of the site at ground/basement level shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the first use of the development hereby permitted and retained thereafter.

Reason: In the interests of the appearance of the Conservation Area to accord with Policy BN5 of the West Northamptonshire Joint Core Strategy.

- 5) Before development commences a scheme for the provision of services (waste pipes, extract vents etc.) to be installed shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: In the interests of the appearance of the Conservation Area to accord with Policy BN5 of the West Northamptonshire Joint Core Strategy.

- 6) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site and the provisions to be made for its control and the approved scheme shall be

implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

- 7) Before the development hereby permitted is first brought into use a scheme outlining the noise to be generated by the ventilation extract system and any methods for its control, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the aims and objectives of the National Planning Policy Framework.

- 8) 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 used for the permitted purpose and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the aims and objectives of the National Planning Policy Framework.

10. BACKGROUND PAPERS

- 10.1 N/2014/1452.

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
13/15 Guildhall Road

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655