



PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1274 & 1275: Listed building and advertisement consent applications for the installation of replacement fascia signage at nos. 44-46 Bridge Street

WARD: Castle

APPLICANT: Mr O Khushall
AGENT: N/a

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

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

Listed Building Consent Application N/2014/1274:

- 1.1 **APPROVAL PRINCIPLE** subject to the conditions as set out in paragraph 9 and for the following reason:

The proposed signage would preserve and enhance the appearance of the listed building and character of All Saints Conservation Area in accordance with the requirements of Policies S10 & BN5 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan, Northampton Shopfront Design Guide and the aims and objectives of the National Planning Policy Framework.

- 1.2 As the consultation period under the press notice will not expire until the 26th of March, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

Advertisement Consent Application N/2014/1275:

- 1.3 **APPROVAL** subject to the conditions as set out in paragraph 9 and for the following reason:

The proposed signage would preserve and enhance the appearance of the listed building and character of All Saints Conservation Area and would not lead to any adverse impact on amenity or public safety in accordance with the requirements of Policies S10 & BN5 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan, Northampton Shopfront Design Guide and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The applications propose the installation of replacement fascia signage to the front of nos. 44 & 46 Bridge Street. The scheme has been amended to remove the existing signage and expose the original fascia. An illuminated projecting sign has also been removed from the scheme. The signage would comprise of a red painted fascia with yellow vinyl lettering.

3. SITE DESCRIPTION

- 3.1 Nos. 44 & 46 Bridge Street form part of a group of three-storey Grade II listed buildings built in the early 19th Century located with the Central Area and within All Saints Conservation Area. The properties are owned by the Council and currently used as a hot food takeaway at ground level with storage and flats 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 An application to replace the existing ground bearing slab with reinforced concrete at 44 Bridge Street was considered and approved in principle by Members in November 2014.
- 4.4 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 adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 67 advises that advertisement applications should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 131 requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (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. Policies of particular relevance are:

Policy S10 seeks to protect, conserve and enhance the natural and built environment and heritage assets and their settings.

Policy BN5 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.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

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.

5.5 Supplementary Planning Documents

All Saints Conservation Area and Management Plan 2007
Northampton Shopfront Design Guide SPD (2011)

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Conservation** – no objections to amended scheme.

6.2 The consultation period for the Listed Building Consent Application has not expired at the time of writing this report. Any further comments received will be reported in the Addendum to this agenda.

7. APPRAISAL

- 7.1 The main issues for consideration are the impact on the character and appearance of the listed buildings within the conservation area and the impact on amenity and public safety.
- 7.2 The NPPF and Policy S10 and BN5 of the West Northamptonshire Joint Core Strategy seek to ensure that the character of heritage assets are preserved and where possible enhanced.
- 7.3 The proposed signage would replace existing signage which is considered inappropriate to the historic character and setting of the listed buildings. The amended scheme which removes the trough lighting and exposes the original fascia would provide a more traditional style sign with a painted background and traditional font and is considered to improve and enhance the overall appearance of the building and would contribute more positively to the character of the conservation area.
- 7.4 Bridge Street is occupied by a number of town centre uses at ground floor level resulting in a predominance of fascia and projecting signs within the streetscene. The signage is sympathetic to the character of the building and the area and would not lead to any adverse impact on amenity or public safety and is considered acceptable.

8. CONCLUSION

- 8.1 The amended scheme would make a positive contribution to the appearance of the existing building and character of the conservation area and therefore recommended for approval.

9. CONDITIONS

N/2014/1274

(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, amended signage details received 12/03/15 and amended proposed elevation plans.

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

N/2014/1275

(1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(2) No advertisement shall be sited or displayed so as to:

- a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

- b. obscure or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

(6) The works hereby permitted shall be carried out in accordance with the approved plans: site location plan, amended signage details received 12/03/15 and amended proposed elevation plans.

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

10. BACKGROUND PAPERS

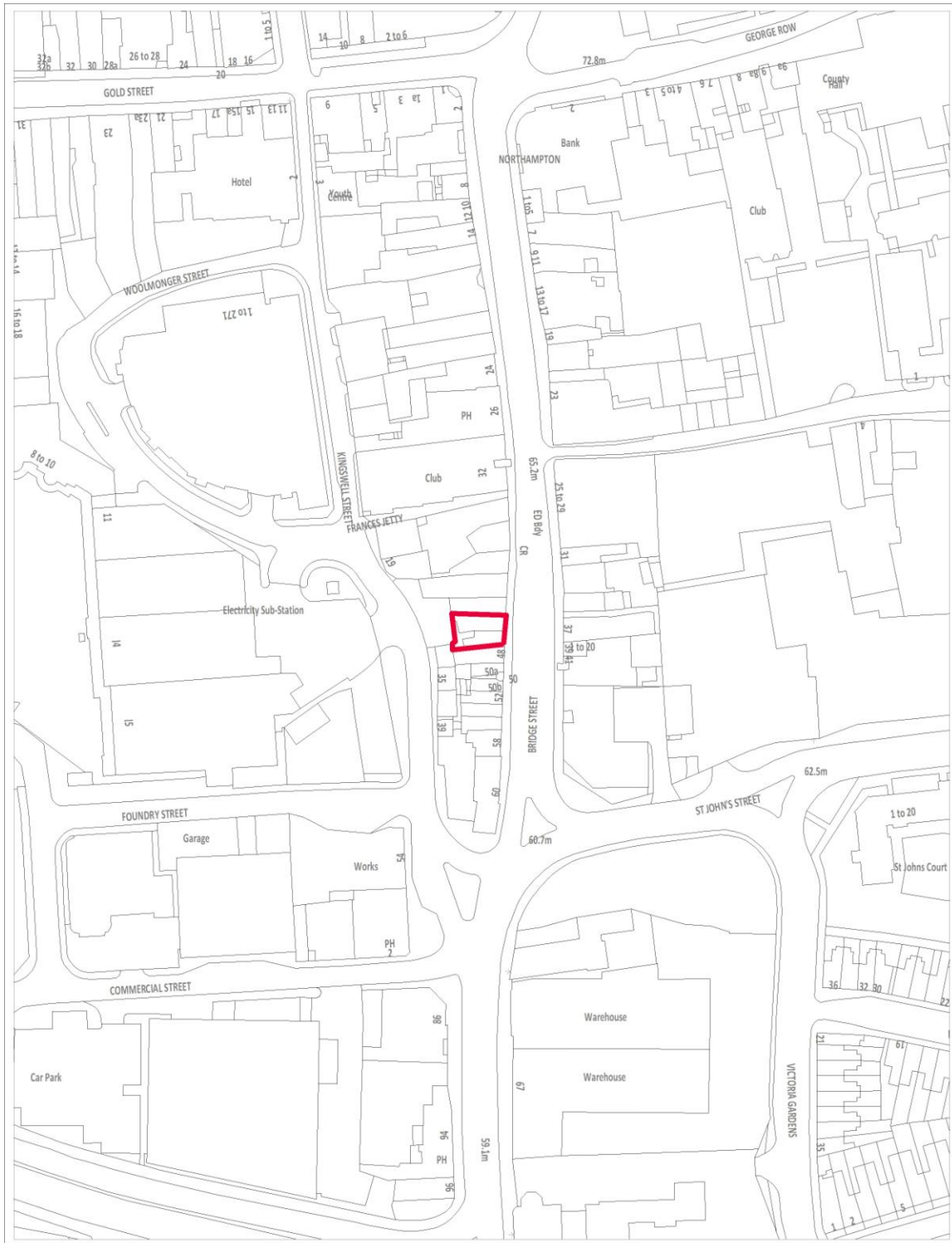
10.1 N/2014/1274 & N/2014/1275

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: Site Location Plan
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
44-46 Bridge Street

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