



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	17 th December 2015
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2015/1219
LOCATION:	33 St Giles Street
DESCRIPTION:	Listed building application for proposed re-rendering of ground floor internal walls
WARD:	Castle Ward
APPLICANT:	Mr Brian May
AGENT:	Underwoods LLP
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	Council Member is a trustee of the charity that owns the application premises
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 works would have a neutral impact upon the historic environment and as a consequence, the works are in conformity with the requirements of the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policy 1 of the Central Area Action Plan.

2. THE PROPOSAL

2.1 The applicant seeks Listed Building Consent to replace the existing gypsum plaster with a lime plaster.

3. SITE DESCRIPTION

3.1 The application site forms part of a terrace running from 33-45 St Giles Street that are Grade II Listed and are from the mid-19th century. The reasoning for the listing is that the buildings feature a Welsh slate roof with modillioned cornices, architraves, sills on console brackets, pulvinated friezes and shop fronts with Corinthian pilasters.

3.2 The application site is a retail unit; however, this has been vacant since 2014. It is understood that a prospective tenant has been identified to occupy the building once the proposed works have been carried out.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

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 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

5.3 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.

5.4 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.

5.5 **Policy S10** requires that new developments maintains or enhances the character and appearance of heritage assets, in addition to promoting good design

5.6 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.

5.7 **Policy 1** is of particular relevance which requires that the appearance and setting of heritage assets are either preserved or enhanced. In addition, development, should positively contribute to the character of the area. In addition, Policy 13 requires that developments at ground floor level within the Central Area should positively contribute to the character and function of a frontage.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Conservation (NBC)** – No objections.

6.2 **Cllr. D. Stone** – No objections.

7. APPRAISAL

7.1 It is recognised that the existing gypsum plaster is not of a type that is sympathetic to the character of the Listed Building. As a consequence, its removal is consistent with the requirements of planning policy, particularly as the new plaster is of a more historic nature. The new plaster would contain a mixture a combination of lime and horsehair to act as binding where needed. Therefore the proposed revisions would allow for the reinstatement of a traditional feature and as such, the scheme is in conformity with national and local planning policies.

7.2 The replacement plastering would not result in the loss of any particular features of historical interest, which would further reduce the historical impacts of the proposal.

7.3 The proposed works would assist in bringing the building back into use as a retail unit, which would assist in promoting the viability and vitality of the locality.

8. CONCLUSION

8.1 The proposed works are of a small scale, are of an appropriate nature and type and would result in the productive reuse of this Listed Building. The works are therefore in accordance with national and local planning policies.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 001; 002; and 003.

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

10. BACKGROUND PAPERS

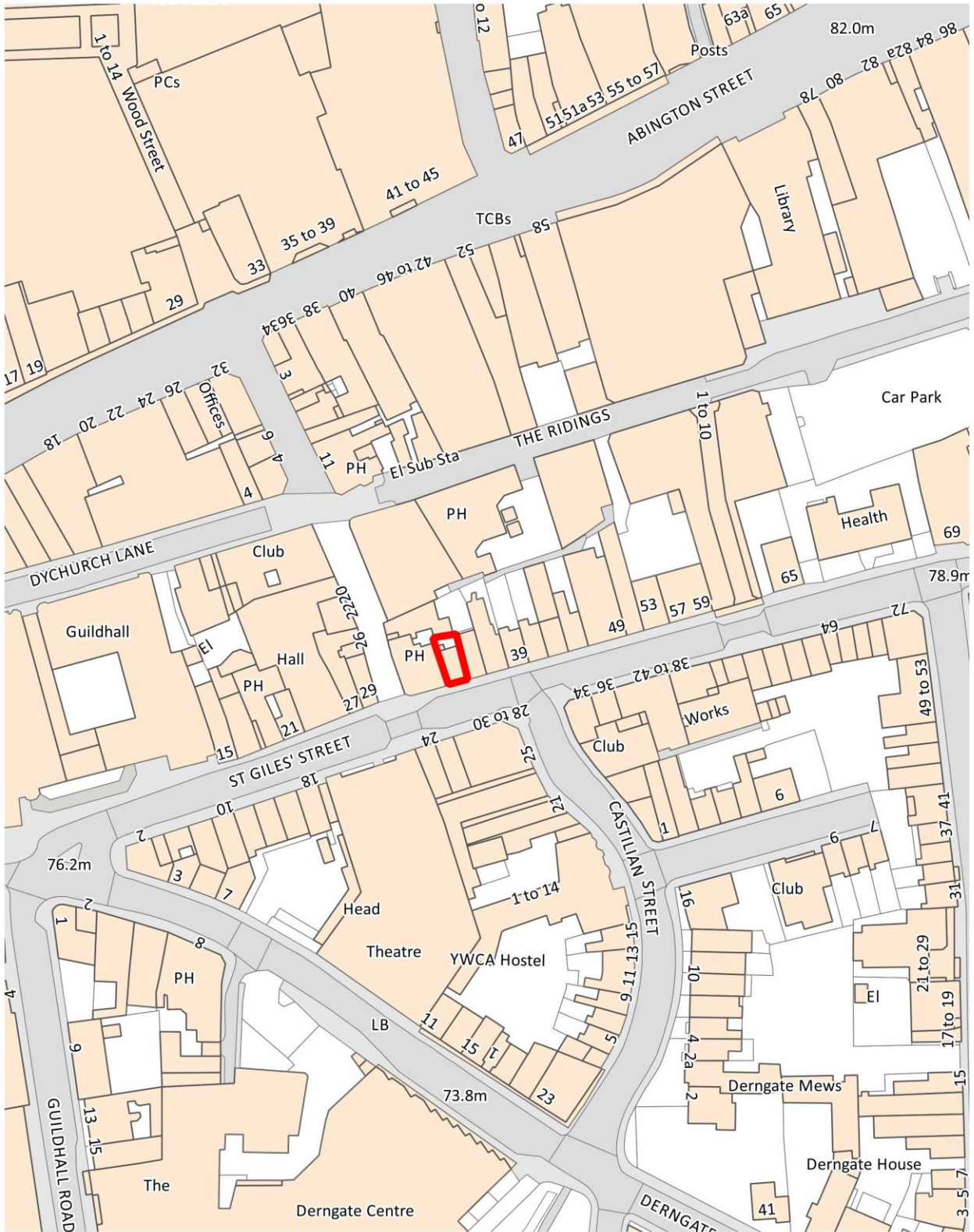
10.1 None.


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 33 St Giles Street</p>	<p>Date: 07-12-2015</p>
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