



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 19<sup>th</sup> January 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2015/1448

**LOCATION:** Lakeview House Old Persons Home, 88 Churchill Avenue

**DESCRIPTION:** Demolition of existing 2 storey building and associated buildings

**WARD:** Eastfield Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Northampton Partnership Homes

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** NBC owns the land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

- 1.1 That the Authority's Prior Approval will not be required for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**2. THE PROPOSAL**

- 2.1 The application is made under Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015. This requires a developer, before the demolition of a building commences, to apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority is required for the method of demolition and any proposed restoration of the site.
- 2.2 It is proposed to demolish a redundant care home building using machinery to leave the site in a developable condition.

**3. SITE DESCRIPTION**

- 3.1 The site is owned by the Borough Council and comprises a two storey residential care home located approximately 3 miles from the town centre. The care home is no longer in use and has been vacant for some time.
- 3.2 The site is located within a predominantly residential area with local shops located to the south and residential properties to the east, west and north. There are two trees which are the subject of Preservation Orders in the north east corner of the site, along with other areas of landscaping around the boundary.

#### **4. PLANNING HISTORY**

- 4.1 The development of the estate, including the care home, was originally approved in 1965, with details approved in 1966 and 1967.
- 4.2 An application for the change of use of the premises to a hostel (Sui Generis Use) was submitted in April 2013 and subsequently withdrawn.
- 4.3 Planning permission (ref: N/2013/0925) was refused in November 2013 for change of use from residential care home (Use Class C2) into 28no. residential flats (Use Class C3) and provision of on-site car parking spaces. An appeal against this refusal was dismissed in April 2014.
- 4.4 Planning permission (ref: N/2014/0911) was refused in February 2015 for a change of use from residential care home into 20 residential flats.

#### **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).

##### **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.

##### **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 Sustainable Development Principles requires the highest standards of sustainable development.

## **6. APPRAISAL**

- 6.1 For Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site.
- 6.2 It is considered that demolishing the building using mechanised means would be appropriate for this building and in this location. Similarly restoring the site to a condition to potentially allow for future development is also considered to be acceptable. The site will also be secured by fencing and lockable gates.

## **7. CONCLUSION**

- 7.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **8. CONDITIONS**

- 8.1 Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) Order 2015 stipulates that where prior approval is not required, the development shall be carried out “in accordance with the details submitted with the application”.

## **9. BACKGROUND PAPERS**

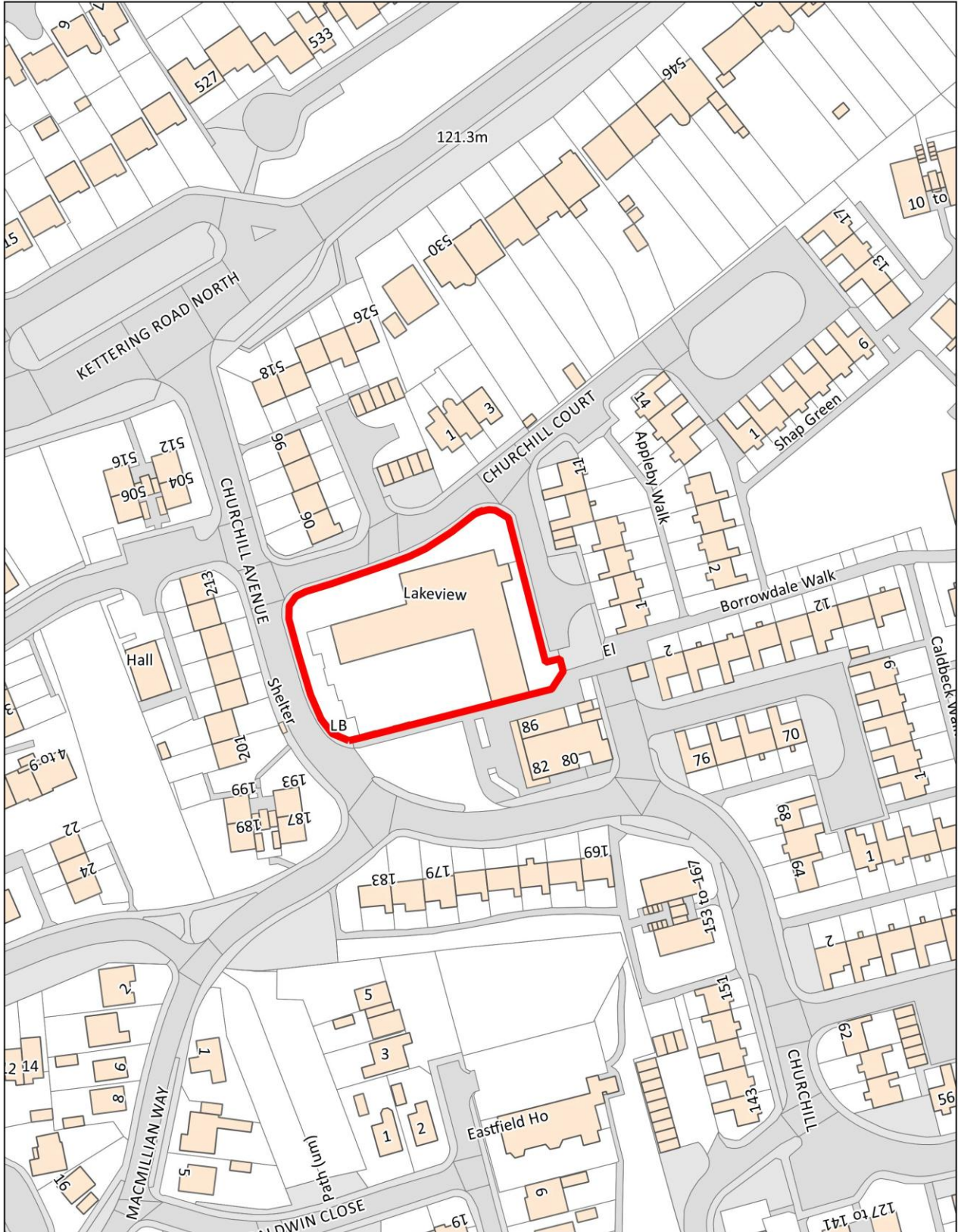
- 9.1 N/2015/1448

## **10. LEGAL IMPLICATIONS**

- 10.1 None

## **11. SUMMARY AND LINKS TO CORPORATE PLAN**

- 11.1 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.



Title: **Lakeview House Old Persons Home**

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Date: 18-10-2016

Scale: 1:1,250

Drawn by: Planning