

PLANNING COMMITTEE: 14th June 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0490

LOCATION: 12 - 14 Gold Street

DESCRIPTION: Install new shopfront and erect metal railings to provide external seating area

WARD: Castle Ward

APPLICANT: John R. Gammidge & Co
AGENT: Sursham Tompkins & Partners

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 be sympathetic to the existing building and would have no adverse impact on the conservation area or the setting of the adjacent listed building. This would be in accordance with Policies S10 and BN5 of the Joint Core Strategy, Policy 1 of the Central Area Action Plan, Policy E26 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks planning permission to install a new shop front to the property and to enclose the covered forecourt with railings to create an outdoor seating area. Elements of the existing building would be clad as part of the proposals.

3. SITE DESCRIPTION

3.1 The site is located within the All Saints Conservation Area and adjacent to a Grade II listed building at the corner of Gold Street and College Street. It comprises a 1960s building with a shop unit at ground floor with a covered forecourt created by the upper floors of the building, which have been used for office purposes.

3.2 The strip of land forming the covered forecourt is within the Council's ownership.

4. PLANNING HISTORY

- 4.1 N/2015/1488. Planning permission refused for ground floor infill extension to provide additional floor area and install new shop front. January 2016.

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), Northampton Local Plan (1997) saved policies, and Northampton Central Area Action Plan (2013).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 56 encourages good design.

Paragraphs 131 and 132 encourage the consideration of the impact on the significance of heritage assets and their settings.

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:

S10 sustainable development principles
BN5 Heritage assets

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.

5.5 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E26 Conservation areas

5.6 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
All Saints Conservation Area Appraisal and Management Plan

6. **CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **NBC Conservation** have no objections to the development although recommend that the shop front should align better with the fenestration on the upper floors.

7. **APPRAISAL**

- 7.1 The main issues to consider are the impact on the character and appearance of the conservation area and the setting of the adjacent listed building.
- 7.2 It is considered that the replacement shop front is acceptable and would respect the character of the building. The shop front is recessed into the building and as such the ground and upper floors are not 'read' together. Consequently it is not considered necessary to amend the plans to align the shop front with the upper floors.
- 7.3 As the recessed forecourt to the building is to be retained, rather than enclosed as proposed previously, it is considered that the development respects the character of the conservation area and the setting of the adjacent listed building and would cause no harm to these heritage assets or their significance.
- 7.4 The use of this arcade as an outdoor seating area enclosed with railings is considered to introduce activity to the frontage of the building which would benefit the wider street scene and which would accord with the policies of the Central Area Action Plan. No roller shutter is proposed with this application but the proposed railings would provide additional security for the site.

8. **CONCLUSION**

- 8.1 For the reasons outlined above it is considered that the development is acceptable and that planning permission should be granted.

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: 6566 13.

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

3. No development shall commence until such time as details of the cladding and railings to be used in the development hereby permitted have been submitted to an 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 visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure that details are submitted in a timely manner.

10. BACKGROUND PAPERS

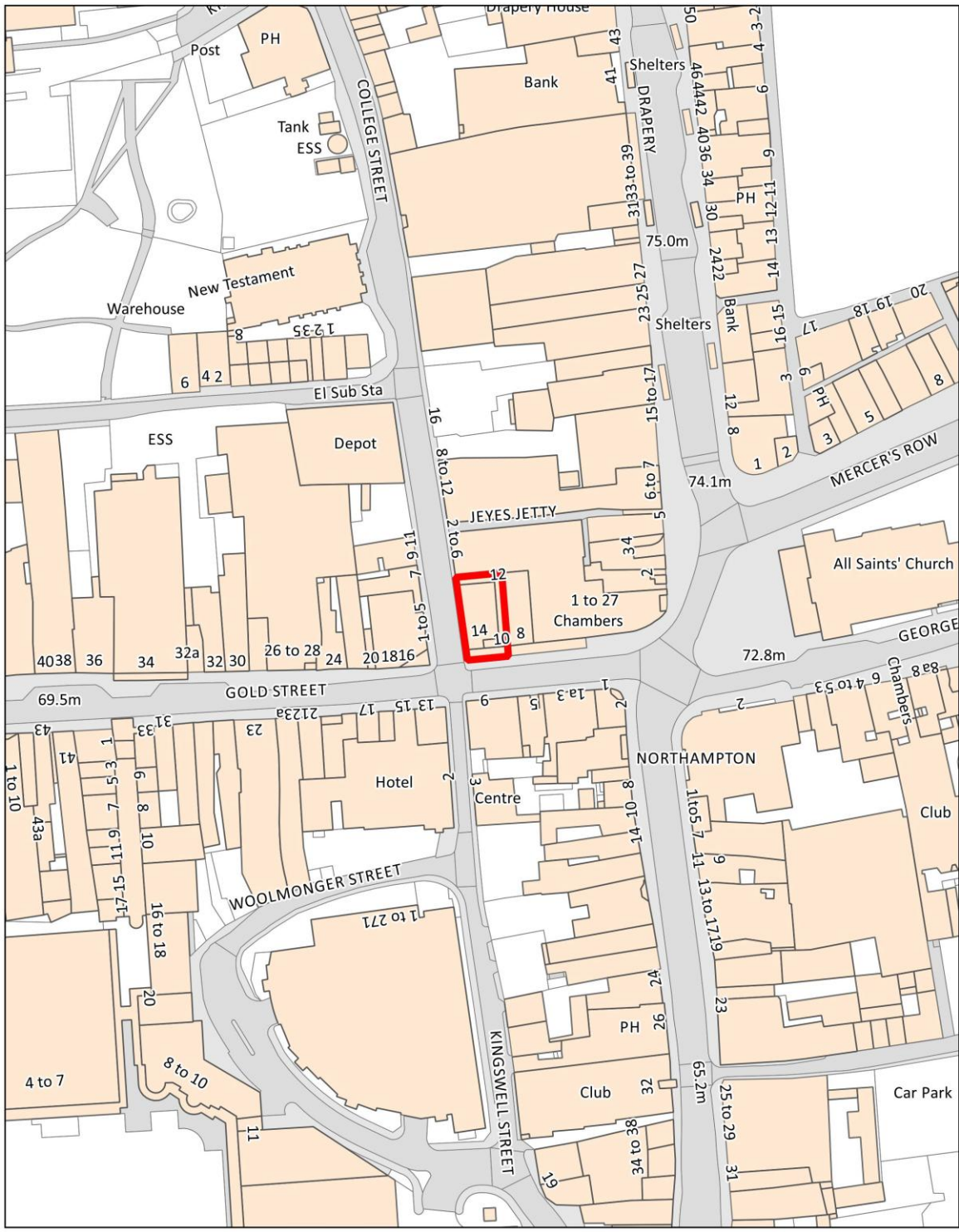
10.1 N/2016/0490.

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.



Title: **12-14 Gold Street**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 31-05-2016
 Scale: 1:1,250
 Drawn by: