

PLANNING COMMITTEE: 14th March 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0078

LOCATION: 1 - 60 Park Walk, Kings Heath

DESCRIPTION: Prior Notification for demolition of brick storage structures at 1 to 60 Park Walk

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: Northampton Partnership Homes

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

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 for the proposed demolition of brick storage structures.

3. SITE DESCRIPTION

- 3.1 The application site relates to brick storage structures attached to the rear of two blocks of flats.

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 an 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 Northampton Local Plan (1997) saved policies.

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 section is of particular relevance to this application:

Section 8 – Promoting healthy communities.

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.

BN9 – Planning for Pollution Control

5.4 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. There are no policies material to this application.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Building Control** – Confirm the method of demolition is acceptable, subject to capping off of services and making good of the cut line, where the concrete structure was attached to the main building.

6.2 **Environmental Health** – Confirm the method of demolition is acceptable, subject to appropriate hours of use operation.

7. APPRAISAL

7.1 For a Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site. The principle of demolition is not a consideration.

7.2 The proposed method of demolition includes the use of site fencing with lockable gates, the display of safety signs, checking for asbestos then carrying out a soft strip of the building, demolition using a mechanical excavator and associated use of a dust suppression system, due care to protect adjoining dwellings, sorting and salvage of demolished materials, ensuring the site is left safe overnight and full compliance with Health and Safety Executive directives.

7.3 The method of demolition has been examined by Building Control who confirm that the details as submitted are acceptable, subject to services being capped off or made good and the cutting away of the concrete structure from the building being done in a way that would leave the building

sound and watertight. In this respect it has been confirmed that surface drainage would be capped off and the concrete would be cut away with an electric saw and the building then cosmetically finished.

7.4 Environmental Health has confirmed that the method of demolition is acceptable, subject to the hours of operation being no greater than 8am to 6pm on Mondays to Fridays and 8am to 1pm on Saturdays. The applicants have confirmed that the propose hours of operation would in fact be 8am to 4:30pm on Mondays to Fridays and 8am to 12:30pm on Saturdays, if required.

7.5 The site will be left as a cleared site ready for future improvement works and it has been confirmed also that services would be capped off, and the buildings would be left structurally sound and watertight, and the faces of the buildings would be left in a cosmetically acceptable state.

8. CONCLUSION

8.1 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 Northampton Central Area Action Plan, the West Northamptonshire Joint core Strategy and the National Planning Policy Framework.

9. CONDITIONS

9.1 It is not necessary to attach conditions as 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. In this case these details would also include the supplementary information submitted, regarding hours of operation capping off of drainage and making good of the cut line where the concrete is attached to the building.

10. BACKGROUND PAPERS

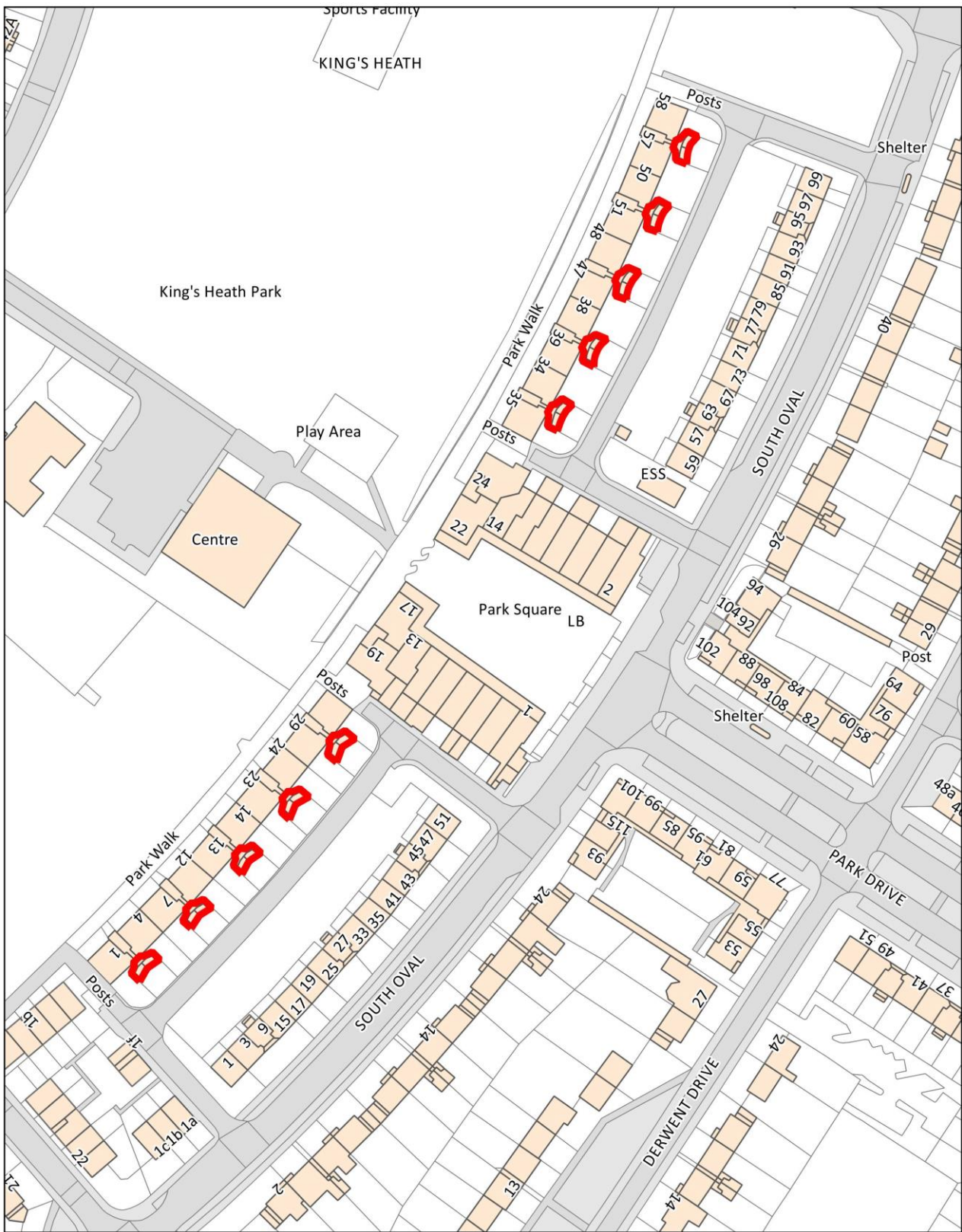
10.1 Application N/2017/0078.

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: **1-60 Park Walk**

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Date: 01-03-2017

Scale: 1:1,250

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