

PLANNING COMMITTEE: 4th July 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0557

LOCATION: Mounts Baths, Upper Mounts

DESCRIPTION: Listed Building Application for demolition of existing changing room facilities and installation of and reconfiguration of the swimming pool changing facilities

WARD: Castle Ward

APPLICANT: Trilogy Leisure
AGENT: Peter Haddon & Partners

REFERRED BY: Head of 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 proposed works would not harm the character and significance of this Grade II Listed Building and as a consequence the proposal is compliant with the requirements of the National Planning Policy Framework; Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

2. THE PROPOSAL

2.1 The applicant has applied for Listed Building Consent in order to carry out internal alterations to provide improved changing facilities

3. SITE DESCRIPTION

3.1 The Mounts Baths Leisure Centre is located on the north side of Upper Mounts on the northern edge of the town centre. The building is Grade II listed and located within the Boot and Shoe Quarter Conservation Area.

4. PLANNING HISTORY

- 4.1 N/2016/0482 – Listed building consent for internal alterations to building – Approved 5th July 2016.
- 4.2 72/0943 – Extension to baths for teaching swimming – Deemed granted.
- 4.3 70/0442 – Erection of a teaching bath at the rear of swimming baths – Deemed granted.

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 Northampton Central Area Action Plan (2013).

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 17 requires that planning decisions should seek to secure developments of a high quality design, whilst conserving heritage assets in a manner appropriate to their significance.

Section 12 of the NPPF elaborates upon the importance of heritage as a material consideration. In particular, it is made clear that it is desirable to sustain and enhance the significance of heritage assets and put them to a viable use consistent with their conservation. It states that where a development proposal would lead to less than substantial harm to the significance of a listed building the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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 which emphasises the importance of good design and the need for development to protect, conserve and enhance heritage assets and their settings.

Policy BN5 which requires that heritage assets are conserved and enhanced in a manner commensurate with their significance.

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) states that planning decisions should preserve and enhance the character, appearance and setting of the central area heritage assets.

5.5 **Supplementary Planning Documents**

Boot and Shoe Quarter Conservation Area Appraisal and Management Plan.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Conservation (NBC)** – No objections. The current proposal focusses on the reorganisation of the changing area removing existing modern cubicles and creating a family orientated changing area. The proposal will result in no further loss of historic fabric in an area of the building which has already seen change, thus it will not impact on the historic significance of the building.

6.2 **Historic England** – no comments. Advise that the views of the Council's specialist conservation adviser are sought.

7. **APPRAISAL**

7.1 The principle consideration is the impact the proposal will have on the special character of the Listed Building.

7.2 The proposed works are for minor internal alterations to upgrade and modernise the appearance and provision of the changing facilities to the west side of the building. These works form part of the redecoration and refurbishment of the leisure centre to ensure that it complies with Sport England requirements and continues to provide a high-quality facility. The works involve reconfiguring the layout of the wet changing facility in which the present separate male and female arrangement will be replaced by a family orientated changing area.

7.3 The significance of Mounts Baths lies in the form, appearance and features of the original 1930s building. The subsequent alterations of the 1970s and later are of low importance. The proposed works are restricted to the removal of these later additions. The original elements and features of the building will remain entirely unaffected by the works. The alterations will result in the public benefit of a much improved facility. It is considered that the proposal will not impact on the historic significance of the building and is therefore acceptable.

8. **CONCLUSION**

8.1 The proposed works would not harm the character and appearance of the listed building and would support the continued public use of the building. As a consequence the proposed works are considered to be acceptable.

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: 4283/001 REV P3, 4283/002 REV P1, 4283/003 REV P1, 4283 (P1) 004A,

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

10. BACKGROUND PAPERS

10.1 N/2016/0482

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

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: **Mounts Baths, Upper Mounts**

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Date: 23-06-2017

Scale: 1:1,250

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