

PLANNING COMMITTEE: 21st November 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1293

LOCATION: Lock Up Garages , Stanley Road

DESCRIPTION: Prior Notification for Demolition of 11no garages at the rear

WARD: St James 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 Northampton Local Plan, West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application is for the proposed demolition of the existing garage block to the rear of the site containing 11 vacant garages.

3. SITE DESCRIPTION

- 3.1 The application site is located to the east of Stanley Road and comprises 20 garages arranged in a group of three blocks situated with a terraced street. The site neighbours the side boundary of 13 Stanley Road to the south east side and backs onto properties fronting Marlborough Road and St James Park Road to the north west and north east sides respectively.

4. PLANNING HISTORY

4.1 None relevant.

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 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:

Paragraph 17 – Core Planning Principles

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, however, the following policies are material to this application:

E20 – New Development

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Building Control** – No comments received.

6.2 **Environmental Health** – No objection, recommend an advisory note regarding hours of demolition works.

7. APPRAISAL

7.1 For a Prior Notification for demolition application under Class B of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the only considerations are the matters in relation to the method of demolition and any 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 buildings, 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 Environmental Health has confirmed that the method of demolition is acceptable, subject to an informative providing advice on the hours of demolition works to seek to avoid noise nuisance to neighbours.
- 7.4 Whilst no comments have been received from Building Control, it is noteworthy that the demolition works will also require separate approval under the Building Regulations.
- 7.5 The garage block is proposed to be demolished to address structural damage to the existing rear boundary walls of properties to St James Park Road and to allow the creation of a parking area. The applicant has confirmed that the rear boundary walls of the properties on St James Park Road will not be affected apart from No. 58 as there is a void strip of land between the rear walls of the garage block and the boundary walls of the St James Park Road properties. Further, following demolition of the block, the existing rear boundary walls of properties on St James Road will be repaired where necessary and a 1.8m high close boarded timber fence will be erected adjacent to the original boundary.

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 Local 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".

10. BACKGROUND PAPERS

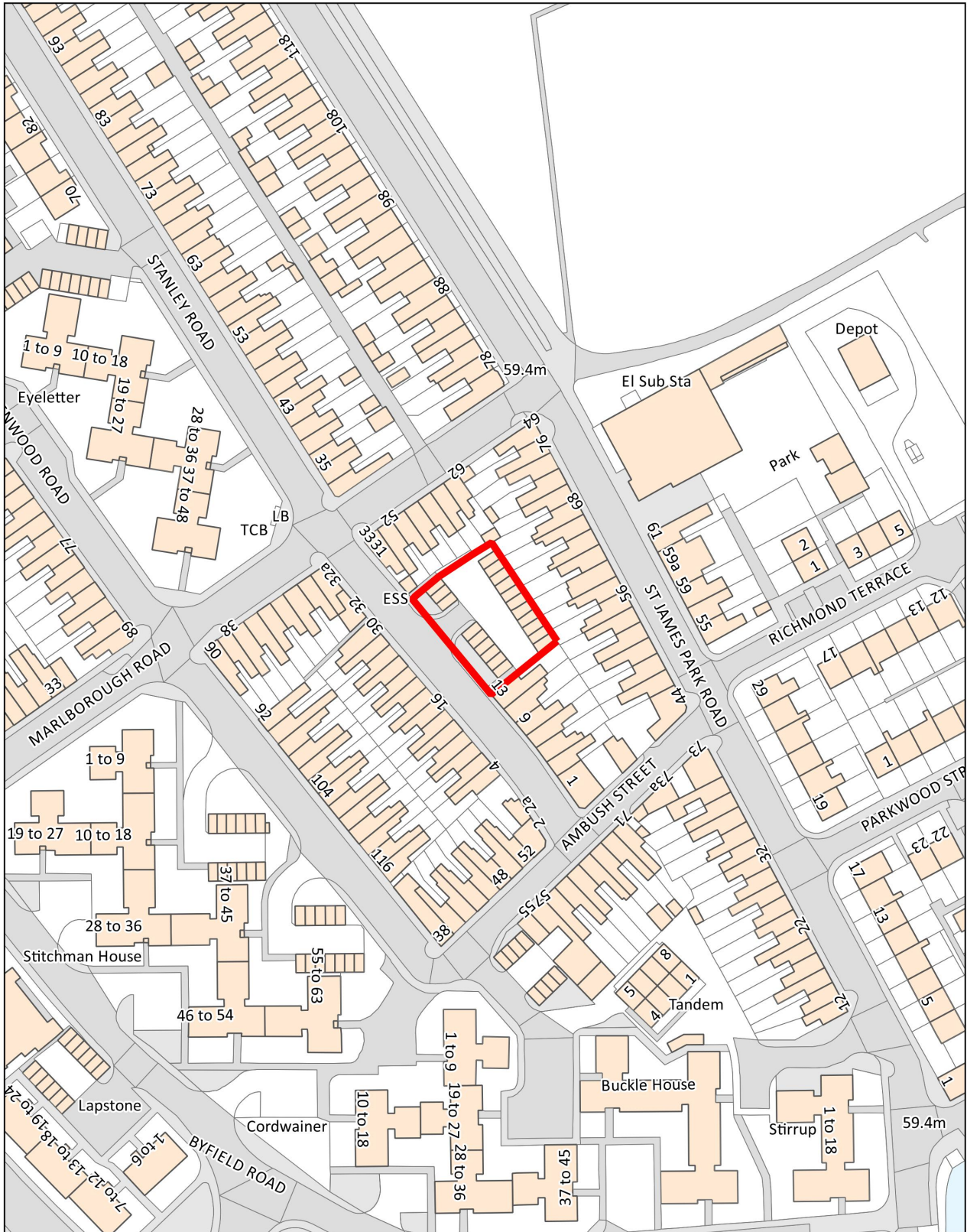
- 10.1 N/2017/1293.


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: Lock up Garages, Stanley Road</p>	<p>Date: 09-11-2017</p>
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