

<b>PLANNING COMMITTEE:</b>	19 <sup>th</sup> December 2017
<b>DIRECTORATE:</b>	Regeneration, Enterprise and Planning
<b>HEAD OF PLANNING:</b>	Peter Baguley
<b>APPLICATION REF:</b>	N/2017/1464
<b>LOCATION:</b>	16 Park Square
<b>DESCRIPTION:</b>	Prior Notification of the demolition of two sections of concrete overhang covering the walkways at the end of Park Square entering into Park Walk
<b>WARD:</b>	Kings Heath Ward
<b>APPLICANT:</b>	Northampton Partnership Homes
<b>AGENT:</b>	Northampton Partnership Homes
<b>REFERRED BY:</b>	Head of Planning
<b>REASON:</b>	Council owned land
<b>DEPARTURE:</b>	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 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 two concrete overhangs that provide sections of covered walkways to the north western end of Park Square. The sections of overhangs to be demolished measure some 13 metres in width, 6 metres in depth and 3.5 metres in height. The works are part of the overall strategy by Northampton Partnership Homes to upgrade the building stock in Kings Heath and are specifically proposed to prevent trespassers climbing up onto the overhangs and gaining access to the first floor flats.

**3. SITE DESCRIPTION**

- 3.1 The application site is located to the northwest end of Park Square, adjacent to Park Walk and Kings Heath Park. The concrete overhangs, the subject of the application, do not provide formal

balconies for the first floor dwellings at Park Square and only act as covered walkways for pedestrians in Park Square.

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

- 4.1 N/2017/0330: Removal of existing balconies and replace with new Window Winrail system at 1-23 Park Square. Approved.

#### **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 policy is material to this application:

E20 – New Development

#### **6. CONSULTATIONS/ REPRESENTATIONS**

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

- 6.2 **Environmental Health** - Reviewed the prior notification application and have no comments as to the method of demolition or proposed restoration.

#### **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 application has been accompanied by a structural report and this details that the demolition of the canopies would be a four step process involving the slab being cut as close to the existing brickwork as possible; the slab being cut into manageable sections for removal; remediation of the exposed slab using flashing/tanking and a protecting cover strip; and finally the existing columns would be taken down to 0.45 metres below ground level with the slabs and block pavements reinstated.
- 7.3 Environmental Health has reviewed the application and raised no objections to the method of demolition.
- 7.4 Whilst no comments have been received from Building Control, it is noteworthy that the demolition works will also be subject to a separate notification under the Building Act.

## **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**

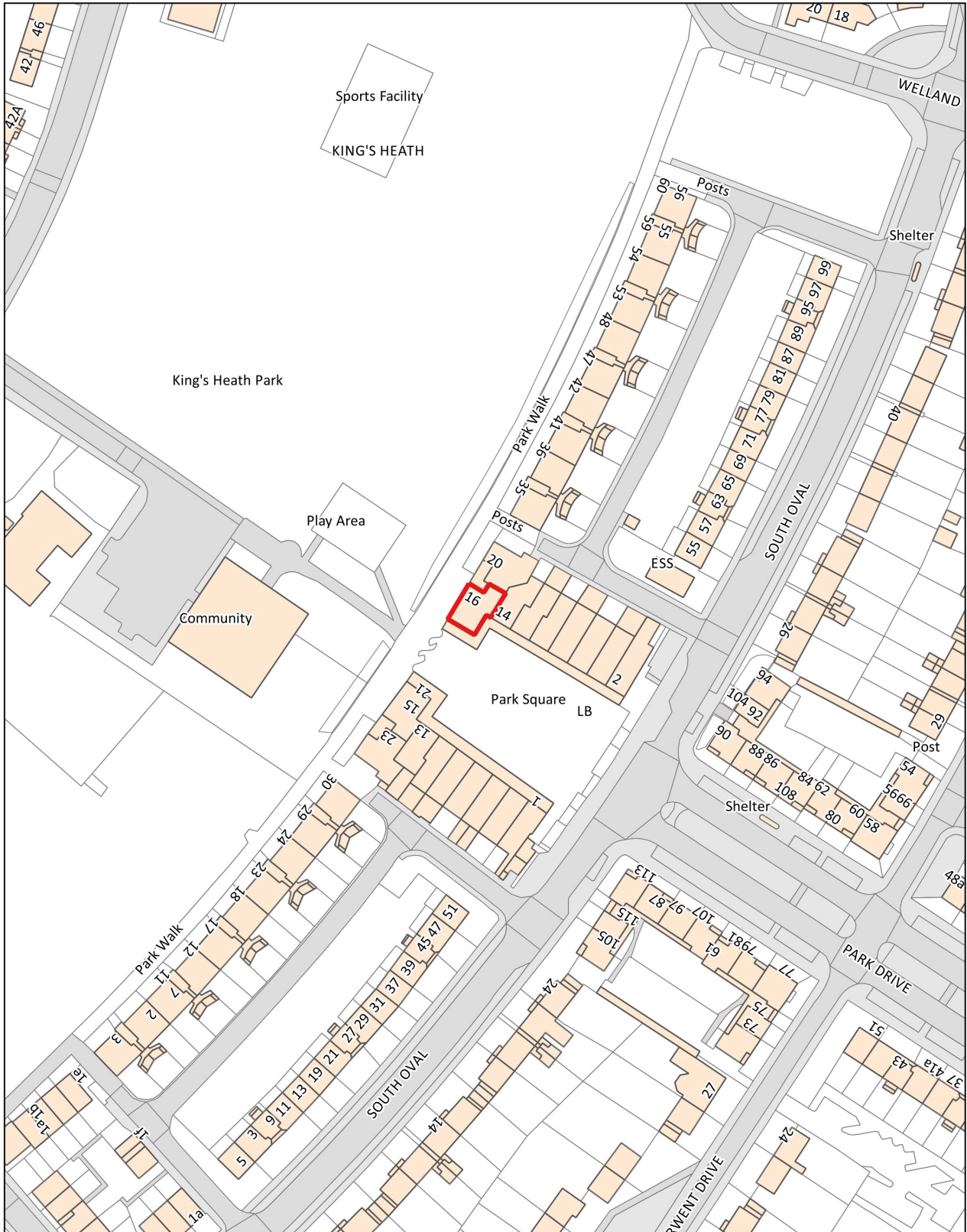
- 10.1 N/2017/0330.

## **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: **16 Park Square**

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