

PLANNING COMMITTEE: 13th February 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0096

LOCATION: 107 Exeter Place

DESCRIPTION: Retention of 2no velux windows and log burner flue (retrospective)

WARD: Castle Ward

APPLICANT: Mr Heath Jones
AGENT: N/A

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 development does not have any undue adverse impact on the street scene, the setting of the adjacent listed building, or on the amenities of adjoining and nearby occupiers. The development therefore complies with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is a retrospective application for the installation of two rooflights and a flue for a log burner. The windows are set within the existing roof and are 0.66m x 1.1m in size, whilst the flue projects from the roof by 1.4m.

3. SITE DESCRIPTION

3.1 The application premises consists of a second floor flat of modern (1970s) design, within an estate of similar properties. The premises back on to the grounds of St Edmunds hospital, a Grade II listed building.

4. PLANNING HISTORY

4.1 None for this individual property.

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

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 - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 - Sustainable Development Principles
Policy BN5 - The Historic Environment

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:

Policy E20 - New Development (Design)

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Environmental Health – No objections.

6.2 One letter of objection received from a neighbouring occupier, raising concerns about the safety of the log burner.

6.3 At the time of writing this report the consultation period is ongoing, therefore any further representations received will be reported to Committee by means of the addendum.

7. APPRAISAL

- 7.1 The issues to consider are the impact on the street scene, on the setting of the adjacent listed building, and on the amenities of adjoining and nearby occupiers, as a result of the appearance and siting of the windows and flue and from any emissions from the flue.
- 7.2 In respect of their visual impact, the rooflights and flue are visible from public areas to the rear of the property. It is not considered that the rooflights result in any detrimental visual impact, being not especially prominent, and not being unduly out of character with the appearance of the building.
- 7.3 Whilst the flue is more prominent than the windows, this is also not particularly noticeable and similar flues do appear on other properties nearby, meaning that this is not an alien feature in the area.
- 7.4 As noted above, the site backs onto the grounds of St Edmunds Hospital, a Grade II listed building, however due to the small scale of the alterations, it is not considered that any adverse impact on the setting of this building has resulted.
- 7.5 In terms of the impact on adjoining and nearby occupiers, the positioning of the windows within the roof is such that only a view of the sky is obtained, with no overlooking thereby occurring. The flue is visible to some neighbours in particular the adjoining occupier at no. 97 Exeter Place, however due to its relatively small scale it is not considered that this would have any significant visual impact.
- 7.6 Regarding any impact from emissions, it can be noted that the log burner has been assessed by Building Control following a formal application, and the flue has been extended as a result of this to comply with the Building Regulations and a certificate duly issued. In addition, it can be noted that Environmental Health have confirmed they have no objections to the proposal.
- 7.7 Further to the above, it can be noted also that had the premises in question been a dwellinghouse rather than a top floor flat, the installation of the windows and flue would have represented permitted development not requiring planning permission.

8. CONCLUSION

- 8.1 It is considered that the installation of the rooflights and flue has had no adverse impact on the street scene, the setting of the adjacent listed building or the amenities of adjoining and nearby occupiers.

9. CONDITIONS

- 9.1 It is not considered that any conditions are necessary to mitigate the impact of the development.

10. BACKGROUND PAPERS

- 10.1 Application file N/2018/0096.

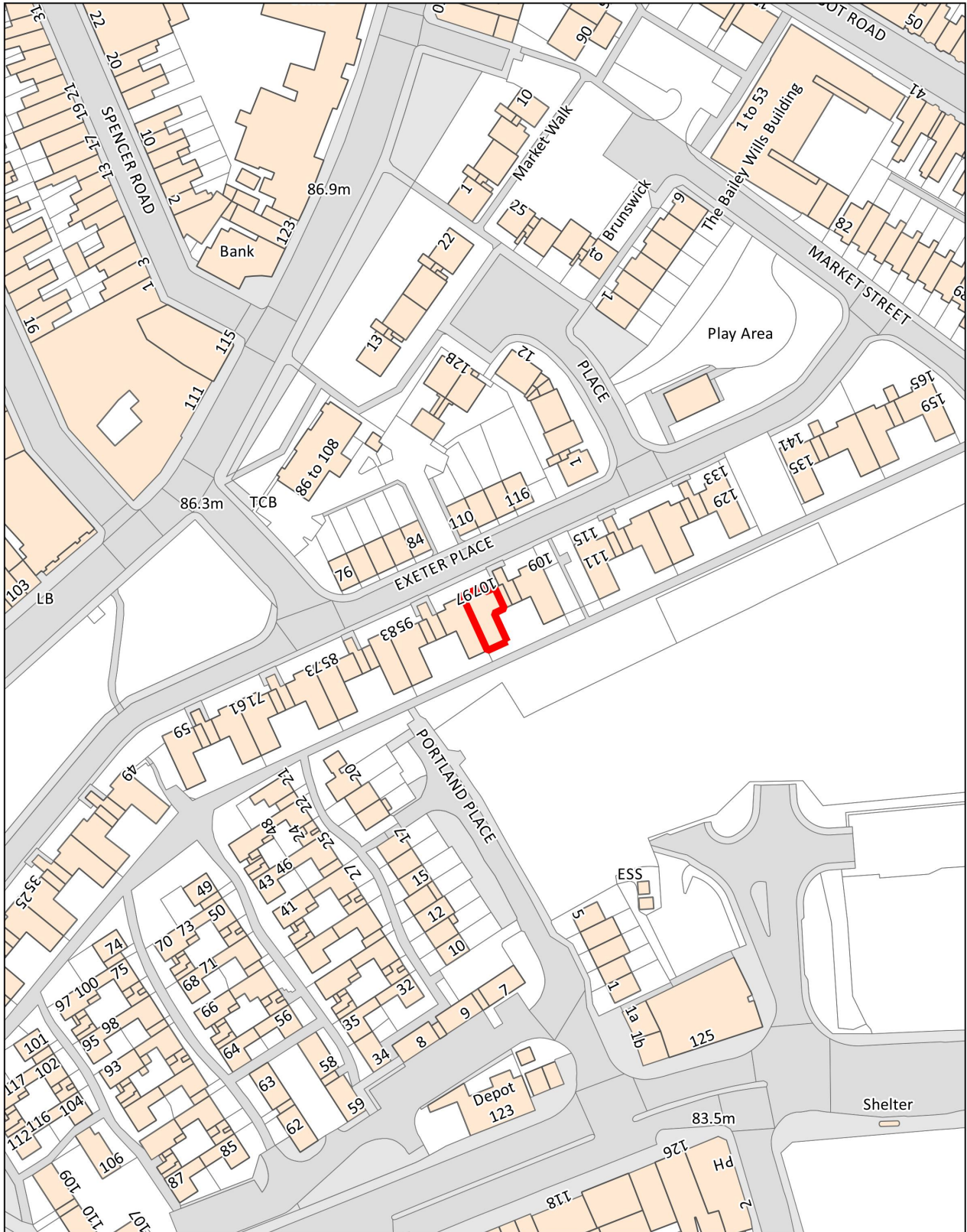
11. LEGAL IMPLICATIONS

- 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: **107 Exeter Place**

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Date: 02-02-2018

Scale: 1:1,250

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