



PLANNING COMMITTEE: 19th February 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1233 and N/2018/1234

LOCATION: 4 - 12 Dunster Street

DESCRIPTION: Planning and Listed Building Consent Applications for the conversion and alterations of factory premises to form 39no apartments

WARD: Castle Ward

APPLICANT: Clayson Country Homes Ltd
AGENT: CC Town Planning Ltd

REFERRED BY: Head of Planning
REASON: Major application

DEPARTURE: No

APPLICATIONS FOR DETERMINATION:

1 RECOMMENDATION

N/2018/1233 – Planning Application

1.1 APPROVAL subject to the conditions as set out below and for the following reason:

The proposal would bring about the development of a prominent group of disused Grade II listed buildings within the Boot and Shoe Quarter Conservation Area in a residential area on the edge of the town centre, the renovation of which would enhance and make an overall positive contribution to the character and appearance of the Conservation Area. The site is in a sustainable location, with good access to the town centre and public transport, and the conversion to residential use would make a positive contribution to the Council's 5-year housing supply.

It is acknowledged that the proposed alterations may cause harm to the historic integrity of the listed building but this is outweighed by the public benefits identified and ensuring the continued viable use of the buildings. The development would not lead to any unacceptable adverse impacts on the existing highway conditions or residential amenity. It is considered that it has been satisfactorily demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied, and that, on balance, the lack of contributions would be outweighed by the environmental and social benefits of the proposal. The development is therefore considered in accordance with Policies S3, S10, E1, H1, H2, BN5, BN9, INF1 & N1 of the

West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

N/2018/1234 – Application for Listed Building Consent

- 1.2 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal would bring about the development of a prominent group of disused Grade II listed buildings within the Boot and Shoe Quarter Conservation Area in a residential area on the edge of the town centre, the renovation of which would enhance and make an overall positive contribution to the environmental character of the Conservation Area. It is acknowledged that the proposed alterations may cause harm to the historic integrity of the listed building but it is considered that this is outweighed by the public benefits identified above and the positive contribution that the residential development of the site would make towards meeting housing need within the area and the Council's 5-year housing supply. The proposal is therefore considered in accordance with the requirements of Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy, Policy E26 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The proposals relate to applications for planning and listed building consent for the conversion of Nos. 6-14 Dunster Street to 39 residential units comprising 2 x 2-bedroom flats, 26 x 1-bedroom flats and 11 studio/bedsit apartments. The proposal includes the increase in height of No. 14 Dunster Street from single storey to 3-storey, and alterations and extension to the roof of Nos. 6-12 Dunster Street to allow for residential accommodation within the roof.
- 2.2 Residential accommodation would be provided over five storeys including use of the basement and attic area. Bike storage is proposed in the basement, with bin storage at ground floor level. Parking provision would be on-street.

2 SITE DESCRIPTION

- 3.1 The application site comprises Nos. 6-12 Dunster Street, and the adjoining No. 14 Dunster Street. Nos. 4-6 Dunster Street, known as the former Globe Leather Works, is Grade II listed.
- 3.2 The site comprises a prominent group of former shoe factory buildings fronting onto Dunster Street, and is linked to the Grade II listed Hawkins former shoe factory building which extends along Dunster Street, Overstone Road and St Michaels Road. The whole group of buildings is situated within the Boot and Shoe Quarter Conservation Area on the edge of the town centre. The Hawkins building and Nos. 4-12 Dunster Street range from three to four storeys in height. No. 14 Dunster Street is a single storey gable fronted building.
- 3.3 Surrounding uses and building heights are varied with predominantly 2-storey terraced residential properties interspersed with some small scale single storey commercial uses. Parking within the vicinity of the site is on street and controlled by permit.

4 PLANNING HISTORY

- 4.1 N/2001/1522 – Conversion of 4-12 Dunster Street to 16 flats. 18.09.02

N/2005/1492 – Listed Building Consent, 16 flats, 4-12 Dunster Street. Approved 24.04.07

N/2008/0434 – Conversion of 14 Dunster Street to form 3 storey building comprising one 1-bed and two 2-bed flats. Approved 14.05.08

N/2015/0673 - Conversion and alterations of factory premises to form 105 apartments with associated parking both on-site and on-street; replacement of windows and new roof lights;

proposed infill extension on Dunster Street facade including new roof terraces. Approved 28.07.16.

N/2015/0674 - Listed building application for conversion and alterations to form 105 apartments including replacement of windows and new roof lights; removal of 4 cast-iron columns, internal walls, north lights, internal and external staircase; modification of doors; proposed infill extension on Dunster Street facade including new roof terraces; provision of new glass screens, new staircases, steel guard rails, fire exits and lift. Approved 13.09.16.

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 the Northampton Local Plan (1997) saved policies.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Paragraph 109 - development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

Paragraph 148 - Planning system should support the transition to a low carbon future.

Section 12 - Achieving well designed places

Section 16 - Conserving and enhancing the historic environment

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 S1 - The Distribution of Development

Policy S3 - Scale and Distribution of Housing Development

Policy S10 - Sustainable Development Principles
Policy S11 - Low Carbon and Renewable Energy
Policy C2 - New Developments
Policy RC2 - Community Needs
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H5 - Sustainable Housing
Policy BN5 - The Historic Environment
Policy BN9 - Planning for Pollution Control
Policy INF1 - Approach to Infrastructure Delivery
Policy INF2 - Contributions to Infrastructure Requirements

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 requires new development to adequately reflect the character of its surroundings and ensure adequate standards of privacy, daylight and sunlight.

E26 requires new development to preserve or enhance the character and appearance of conservation areas.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Boot and Shoe Quarter Appraisal and Management Plan (2011)

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – the application property forms part of a much larger complex of former Boot and Shoe buildings. The Conservation Area Appraisal identifies the St Michael's Road/ Dunster Street character area as forming the heart of the Boot and Shoe industry in Northampton. The complex is made up of a number of individual buildings, since combined, each displaying contrasting architectural detailing and embellishment which needs to be treated sensitively in development proposals. A key element of the buildings significance as a former factory is the fenestration which will require careful consideration as part of any development proposal. The historic significance of the buildings is recognised by their inclusion on the statutory list and they also make a positive contribution to the character of the conservation area.

The principle of conversion to residential has been established, with consent granted subject to conditions. The conversion will result in the loss of the existing interior stairs, alterations to the roof, replacement windows and subdivision of the interior. There is no objection to the principle of conversion, and it is acknowledged that to facilitate the use the interior will be substantially sub divided.

The application proposes the wholesale replacement of the windows, which are currently a combination of original metal windows, some timber sash, and a number of 1930s replacement windows. The metal windows have arched heads and slender profiles typical of the periods, with structural glazing bars and are externally glazed, offering a slender profile to the outer face.

The proposed replacement would be powder coated, flat head, double glazed aluminium windows, with applied glazing bars.

The windows form a principal element of the historic significance and character of the factory building. Whilst some replacement windows may be necessary, it is important that proposed replacements are sympathetic to the acknowledged significance and character of the building. The proposed replacements with aluminium double glazed units with spacers between the glazing panels and applied glazing bars will undermine the historic significance of the building resulting in less than substantial harm to the character of the building.

- 6.2 **Historic England** – note the information submitted which cites that double glazing is required to mitigate against the effects of noise and to meet air quality and that the Authority has conceded the need for double glazing. Appreciate certain comprises may be necessary if former industrial buildings are to be converted to residential use, but believe loss of windows would be harmful to the significance of the heritage asset. Question whether secondary double glazing has been considered.
- 6.3 **Highway Authority** – no objection. Ensure no part of building, sills, opening windows, encroaches on the highway.
- 6.4 **Northampton Town Centre Conservation Advisory Committee** – accept the need to replace the windows, but regret they would not be arched windows due to cost. Suggest arch infill is painted same colour. Recommend shoe factory conversion should be of highest quality, and would like to see some sort of plaque erected to raise the profile of the previous use of the building.
- 6.5 **Crime Prevention Design Advisor** – recommends measures to ensure internal and external controls to restrict unauthorised movement around the building, such as access controls, provision of external mail boxes, securing of bin store to reduce opportunities for rough sleepers.
- 6.6 **NCC Development Management** – as a high proportion of 1-bed units are proposed, no Early Years or Primary Education contribution is required. Request condition for securing fire hydrants and sprinkler systems, library contribution.
- 6.7 **Environment Agency** – no comment to make.
- 6.8 **Environmental Health** – no objection. Request provision of residents electric charging points if dedicated residents parking. Request a condition for the submission and approval of appropriate ventilation scheme in accordance with the attenuation requirements detailed in the submitted noise report.
- 6.9 **Lead Local Flood Authority** – no comment to make.
- 6.10 One representation has been received raising concerns regarding parking.

7 APPRAISAL

Principle of the Development

- 7.1 The NPPF has a presumption in favour of sustainable development and advises that decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. The support of development of under-utilised buildings to meet identified housing needs where land supply is constrained and available sites could be used more effectively, including utilising the airspace above existing buildings and, in respect of densities, making optimal use of the potential of each site is encouraged.
- 7.2 Policy S1 of the JCS seeks to concentrate development primarily within and adjoining the urban area. Policy S3 sets out the requirement for the provision of housing with the Borough.

- 7.3 The principle of conversion and extension of the building to residential use has been established under previous approvals for the development of the Dunster Street buildings, and under the planning and listed building consent for the wider development of the Dunster Street/ Hawkins buildings.
- 7.4 The applicant has advised that this current smaller scheme is proposed in an attempt to deliver an element of housing in the short-term, with the hope that this will be the first step in encouraging the wider site to come forward in a staged approach.
- 7.5 The site is in a sustainable location, with good access to the town centre and public transport, the development of which for residential use would make a positive contribution towards the Council's 5-year housing supply and bring an existing prominent disused listed building within the Conservation Area back into use.
- 7.6 The Council, however, cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraphs 14 and 49 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The provision of 39 residential units would make a positive contribution towards the Council's housing supply with associated social and economic benefits and this, therefore, weighs in favour of the proposal.
- 7.7 Subject to the considerations discussed within the remainder of this report, the principle of conversion to residential use is considered to remain acceptable.

Impact on Heritage Assets and Design

- 7.8 The NPPF advises on the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Where development will lead to substantial harm (or total loss of significance of) a designated heritage asset, the NPPF advises consent should be refused, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Substantial harm to or loss of grade II listed buildings should be exceptional, and require clear and convincing justification. Where development will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Policies S10 and BN5 of the JCS seek to ensure designated heritage assets and their settings are conserved and enhanced.
- 7.9 The proposed conversion would result in the loss of the existing interior stairs, alterations to the roof, and substantial subdivision of the interior. The principle of the loss of these elements has previously been accepted through the previous planning and listed building consent. The proposed roof extension would be predominantly hidden from view behind the existing front roof slope, with only a small element visible to the side of the building from the street and set back into the site down a narrow gap between the application site and the Hawkins building. As such it is considered this alteration would have not lead to any unacceptable impact on the listed building.
- 7.10 The Listing detail for Nos. 4-6 Dunster Street makes reference to the various window types and sizes in the building, and describes the building as "part of the most significant group of buildings of the boot and shoe industry in Northampton".
- 7.11 Whilst the principle of replacement windows and use of double glazing was accepted through previous consents, this was subject to a condition requiring a detailed window condition survey for all windows to be replaced or repaired to be submitted in order to full establish and justify the extent of window replacement required; for details of replacement windows to reflect the type, layout and means of opening matching the existing windows to be removed; and to agree appropriate and sympathetic replacements, in the interests of preserving as much of the historic integrity of the building as possible.

- 7.12 A window condition survey was submitted in respect of the wider development, including an assessment of the windows in the Dunster Street building, the subject of this application. The conclusion of the survey was that the overall condition of the windows on the group of buildings as a whole was poor and that many of the windows are beyond viable repair, that even the repaired windows may not satisfy the requirements for energy efficiency and ventilation, and that the cost of repair would be disproportionately expensive and not economically viable. Details submitted with the current application acknowledge that the Dunster Street buildings are in relatively good condition in comparison to the adjoining buildings.
- 7.13 The Planning Statement submitted in support of the application advises that the use of replacement aluminium windows as proposed would provide a consistency of aesthetic throughout the development, and also provide essential thermal and acoustic performance. The statement advises that refurbishment of the existing windows is untenable commercially as the current windows are all prominently single glazed and will not provide the thermal or acoustic qualities which would underpin the saleability of the finished units; the current windows are in various states of repair; and secondary glazing is fraught with maintenance problems, and has generally been phased out within the construction industry. The report acknowledges that whilst the windows will echo the proportions and style of the existing windows, they will never truly replicate the existing aesthetic on a 1:1 basis.
- 7.14 Whilst officer opinion remains that the findings of the window conditions survey are not conclusive in respect of the need to replace all windows throughout the building, it is acknowledged that it is necessary to seek improvements to the existing windows to allow appropriate conversion of the building to residential use, particularly in respect of noise mitigation, a point established by the submitted noise report and accepted by the Council's Public Protection Officers, and to provide thermal improvements to the building.
- 7.15 The material, style and profile of the replacement windows has been the subject of extensive discussion between officers and the applicant. The use of aluminium as a replacement material and double glazing is accepted, and endeavours have been made to seek replacements that reflect the existing/original glazing patterns, however, it is acknowledged that the replacements will not be like for like in appearance in terms of materials, window profile, and window openings, and that existing arched head windows would be replaced by arched infills. As such, there will consequently be a notable impact on the appearance and historic integrity of the listed building. Whilst this harm is on balance considered less than substantial, this must be weighed against any public benefit and taking into account viability considerations, including the cost of replacement windows.
- 7.16 The principle of residential conversion has previously been accepted, and the proposal would make a positive contribution towards the Council's 5 year housing supply. The building has been vacant for several years, and the proposed use would assist in bringing the listed building back into use, improving the visual amenity for the surrounding conservation area, and improving security for the building with less likelihood of attracting anti-social behaviour into the area. It is therefore considered on balance, that these public benefits outweigh the harm to the historic integrity of the listed building identified above and the proposal is acceptable in this regard.

Amenity

- 7.17 The property is of suitable size for conversion to the number of flats proposed with the majority of units having sufficient provision of daylight and outlook. The only exception in respect of outlook would be in respect of some of the attic units, the rooms to which would be predominantly served by rooflights providing a more limited outlook, but providing sufficient light, and in respect of some proposed basement units, which would have more restricted outlook onto lightwell areas to the rear of the building, but again receive an acceptable amount of daylight. This more limited outlook is characteristic of such basement and attic units, and it is considered a reasonable and acceptable level of amenity would still be provided such that this does not represent an overriding constraint to the conversion to residential use.

- 7.18 The site overlooks the rear elevations of Nos. 21 to 25 St. Michael's Road, however the development proposed would not increase the extent of overlooking or overshadowing from that of the existing building, or approved under previous consents, and is therefore considered acceptable in this regard.
- 7.19 Sufficient refuse storage provision would be available on the ground floor and would be required by condition.

Highways & Parking

- 7.20 Parking within the vicinity of the site is on-street and controlled by permit parking. The application as previously approved for both the Dunster Street/ Hawkins buildings proposed parking provision at basement and ground floor level within the area of the Hawkins building, and an element of on-street parking on St Michael's Road.
- 7.21 In respect of this current application, there is no opportunity to provide on-site parking, and therefore parking provision would be on-street.
- 7.22 Whilst it is acknowledged that this is not ideal, consideration must be given to the previous use of the premises as a factory and the likely number of employees associated with this use. In addition, the site is in a sustainable location within close proximity to the town centre and public transport provision. A large proportion of the flats would be one bed roomed, where car ownership is generally lower. Parking within the area is controlled by permits and prospective occupiers would be aware of the restricted parking provision. The Highway Authority raises no objection, and it is therefore considered, that the benefits of bringing the building back into use would outweigh the limitations on parking which in themselves are not considered to provide sufficient justification for refusing the application.

Affordable Housing, Section 106, CIL & Viability

- 7.23 Paragraph 54 of the NPPF advises that Local Planning Authorities should consider whether unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 7.24 Paragraph 57 of the NPPF advises that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances.
- 7.25 Paragraph 64 of the NPPF advises that at least 10% of the homes in major housing developments should be available for affordable home ownership. Policy H2 of the JCS requires the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need. In respect to the development proposed, 35% provision would equate to a requirement of 14 units within the development being affordable.
- 7.26 In respect of the developer contributions, the County Council has confirmed that due to the development proposing a high proportion of 1-bedroom units, there would not be any requirement for contributions towards education. In respect of the County Council's request for contributions towards library improvements, there is no policy basis for this request and it is not clear how they would conform with the statutory tests set out in CIL Regulation 122. No comments have been received from NHS England in respect of healthcare contributions.
- 7.27 A viability assessment has been produced on behalf of the applicant assessing the viability of the proposal on the basis of a scheme with 35% affordable housing and taking into account required developer contributions. The appraisal concludes that even without affordable housing or Section

106 developer contributions it would be difficult to achieve viability for the scheme and, if such were to be imposed then the development scheme would not be feasible.

- 7.28 The submitted viability assessment has been independently assessed on behalf of the Council, the conclusions of which confirm that a policy compliant scheme would not be viable. Even without Section 106 contributions and affordable housing the scheme, and taking into account a 15% developer profit, below the recommended 20% gross development value benchmark, the scheme would be unviable. It should be noted that this position was previously accepted in respect of the larger Dunster Street/ Hawkins development.
- 7.29 Based on the assessment, it is considered that would not be reasonable to require any affordable housing provision on the site, or developer contributions which would make the scheme unviable and therefore undeliverable.
- 7.30 Given the conclusions of the Viability Assessment and the independent assessment, it is acknowledged that the requirement for affordable housing and S106 contributions would result in the development being unviable and the site remaining undeveloped for a further period.

Other Matters – Air Quality, Noise

- 7.31 In respect of Air Quality, whilst the site is adjacent to the an Air Quality Management Area, the submitted Air Quality Assessment advises that there would be a neutral impact in respect of air quality. This is accepted by the Council's Public Protection Officer. Due to the any parking provision being on-street, the provision of vehicle charging points in respect of this development could not be justified. The provision of fire hydrants and sprinklers would be a matter for Building Control.
- 7.32 The site falls within Flood Zone 1 and there is no issue regarding to drainage. No objection has been raised by the Lead Local Flood Authority and the Environment Agency.

8 CONCLUSION

- 8.1 It is acknowledged that the development proposal and substantial replacement of existing windows as proposed would harm the historic integrity of the listed building. However, on balance it is considered that this harm is outweighed by the public benefit. The proposal would bring about the development of a prominent and important group of listed buildings with the Conservation Area and within a residential area, the renovation of which, would overall enhance and make a positive contribution to the character and appearance of the surrounding area. The site is in a sustainable location with good access to the town centre and public transport and the conversion to residential use would make a significant contribution to the housing need and the Council's 5-year housing supply. The development would not lead to any significant or unacceptable adverse impacts on existing highway conditions or residential amenity.
- 8.2 It is considered that it has been satisfactorily demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied. Again, this consideration needs to be weighed against the benefits of bringing a derelict listed building within the conservation area back into use outlined above. On balance it is considered that the heritage, environmental and social benefits of the proposal outweigh the harm identified above and the application is therefore recommended for approval.

9 CONDITIONS

9.1 N/2018/1233 Planning Application

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the submitted detail, prior to the commencement of development, details of all proposed external facing materials including cladding, roof slates, replacement doors, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the historic integrity of the buildings and to ensure that the development will harmonise with its surroundings in accordance with Policies BN5, H1 & S10 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure materials are appropriate to the integrity of the buildings.

3. Notwithstanding the submitted details and prior to commencement of development full details of replacement windows, including a full window sample, which shall be of the same character as the indicative specification submitted to Local Planning Authority on the 25/01/19 and detailed in the submitted plans, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of the historic integrity of the buildings in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. Pre-commencement condition to ensure materials are appropriate to the integrity of the buildings.

4. Rooflights shall be conservation type rooflights and fitted flush to the roof.

Reason: In the interests of the historic integrity of the buildings in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that features of archaeological interest are properly examined and recorded and in the interests of preserving such features in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure that investigation is carried out early.

6. The cycle and refuse storage provision shall be laid out in accordance with the approved details as shown on drawing nos. 1772/1C and 1772/2B and shall be provided prior to occupation of the development hereby permitted.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

7. The development hereby permitted shall be carried out in accordance with the following approved plans and details: Site Location Plan, drawing nos. DUN ELE 001, 1772/1C, 1772/2/B, 1772/3B, 1772/4B, 17725B, DUN WIN 001, 002, 003, 004, 005, 006, Smart Architectural Aluminium Alitherm Heritage details.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

8. Prior to occupation of the development hereby permitted a ventilation scheme shall be submitted for approval in writing by the Local Planning Authority in accordance with the recommendations of the Noise Impact Assessment by Joynes Nash, dated 30th October 2018, Version 1.1. The development shall be carried out in accordance with the submitted details prior to occupation and retained as such thereafter.

Reason: To ensure a satisfactory standard of amenity for proposed occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

9.2 **N/2018/1234 Application for Listed Building Consent**

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. Notwithstanding the submitted detail, prior to the commencement of development, details of all proposed external facing materials including cladding, roof slates, replacement doors, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the historic integrity of the buildings and to ensure that the development will harmonise with its surroundings in accordance with Policies BN5, H1 & S10 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure materials are appropriate to the integrity of the buildings.

3. Notwithstanding the submitted details and prior to commencement of development full details of replacement windows, including a full window sample, which shall be of the same character as the indicative specification submitted to Local Planning Authority on the 25/01/19 and detailed in the submitted plans, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of the historic integrity of the buildings in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. Pre-commencement condition to ensure materials are appropriate to the integrity of the buildings.

4. Rooflights shall be conservation type rooflights and fitted flush to the roof.

Reason: In the interests of the historic integrity of the buildings in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. No alteration or demolition shall take place until a programme of Building Recording to Level 2 as defined in 'English Heritage: Understanding Historic Buildings (2006)' shall be compiled, submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of historic asset research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure investigation is carried out in an early stage.

6. Any new or replacement rainwater goods shall be in cast iron, of a profile to be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the integrity of the listed buildings in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

7. Prior to installation, details of all vent, flues and extractor fans including locations, size, finish and colour shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the integrity of the listed buildings in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

8. The development hereby permitted shall be carried out in accordance with the following approved plans and details: Site Location Plan, drawing nos. DUN ELE 001, 1772/1C, 1772/2/B, 1772/3B, 1772/4B, 17725B, DUN WIN 001, 002, 003, 004, 005, 006, Smart Architectural Aluminium Alitherm Heritage details.

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

10 BACKGROUND PAPERS

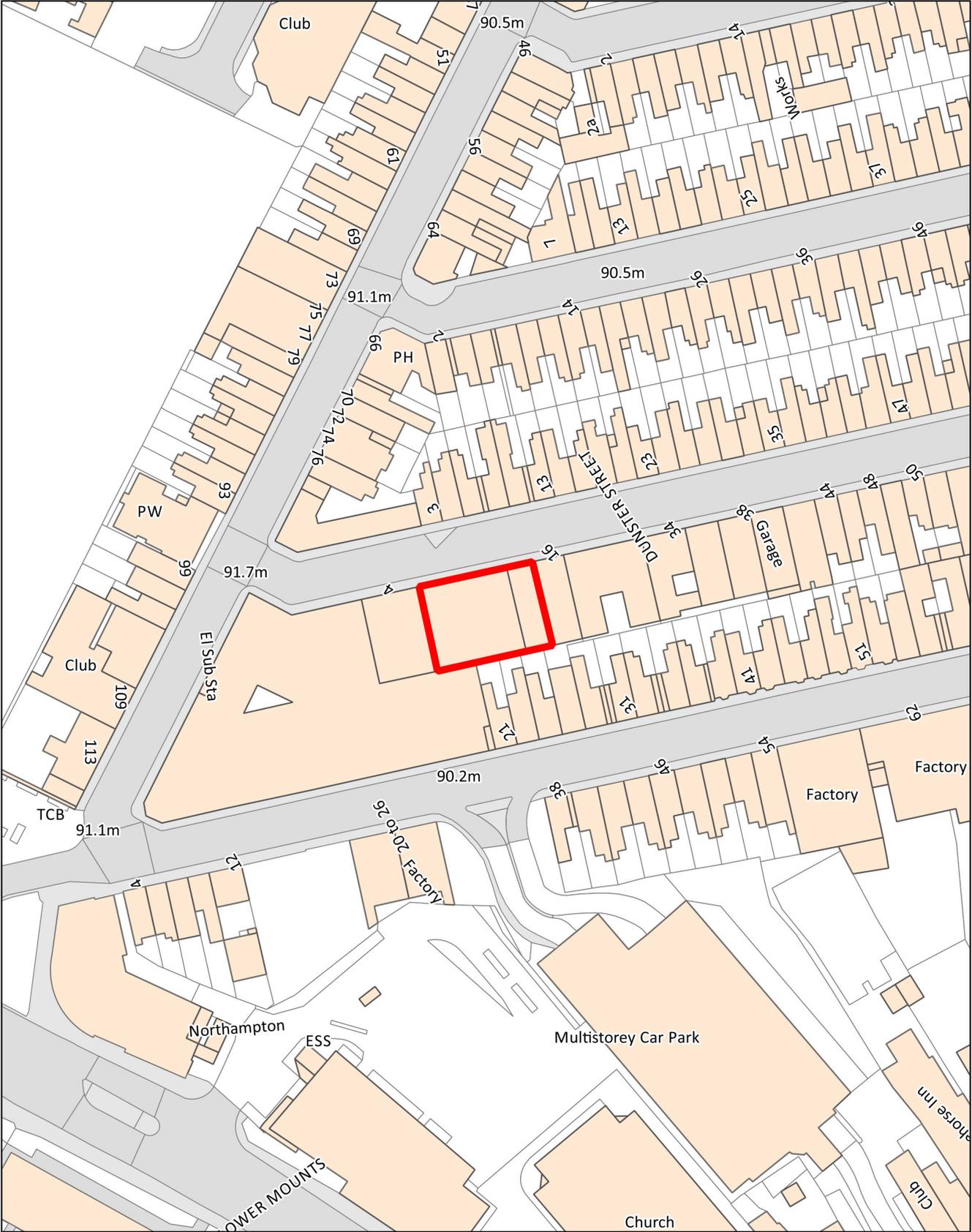
- 10.1 N/2018/1233 & N/2018/1324.

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: **4 - 12 Dunster Street**

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Date: 08-01-2019

Scale: 1:1,000

Drawn by: -----