



PLANNING COMMITTEE: 21st January 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0851

LOCATION: Former Pearce Leather Works, Wellingborough Road

DESCRIPTION: Alterations and extension to existing building and conversion to 20no flats including 3no offices as part of live-work units, provision of bin store areas and car parking

WARD: Billing Ward

APPLICANT: Clayson Country Homes Ltd
AGENT: CC Town Planning

REFERRED BY: Director of Planning and Sustainability
REASON: Major application requiring S106 agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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 disused Grade II listed building in an area surrounded by residential development in a sustainable location, the renovation of which would make an overall positive contribution to the environmental character of the 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 in the area and the Council's 5-year housing supply. The proposal is therefore considered in accordance with the requirements of Policies S3, S10, E1, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The application proposes alterations and extension to the existing factory to facilitate the conversion to 20no flats including 3 offices as part of live-work units, bin store, and car parking.

- 2.2 A separate listed building consent application N/2019/0852 for the proposal was submitted to the Council and subsequently approved under officer delegated powers on 18th December 2019.

3 SITE DESCRIPTION

- 3.1 The application site is located on the south-eastern side of Wellingborough Road. The application site comprises a Grade II listed building, set back from Wellingborough Road and framed with Grade II listed entrance gate piers, gates, and forecourt pool.
- 3.2 The entire building is now disused.

4 PLANNING HISTORY

- 4.1 N/2016/0446 - Listed Building Consent for Alterations of building to form residential units including ground and first floor extensions, installation of new windows and doors, removal of sky lights, internal walls, north lights, erection of garden fence and internal walls – Approved 17/3/17
- 4.2 N/2016/0365 - Alterations and extension to existing building and conversion to 14 flats and offices as part of livework units provision of bin storage areas and car parking – Approved 17/3/17
- 4.3 N/2012/0926 - Conversion of existing power house to 17 dwellings – Approved 8/8/13
- 4.4 N/2012/0888 - Listed Building application for the conversion of the power house to 17 dwellings – approved 7/12/12
- 4.5 N/2010/0244 - Partial demolition of Pearce Leather Works and outbuildings with remaining building to be an office use. Erection of new screen wall to enclose retained part of building and alterations to business area parking. Construction of 126 dwellings (including conversion of existing Power house to 6 units), associated highway works, public open space, landscaping and ancillary works (WNDC Consultation) – Approved 14/10/10

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 saved policies.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering whether to grant planning permission for development to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which the building 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.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport.
Section 12 - Achieving well-designed places.

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:

S1 – The distribution of development
S2 – Hierarchy of Centres
S3 – Scale and distribution of housing development
S10 – Sustainable Development Principles
C2 – New developments
E1 – Existing employment areas
H1 – Housing density and mix and type of dwellings
BN5 – Historic Environment
BN9 – Pollution control
INF1 and 2 – Infrastructure delivery
N1 – The regeneration of Northampton

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**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Parking Standards (November 2019)

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – No objection and observed similar use previously approved. Conditions regarding contamination are required as previous. EV charging points of 1 per unit are requested, alongside a condition requiring details on the boiler. Working hours are also requested to be controlled through condition.
- 6.2 **NBC Conservation Officer** – No objection to revised proposal for the conversion of the building. The proposed revisions to the previously approved scheme will not harm the surviving character of Pearce's Leatherworks and will help to secure a viable use for an important listed building that is deteriorating. Previously agreed heritage conditions should be attached to the new consents.
- 6.3 **Historic England** – No comment.
- 6.4 **Anglian Water** – Request informative advising of Anglian Water assets near to the site, used water network, and surface water disposal. A condition is requested regarding surface water drainage.
- 6.5 **NCC Highways** – No comment.
- 6.6 **Environment Agency** – No objection. Advise that an updated land contamination report is required as that previously approved is out of date.

- 6.7 **Lead Local Flood Authority** – No comment.
- 6.8 **Northamptonshire Police** – Advise that access control will be required throughout the building and that details of this access control system should be required through condition. It is also advised that an audio/visual system with no trade button is recommended with external letter boxes by front door, that the bike store should have a lockable store, and that doors should comply with building regulations. It is also raised that garden boundaries (railings) will not provide privacy and robust defensive prickly planting is recommended.
- 6.9 **NHS England** – Request a contribution towards health facility.
- 6.10 **NCC Planning** – A primary education contribution and a library contribution is requested. A condition requiring fire hydrants and sprinkler systems is requested.
- 6.11 **Fusion 22** – A contribution is requested towards apprentice schemes.
- 6.12 No representations from neighbouring properties have been received.

7 APPRAISAL

- 7.1 The current application follows previous application N/2016/0365 which was approved on the 17th March 2017 and as such is still a live and valid planning permission which could be implemented on site. That application was for alterations and extension to the existing building and conversion to 14 flats and offices as part of livework units, provision of bin storage areas and car parking. The current application is largely similar to this previous approval, with the main alterations being internal changes to provide 20 flats as opposed to 14.

Principle of development

- 7.2 The application proposes the conversion of the existing disused former leatherworks factory to 20 flats, 3 of which would form live work units with office units attached. The principle of converting the existing building into residential units, some as live work units, has been established within previous application N/2016/0365. In line with this, it is considered that the principle of providing residential units is acceptable. The proposal would also contribute to the Council's housing land supply.

The impact of the proposed conversion on the character and appearance of the listed building

- 7.3 The application site comprises a Grade II listed building, and Grade II listed entrance gate piers, gates, and forecourt pool.
- 7.4 The application is largely similar to previous approval N/2016/0365. Externally the differences amount to:
- On the western elevation – insertion of one additional window above doorway.
 - On the southern elevation – slight alteration in ground floor openings with position of windows and doors changing (same number of openings).
 - On the northern elevation – addition of two new windows at first floor matching appearance of ground floor.
 - On the eastern elevation – slight changes in window/door openings at ground floor (same number of openings).
- 7.5 Internally the alterations to form 20 flats as opposed to the 14 previously approved is largely facilitated through internal layout changes in the proposed extensions.
- 7.6 The Council's Conservation Officer has been consulted on the proposed amended scheme and has advised that there is no objection to the revised proposal. It is advised that the proposed

revisions to the approved scheme will not harm the surviving character of Pearce's Leatherworks and will help to secure a viable use for an important listed building which is currently deteriorating. It is advised that previously agreed heritage conditions should be attached to the new consents.

- 7.7 Paragraph 196 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.8 The application site as existing comprises a disused building. It is the case that the building has been empty for some time. The application proposes a viable use for the vacant listed building and would assist in bringing a disused Grade II listed building back into use.
- 7.9 The proposal would ensure the building's repair and long term retention. It is considered important to secure a viable use for this vacant listed building and to stop any further decay to the built form.
- 7.10 On balance, it is considered that the securing of a viable use for the vacant listed building would outweigh any harm to the historic form through the proposed conversion. As such it is considered that the proposal would have an acceptable impact upon the listed building.

Residential amenity

- 7.11 The application proposes 20 flats. These comprise:

6 x 1 bedroom flats;
13 x 2 bedroom flats;
1 x 3 bedroom flat.

- 7.12 All of the proposed flats comply with the nationally described space standards (DCLG 2015), providing a good standard of accommodation for future occupiers. The proposed flats will have a good level of outlook and light provision, with windows externally and also internally over the central courtyard.
- 7.13 7 of the proposed flats at ground floor level are provided with outside garden space. The remaining 13 flats are not provided with private amenity space. There is, however, an area of soft landscaping provided within the north-western portion of the site, which provides open space for those remaining units, and the application site is within close walking distance of Billing Park and a gym. It is considered that with the provision of this open space on the development site, and the close proximity of a park, the non-provision of private amenity space for each unit is justified.

Neighbouring amenity

- 7.14 The application site is bordered by residential development to the east and south, which forms part of a previous re-development of the former factory. These properties have short rear gardens and are within close proximity of the proposed residential units, being between 12 and 17 metres window to window. Whilst this relationship is shorter than would normally be expected, it is the case that this site forms a wider redevelopment of the former factory site, with the existing dwellings following the pattern of the factory. As such, the existing properties are characterised by short rear gardens and close relationships. The windows facing southwards are shown to be obscure glazed up to 1.8 metres above floor level, which was an approach agreed within the previous approval to provide an acceptable relationship. With this close relationship previously being granted consent under application N/2016/0365, which can still be implemented, it is considered that this relationship is acceptable in this circumstance.
- 7.15 The proposed extension follows the existing footprint of the building, and as such it is not considered that there would be an unacceptable impact upon neighbouring amenity from the proposed extensions in terms of overshadowing/loss of light. It is also not considered that the proposal would appear unacceptably overbearing.

Highways

- 7.16 The proposal includes the provision of 47 parking spaces. 34 parking spaces are required for the proposed development, and as such parking is overprovided on this site.
- 7.17 Northamptonshire County Council have been consulted on the proposal and have raised no comment. With no objection having been received from the County Council Highways Team, it is considered that the proposed parking arrangements and cycle storage are acceptable. The arrangements will comply with the standards set down in the Parking Standards SPD.

Crime Prevention

- 7.18 Northamptonshire Police advise that access control systems should be provided throughout the building, and an audio/visual system should be required. Previous approval N/2016/0365 did not include a condition requiring this, however this was for a reduced number of units. It is, therefore, considered reasonable to attach a condition requiring details of crime prevention measures. Northamptonshire Police also advise that the garden boundaries (railings) will not provide privacy and robust defensive prickly planting is recommended. It is considered reasonable to attach a condition requiring details on landscaping.

Planning Obligations

- 7.19 As part of this application, NHS England requested a contribution for health facility. NCC Planning requested a contribution for primary education, and Fusion 22 have requested contribution for construction training. It is also the case that with the development over 15 units, affordable housing at 35% should be provided on site, and a contribution towards open space should also be provided.
- 7.20 NCC Planning also request a contribution towards libraries, however, there is no planning basis for such a contribution to be requested.
- 7.21 As part of this application, a viability assessment has been submitted by the applicant claiming that no contributions and no affordable housing can be provided as part of this development.
- 7.22 The NPPF identifies at paragraph 57 that if full contributions cannot be made, it is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. The weight to be given to the viability assessment is for the Council to decide, having regards to all the circumstances in the case, including whether the plan and the viability evidence underpinning is up to date and any changes in circumstances.
- 7.23 The viability assessment submitted with the planning application has been independently assessed by the Council's approved contractor. It has been confirmed that the development is not viable if contributions or affordable housing are required. With the independent assessor confirming that no contributions or affordable housing can be provided, it is considered that it has been justified for non-provision as part of this application.

Other matters

- 7.24 The Council's Public Protection team were consulted on the application and advised that EV charging points at 1 per unit are required. The Council does not have a planning policy requiring the provision of EV charging points and as such it is not considered reasonable to attach a condition requiring EV charging points. Public Protection also raise comments on details of boilers, however this would be controlled through the building control process as opposed to planning. A condition on working hours is requested and due to the scale of development it is considered reasonable to attach this.

- 7.25 Anglian water requested a condition on hard standing in relation to surface water drainage. The application site is an existing building with existing hardstanding, and as such there would not be a significant increase in footprint as a result of this proposal. It is not, therefore, considered reasonable to add a condition in this instance.

8 CONCLUSION

- 8.1 To conclude, the proposal would bring about the development of a disused Grade II listed building in an area surrounded by residential development in a sustainable location, the renovation of which would make an overall positive contribution to the environmental character of the 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 S3, S10, E1, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Local Plan and the aims and objectives of the National Planning Policy Framework. Therefore, it is recommended that planning permission is granted subject to conditions.

9 CONDITIONS

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. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 2371/1D, 2371/2D, 2371/3, 2371/4A, 2371/5, 2371/9, 2371/10, 2371/11, 2371/12, 2371/30A, 2371/31A, 2371/32A.

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

3. Details of all proposed external facing materials including new doors and windows 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 building and to ensure that the development will harmonise with its surroundings in accordance with Policies BN5, H1 and S10 of the West Northamptonshire Joint Core Strategy.

4. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination of the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme

must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 5 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6 above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 7.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

8. The parking spaces shown on the submitted plan (reference 2371/5) shall be constructed prior to the first occupation of the building hereby approved and retained solely for the parking of vehicles thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, details of the intended hours and duration of work, measures proposed to minimise dust and noise, on and off site traffic management proposals (including details of wheel washing facilities) and the location of waste management and site compound areas within the site. Development shall be carried out in accordance with the approved details during construction works.

Reason: Pre-commencement condition to manage the impact of the development upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. The first floor windows on the southern elevation shall be obscure glazed up to 1.8 metres above first floor level in accordance with details on submitted drawing no. 2371/3. Prior to installation a

sample of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

11. Notwithstanding the submitted plans, further details of an enclosed bin store to be sited in the south west corner of the site shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to occupation of the development hereby permitted.

Reason: In the interests of residential amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

12. Prior to the first occupation of the building hereby approved, the applicant shall submit to the Local Planning Authority an assessment of the Noise Exposure Category of each habitable room due to its exposure to transportation (and street noise). This must take into account the likely growth of traffic over the next 15 years.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

13. Where any part of a façade of any residential premises does not fall into NEC A, a noise insulation scheme to protect habitable rooms on that façade, which will require the provision of suitable mechanical ventilation, shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be implemented prior to the properties being occupied.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

14. The area for cycle storage shall be provided in accordance with the approved details as shown on drawing no. 2371/1D prior to occupation of the development hereby permitted and retained thereafter.

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

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

17. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced

area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

18. Details of the repair and proposed maintenance of the forecourt pool, entrance gate piers and gates shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the building.

Reason: In the interests of amenity, the preservation of heritage assets and to secure a satisfactory standard of development in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

19. Full details of boundary fencing as indicated on drawing no. 2371/5 shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the units hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place.

Reason: To prevent overdevelopment of the site in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no doors or windows, other than those shown on the approved plans, shall be installed or altered and no other material alterations carried out to the external appearance of the building without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the design of any alteration is appropriate to the general character and architecture of the building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes shall be erected on the building unless permission has been granted by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

23. Prior to first occupation of the development hereby permitted, details of access control systems for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved access control system shall be implemented on site in full accordance with the approved details and retained on site thereafter.

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

24. The office floor space as detailed on drawing nos. 2371/1D and 2371/2D shall be used as ancillary accommodation for the use of residents of the site only and shall at no time form a separate planning unit.

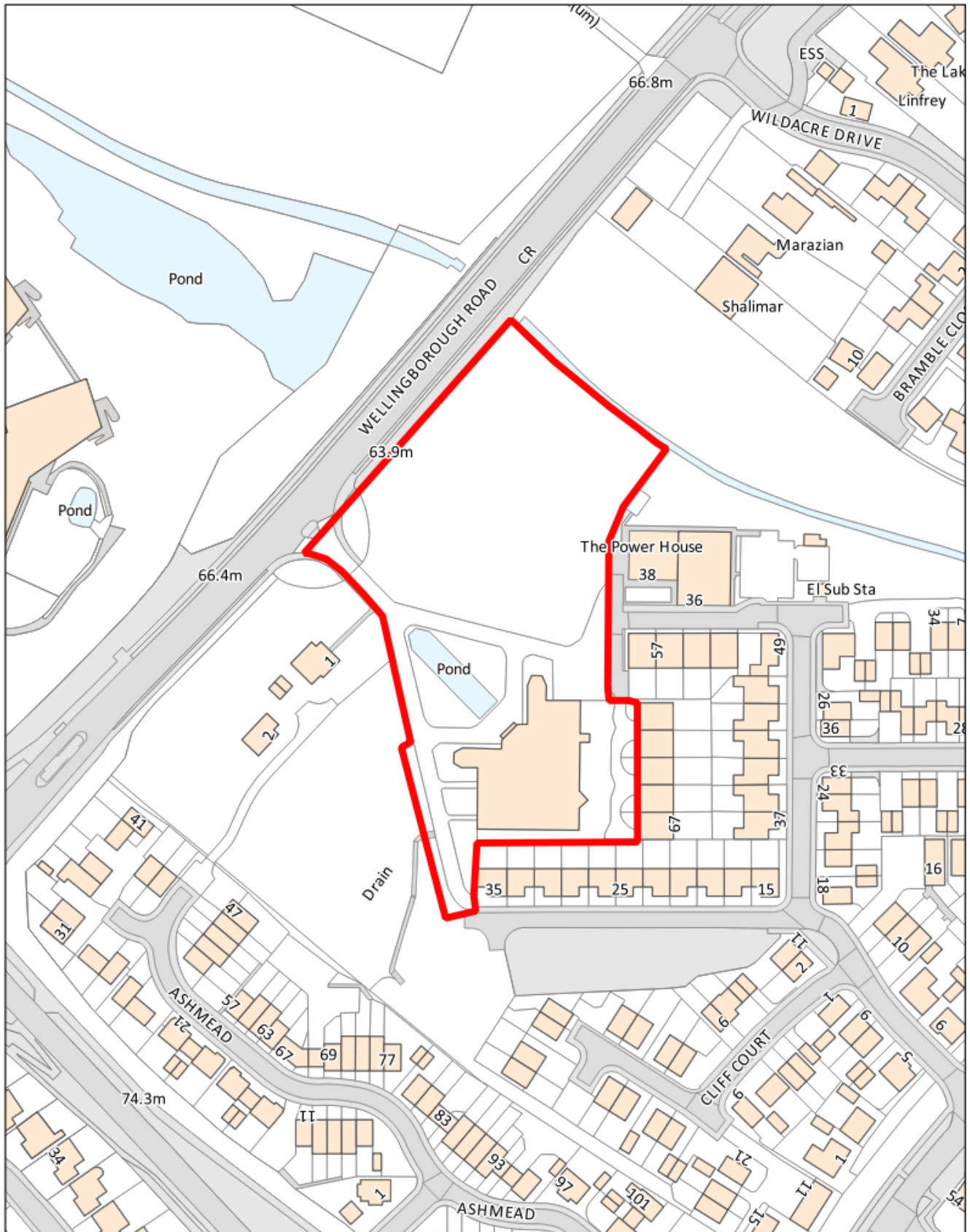
Reason: For the avoidance of doubt and to ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants of the building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10 LEGAL IMPLICATIONS

- 10.1 The development is CIL liable on the extended element.

11 SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 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: **Former Pearce Leather Works**
Wellingborough Road

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Date: 07-01-2020

Scale: 1:1,500

Drawn by: -----