

PLANNING COMMITTEE: 21st January 2021
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1340

LOCATION: Riverside House
Bedford Road

DESCRIPTION: Change of window unit style (Part retrospective)

WARD: Rushmills Ward

APPLICANT: Northampton Partnership Homes
AGENT: LMR Designs

REFERRED BY: Director of Planning and Sustainability
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 proposal does not have an adverse impact on the character and appearance of the area or with regards to residential amenity. As such, it is in conformity with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

2 THE PROPOSAL

2.1 The application is part retrospective and seeks planning permission to change the windows in the first to fifth floors of Riverside House.

3 SITE DESCRIPTION

3.1 The application site comprises a six storey building on the periphery of the town centre known as Riverside House. The ground floor has been used as a health facility, however, the upper floors have been used for offices and are currently vacant. The surrounding land uses are a combination of commercial properties, the hospital, public open space and the new university campus, in addition to some residential accommodation.

4 PLANNING HISTORY

- 4.1 N/2019/1420: Prior Notification of Change of Use from first to fourth floors Offices (Use Class B1) to 200 no. Studio Apartments (Use Class C3). Approved.
- 4.2 N/2018/0136: Prior Notification of Change of Use from Offices (Use Class B1a) to 192 Studio Apartments (Use Class C3). Approved.
- 4.3 N/2018/0247: Prior Notification of Change of Use from Offices (Use Class B1a) to Residential comprising 60no units (Use Class C3). 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 Central Area Action Plan (2013).

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:

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:

S10 – Sustainable Development Principles

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1 – Promoting Design Excellence

6 CONSULTATIONS / REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Environmental Protection:** Noise Consultants have contacted Environmental Protection regarding the site, but the application submissions do not include any specific technical details regarding the proposed windows or a noise assessment. Any new windows should meet the noise standards set out in connection with the previous prior approval applications on the site.

7 APPRAISAL

Character and appearance of the area

- 7.1 The application does not propose to change the distinctive shape of the existing windows, which are rectangular with curved corners, but seeks permission for the introduction of a central square opening to allow ventilation and also for the insertion of extract vents in a top light infill panel for a number of the windows. It is considered that the replacement windows integrate acceptably with the appearance of the existing building and, therefore, do not have a detrimental impact on the character and appearance of the area.

Residential amenity

- 7.2 Whilst the property is predominantly surrounded by commercial uses, it is noted that there is an extant planning permission on the car park to the rear of the site for nurses / student accommodation. However, the proposed replacement windows do not increase the amount of glazing in the property and, therefore, the works have no implications regarding the amenity of any neighbouring property.
- 7.3 The comments of Environmental Protection regarding noise standards for the new windows linked to the previous prior approvals on the site for the change of use of the upper floors of the property to residential are noted. However, to date a change of use to residential has not been implemented such that the current lawful use of the upper floors of the property is for office purposes. Furthermore, the current application is only for the window alterations and not for a change of use. As such, it is considered that it would not be reasonable to impose a condition to require the submission of further technical details regarding the windows. However, it is recommended that an informative is imposed to draw the comments of Environment Protection to the attention of the applicant.

8 CONCLUSION

- 8.1 To conclude, the proposed replacement windows do not have an unacceptable impact with regards to the character of the area or residential amenity and, therefore, comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

9 CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 020-023-200, 020-023-201, 020-023-202, and 020-023-203.

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

INFORMATIVE: The applicant's attention is drawn to the consultation response from Environmental Protection to this application on the Council's website which provides guidance on noise standards that any new windows should seek to meet for residential properties.

10 BACKGROUND PAPERS

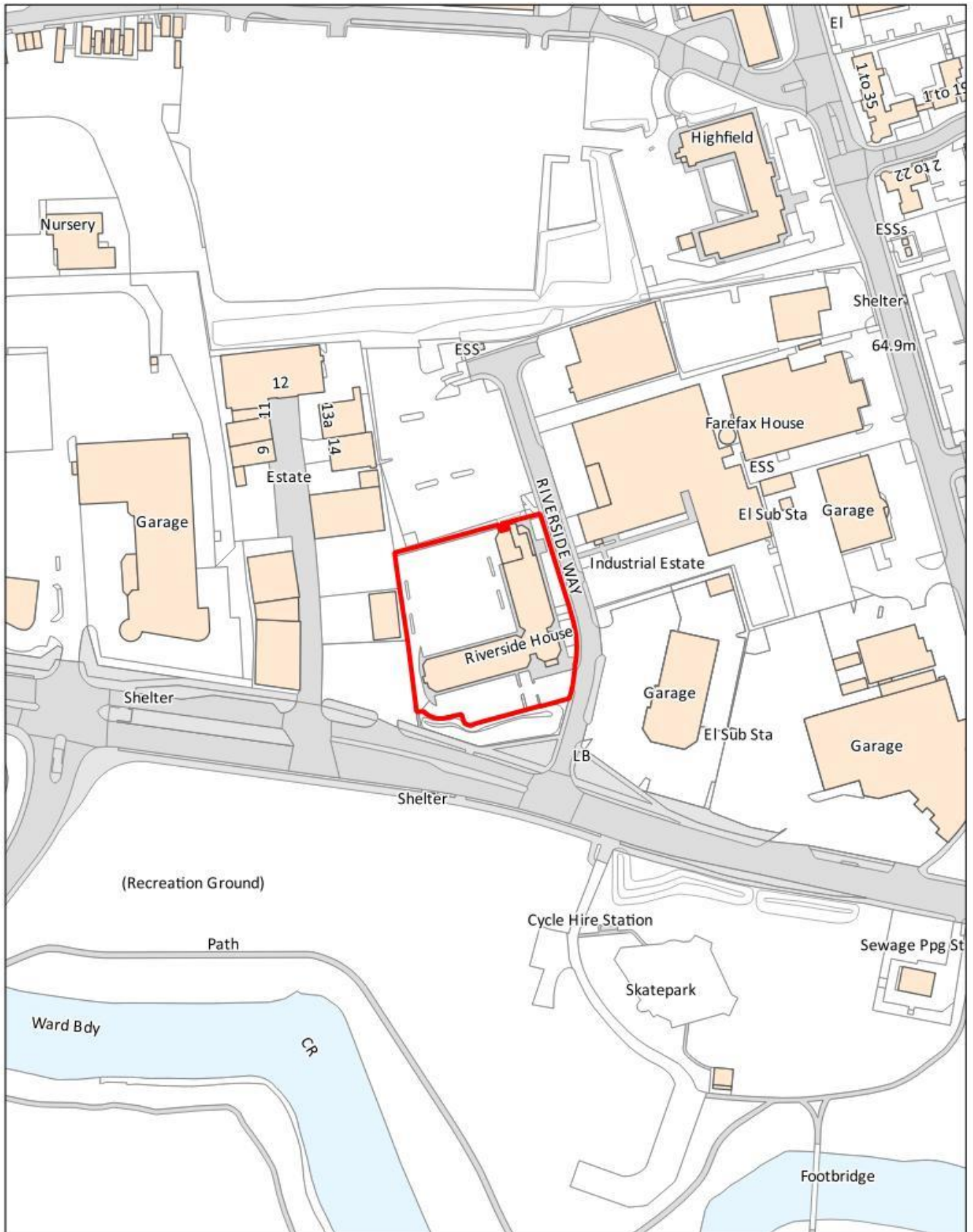
- 10.1 N/2020/1340, N/2019/1420, N/2018/0136 and N/2018/0247.

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: **Riverside House, Bedford Road.**

Date: 13-01-2021

Scale: 1:2,000

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