

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/11/2015	Item No: 5.4
Report Originator	Duncan Law Development Officer	Application No: KET/2015/0663
Wards Affected	William Knibb	
Location	14 Green Lane, Kettering	
Proposal	Full Application: Conversion of ground floor offices to 1 no. one bedroom flat (C3) and 1 no. six bedroom House in multiple occupation (C4)	
Applicant	Mr A Cooke Red Box Developments,	

1. PURPOSE OF REPORT

To describe the above proposals
 To identify and report on the issues arising from it
 To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
 REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the amended plan number 15-039-02 Rev D.
 REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall take place on site until full details of the proposed cycle stores have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 REASON: To secure a high quality design and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place on site until full details of the proposed refuse storage and collection points have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 REASON: To secure a high quality design and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0663

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2015/0660 – Application for Listed Building Consent - Conversion of ground floor offices to 1 no. one bedroom flat (C3) and 1 no. six bedroom House in multiple occupation (C4) - pending

KET/2005/0761 - Residential conversion of the existing factory unit with eight flats on the first floor and second floor and three office units on the ground floor - APPROVED

KET/2005/0762 - Listed Building Consent: Internal and external works to the building as outlined in the application to convert the building to residential on the first and second floors and office units on the ground – APPROVED

Site Description

Officer's site inspection was carried out on 29/10/2015

The site is located within the Kettering Town Centre on Green Lane and is occupied by a former boot and shoe factory known as Dalkeith Works. Although once famous for its industry, most of the factories have been closed for some time, the buildings remain. The building was listed in 2004 and the special interests of this building lies with the external elevations, particularly noteworthy are the large windows and stone dressings along the front and rear elevations which add considerably to its external appearance. It is stated that the building is a landmark feature within Kettering Town Centre which retains its fine external appearance. It is typical example of a late nineteenth century former shoe factory being no more than four storeys high with a regular pattern of round head windows and a domestic appearance that is integrated into its streetscape, effectively terminating the street.

The current use of the building is 8 residential flats on the first and second floor with office units on the ground.

The listing states:

'Boot and shoe factory. 1873, extended in similar style by 1884. For Abbot and Bird. Orange-red brick with stone ashlar dressings. C20 concrete tile hipped roofs with deep eaves supported on shaped stone eaves brackets. Italianate style. 3 storeys with 2-storey and single-storey elements on right end. Main range has 17-window front of cast-iron framed windows with round-arched heads to ground and first floors and segmental above. Raised storey bands and quoins. Doorways in slightly projecting 2- and 3-window elements to centre and far right (the latter the pre-1884 extension).

The right end has the 2-storey element of 2 windows over doorway in moulded stone surround and small window, and a single-storey 3 windows and doorway element. Rear walling has brick window heads.

HISTORY.

This factory was built for Abbot and Bird in 1873 and they are noted as still operating here until c.1914 when it was bought by James Partridge, a shoe mercer and

manufacturer. By 1924 it had become a printing works.

This well-detailed factory was one of the earliest large boot and shoe factories in Kettering and was built in the Italianate style, the fashionable one for factories in the town. This example is one of the earliest and most impressive boot and shoe factories to survive and it retains its fine external appearance'

Proposed Development

Conversion of ground floor offices to 1 no. one bedroom flat (C3) and 1 no. six bedroom House in multiple occupation (C4).

Any Constraints Affecting The Site

Listed Building

Conservation Area (Adjacent to)

4.0 Consultation and Customer Impact

Highway Authority

No objection subject to condition requiring a scheme for cycle storage

KBC Private Sector Housing Officer

Support scheme as meets all space and amenity standards

Northamptonshire Fire and Rescue Service

No objection subject to advice relating to:

Fire detection and warning.

Fire doors/structure.

Emergency Lighting and

Fire risk assessment

Neighbours

Objections received from 2 third [parties regarding:

Parking

Storage of wheelie bins

Complaints pertaining to civil matters outside of planning remit (use of roof).

*Currently consulting on amended description to include HMO, any further comments received to be reported as an update to committee.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 - Core Planning Principles

Policy 2 - Ensuring the Vitality of Town Centres

Policy 7 - Requiring good design

Policy 12 - Conserving and enhancing the Historic Environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 General Sustainable Development Principles

Kettering Town Centre Area Action Plan

Policy 12 – Heritage Conservation and Archaeology

Policy 23 – The Cultural Quarter

In addition The Town and Country Planning (Use Classes) Order 1987 (as amended)

C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Design, character and appearance
3. Impact upon neighbours
4. Heritage Assets (Listed Building)
5. Parking and Highways
6. Refuse

1. Principle of development

Paragraph 14 of the National Planning Policy Framework encourages a presumption in favour of sustainable development. Policy 2 of the National Planning Policy Framework requires planning authorities to promote vibrant and competitive town centres and encourage the vitality and vibrancy of town centres by ensuring an appropriate mix of uses. Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy encourage sustainable development within existing built up areas.

The application site lies within the designated Town Centre Plan Boundary as delineated in the Kettering Town Centre Area Action Plan. Furthermore, the application site is located within the Cultural Quarter of Kettering town centre as defined by Policy 23 of the Kettering Town Centre Area Action Plan. This policy is supportive of uses that contribute to the vitality and viability of the town centre and concludes that residential use would achieve this. The submitted Design and Access Statement describes that the offices were marketed for a period of over 12 months without success.

Kettering Borough Council's Housing department have been in contact with the developers and the final design of the internal spaces has been agreed to be in accordance with required Amenity and Space standards including fire safety for Houses in Multiple Occupation. Therefore, the principle of development for this proposal is established subject to the satisfaction of the development plan criteria

2. Design, character and appearance

In terms of design, character and appearance of the proposal, policy 7 of the NPPF sets out the importance of good design. CSS Policy 13 (h) requires new development to be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the environmental character of the area. The property is located within the Cultural Quarter of the town centre and is surrounded by a mix of residential and commercial uses. Residential use in this locale is supported by national policy in the form of policy 2 of the NPPF and local policies 1 and 9 of the CSS and 23 of the AAP.

Within the listing description it is noted that the building retains its 'fine external appearance' and officers involved in previous applications agreed with the listing that states the special interest of this building lies with the external elevations of the building and that of particular note are the windows and stone dressings. The front elevation of the factory retains an impressive external appearance with strong local significance. The front of the site that presents itself to the public realm will be retained and its architectural merits unaltered.

This application will preserve the character and appearance of the building, is considered to be a suitable use in terms of planning policy and will not have a detrimental impact upon the amenity of the area. In terms of the way the building is used and functions it will not result in a change to the character of the area. The new development respects and enhances the character of its surroundings in accordance with policy 7 of the NPPF and 13 of the CSS.

3. Impact upon neighbours

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires development not to result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution. Sunlight and daylight will not be affected as the proposal does not involve additions or extensions to the bulk of the building. Having regard to the position of windows, as these are to be unchanged, privacy and outlook will not be affected. There are residential flats on the first and second floors of the property and housing in the immediate and wider vicinity of the proposal and as such it is considered that further residential units in this location will not give rise to any adverse impacts on residential amenity. Originally submitted as two flats, the HMO would result in a more intensive use of the space. The rooms in the HMO are double rooms; however, these will be rented to one individual per room only so there will only ever be a maximum of 6 unrelated individuals at a certain time in accordance with the Use Class Order definition of a C4 - HMO. The internal space made available to tenants of both units accords with all space and amenity standards and has received support from KBC Private Sector Housing Officers.

Overall it is considered that the proposal would have an acceptable impact on the amenity of neighbouring properties, and on the future amenity of residents of the proposed dwellings, in accordance with Policy 13 of the CSS. The layout, scale and design is such that no unacceptable negative impacts in terms of overlooking, overbearing, loss of light or loss of privacy should occur.

4. Heritage Assets (Listed Building)

The building is Grade II listed; section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. The host property is a prominent feature on the street scene, and therefore proposals to add to it can have important ramifications for the wider area and adjacent Conservation Area. However, the proposal does not involve any external changes or alterations that will be visible from the public realm or the adjacent conservation area. Therefore, there will be no impact on the character and appearance of the listed building, surrounding development, the wider street scene or the adjacent Conservation Area. The proposal, therefore, can be said to preserve the character of its surroundings in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 - Conserving and enhancing the Historic Environment of the NPPF and Policy 12 – Heritage Conservation and Archaeology of the AAP.

5. Parking and Highways

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

There have been a number of objections to the submitted scheme in terms of the parking provision for the proposals. Northamptonshire Highways Authority raised no objection to the proposed use.

According to the Local Highway Authority, the existing B1 use (342sqm) would have generated 11 car parking spaces. The current proposal could see the 1 bed flat with 2 cars and each HMO with 1 car each, potentially giving a total of 8 cars. It is reasonable to consider that car parking levels will be lower than the previous use. Given this and the town centre location where there are areas within walking distance to distribute parking as required, it is considered no parking provision is required in this case. Policy 6 of the Town Centre AAP supports low or zero car parking on sites in close proximity to services, amenities and public transport. It goes on to say that all residential developments will provide secure cycle storage. Cycle parking has not been detailed in the application but it is felt that areas could be made available within the sites red line. It is therefore recommended that a condition be added to the permission to require cycle storage to be planned into the development. As a result, the development therefore accords with (d) and (n) of policy 13 of the CSS

6. Refuse

An objection was received concerned at the existing storage situation of refuse bins and the potential for this to be exacerbated. On the submitted plan, storage for refuse is shown but notwithstanding this, it is considered prudent to apply a condition to this permission requiring a scheme for refuse storage and collections facilities to be made available. Subject to this condition, it is considered that the proposal complies with Policy 13 (l) of the CSS.

Comments on other points raised by proposal - none

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such it is recommended that planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316