

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/08/2012	Item No: 5.2
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2012/0134
Wards Affected	Burton Latimer	
Location	Working Men's Club, Finedon Street, Burton Latimer	
Proposal	Application for Conservation Area Consent: Demolition of Working Men's Club	
Applicant	Lodge Park Ltd	

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 works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. No works of demolition shall commence on site until the contract for carrying out the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides and the redevelopment shall be commenced within 3 months of the commencement of the demolition.

REASON: To accord with Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the Conservation Area.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

KET/2006/0900 - Conversion of one dwelling house into two flats
(APPROVED)

KET/2012/0133 – The proposal is for the demolition of the existing of the building and replacement with 6 houses and 4 flats (Committee to determine)

Site Description

Officer's site inspection was carried out on 11/04/2012.

The application site lies within the Burton Latimer Conservation, along Finedon Street, which is primarily a Victorian terrace street with development either abutting the pavement, or slightly set back from the pavement with brick boundary walls providing a sense of enclosure in the street scene. Some modern infill development has occurred opposite the development, with a modern block of flats to the west of the application site and some modern red brick detached dwellings to south, these developments are not considered to be in character with the traditional terrace street.

The application site consists of the former working mens clubs, which is previously two terrace dwellings converted to its former use. There are some later additions to these properties including bay windows and a parapet. This building is slightly back from the pavement adjoining the highway. The buildings are rendered with white upvc windows and doors. These properties are surrounding by tarmac previously for car parking. There is a small, 1m brick wall to the front boundaries of the site and a 2m high concrete block wall to rear. Entrance to the site is currently off Spencer Street.

Proposed Development

Application for Conservation Area Consent – Demolition of the Working Mens Club.

Any Constraints Affecting The Site

Burton Latimer Conservation Area

4.0 Consultation and Customer Impact

Parish/Town Council

No objection.

Housing Strategy

There is an urgent need for more affordable housing in the Borough from applicants on the housing register. There is very limited availability of affordable housing in Burton Latimer. Although there are 457 social rented homes in Burton Latimer, the turnover of these properties is very low the demand for rented housing in Burton Latimer far outstrips supply. Finedon

Street will provide a further 10 homes for local households in housing need. It is policy to operate 'local lettings' for any new affordable housing development of more than six units. This approach is encouraged by the Government and ensures that new communities are as sustainable as possible. Priority will be given to applicants who have a local connection to the Borough.

Neighbours

Three neighbours along Finedon Street have objected to the proposal on the grounds of:

- The working mens club is sited as worthy as keeping in the Conservation Appraisal. The damage to the existing is cosmetic and there is a presumption against demolition frontage of the working mens club should be kept due to its location in the Conservation Area,
- There is insufficient car parking for the number of units permitted,
- Loss of light to the rear gardens of no. 32 Finedon Street and properties along Rosebery Street as the proposed buildings are higher and closer to the boundaries of the site than the existing,
- Additional on-street car parking will impact the time it would take for the emergency services to get to an emergency.

5.0 Planning Policy

National Planning Policy Framework

Policy 12

Development Plan Policies

East Midlands Regional Plan

Policy 27 – Regional Priorities for the Historic Environment

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

6.0 Financial/Resource Implications

None required for this application. (Accompanying application reference KET/2012/0133 will require a s.106 Obligation requiring the scheme to be 100% affordable housing).

7.0 Planning Considerations

The application site lies within the Designated Burton Latimer Conservation Area. The National Planning Policy Framework policy 12, paragraph 133 states 'where a proposed development will lead to . . . total loss of significance of a heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the loss is necessary to achieve substantial public benefits that outweigh that loss'. The Framework goes on to say in paragraph 134 that 'where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal'. This site has been identified as a

potential re-development site in the Conservation Area, the Conservation Area Appraisal states, with regards to this site 'to further enhance the area the redevelopment of the car park with a high quality building, which considers surrounding character . . . would help improve the street frontage'. Given the quality of the scheme as proposed in application reference KET/2012/0133 and the benefits of a 100% affordable housing scheme in Burton Latimer, it is considered that the proposal would enhance the character and appearance of the Conservation Area in this location. Therefore, the loss of the existing terrace properties is justified in this instance.

The Burton Latimer Conservation Area Appraisal (2009) sites the former working mens club as an 'impressive and prominent building but it is currently in a poor state of repair . . . the building is two converted terraces and its status has been lifted by the introduction of the two ground floor bay windows and the raised parapet'. The Appraisal goes on to say that 'the building could be returned to its former glory with a suitable use. To further enhance the area the redevelopment of the car park with a high quality building, which considers the surrounding character as described in this document, would help to improve the street frontage. A design that takes influence from neighbouring terrace properties is more likely to be considered in a positive light'.

The applicants have submitted a supporting statement outlining the qualities of the existing building, which notes the character of the 'industrial core', as outlined in the Conservation Appraisal, but debates wording such as 'impressive' as used in the appraisal, which they state 'gives the impression that the building displays some grandiose architectural characteristics'. The applicant has reviewed the building and states that apart from the parapet the building is of simple design, which does not convey any particular elements of outstanding architectural merit or exceptional interest and a construction common to that of this part of the Conservation Area. A structural survey was undertaken of the building and submitted with the application. Although, the building does appear to be in a state of disrepair, it does conclude that 'it would be better and more efficiently replaced with a new building'. Evidence of marketing has also been submitted with the application, the property has been marketed since January 2011, they report that there is no market for a licensed premises in this location and limited interest from other parties. The applicants go on to state that as the building is unoccupied it is appealing for incidents of crime.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Providing the demolition of these buildings is tied by conditions to the future development of the site to ensure that the area is enhanced by a scheme such as that shown in application reference KET/2012/0133. This proposal would serve to enhance the character and appearance of the Conservation Area through the re-development of the car park, an otherwise unsightly area of the Conservation Area. Although, the loss of the existing terrace properties is regrettable, the resultant affordable housing would have significant public benefit, in accordance with policy 12 of the Framework, to

warrant approval in this instance.

Conclusion

The demolition of the existing buildings is considered appropriate in accordance with policy 12 of the National Planning Policy Framework provided that a condition is applied requiring no demolition works until a contract for the carrying out of works for the re-development of the site within 3 months of demolition. The proposed re-development as shown in application KET/2012/0133, or another appropriate scheme, would preserve and enhance the character and appearance of the Conservation Area in accordance with Section 72 of the Planning and Listed Buildings Act 1990, policy 12 of the Framework, policy 27 of the East Midlands Regional Plan and policy 13 of the North Northamptonshire Core Spatial Strategy.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date:

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SITE LOCATION PLAN

Working Men's Club, Finedon Street, Burton Latimer
Application No.: KET/2012/0134



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