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## Applications for Planning Permission

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<b>17/00645/REG3</b>	<b>Make alterations to the façade of the building and to erection solar panels on the roof of the building for Corby Borough Council.</b>
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**Site and Surroundings:**

1. The application relates to a section of the ground and first floor levels of Neville House, a five-storey mixed use building located on the corner of George Street and Everest Lane within Corby Town Centre. The ground and first floor units are used for commercial purposes whilst there is residential accommodation at second, third and fourth level. The building architecturally dates back to the 1960s.
2. The building has been used for various uses and had various ownerships. The building is now Council owned. The building has 12 x 2 bedroom flats at affordable rents.
3. The ground floor has been subdivided into various commercial units, currently occupied by a restaurant and shops. There have been a number of applications over the years relating to various parts of the building as described in the site history section below.

**Proposal**

4. The applicant seeks to make alterations to the façade of the building and to erect solar panels on the roof of the building.

**The Site and its History**

- 00/00424/COU - Change of use from Class A1 (retail) to Class A3 (food and drink), demolition of staircase to first floor balcony, ground floor extension to front and rear and new shop front – Application Refused 30<sup>th</sup> April 2001
- 01/00146/COU - Change of use of ground and first floor shops to class A3, demolition of stairs to first floor balcony, ground floor extension at front and rear and new shop front – Application Refused 4<sup>th</sup> July 2001
- 01/00332/COU - Change of use from retail (A1) to pub/restaurant (A3) and small rear extension (including 32 & 34 George Street) and creation of additional floor space – Application Permitted 30<sup>th</sup> October 2001
- 03/00280/DPA - Extension to existing shop unit – Application Permitted 24<sup>th</sup> September 2003
- 07/00486/COU - Change of use of unit 66 at ground floor and first floor level from A1 (Shops) to Use Class A3 (Restaurants and Cafes) or use class A4 (drinking establishments). Ground floor infill extension and external alterations to shops fronting George Street and Corporation Street (units 36, 38, 40, 42 and 66). External alterations to facade at first floor level, relocation of entrance to flats from George Street to rear of building, erection of canopy at first floor level above shopfronts fronting George Street and erection of glazed balustrade around balcony at first floor level – Application Withdrawn 23<sup>rd</sup> January 2008
- 08/00448/COU - Change of use of unit 66 at ground and first floor levels from use class A1 (shops) to use Class A3 (restaurants & cafes) or use Class A4 (drinking establishments), ground floor infill extension and external alterations to shops fronting George Street and Corporation Street (units 36,38,40 and 66). External alterations to facade at the first floor level. Relocation of entrance to flats from George Street to rear of building, erection canopy above shopfronts fronting George Street and erection of

glazed balustrade around balcony at first floor level - Application Permitted 21<sup>st</sup> January 2009

- 11/00014/COU - Change of use of ground and first floor units at 66 Corporation Street (including first floor balcony area) and even nos 36-42 George Street from Class A1 (shops) and Class A3 (restaurants & cafes) to Class A3 (restaurants and cafes) - Application Permitted 3<sup>rd</sup> March 2011
- 12/00223/COU - Change of use to uses falling within use Class A4 (drinking establishments) and/or a nightclub – Application Permitted 19<sup>th</sup> September 2012.

### **Policy Context**

Policies 8 and 26 of the North Northamptonshire Core Spatial Strategy. (2016)

The National Planning Policy Framework. (2012)

### **Consultation:**

5. Corby Borough Council Environmental Health Department –Environmental Health have no comments regarding the application.
6. Corby Borough Council Housing Strategy - This is a key Strategic development for the town and is fully supported.
7. Corby Borough Council Building Control – No comments to make at this stage. Full comments will be made when the Full Building regulation application is received.
8. Fire Protection Officer of Northamptonshire Fire Service – Further comments will be made when the Fire Officer receives details of the Building Regulations application.

### **Advertisement/Representation:**

9. Site Notice – Site notice posted on lamp column on George Street adjacent to the building on 20 December 2017.
10. 137 neighbour notifications letters sent on the 19<sup>th</sup> of December, including surrounding businesses and business to the ground floor.
11. Representations – None received.

### **Officer Assessment**

Key Determining Planning Issues:

### **Character and Appearance**

12. The application relates to parts of Neville House, a five storey, mixed use building in Corby Town Centre. The building occupies a prominent site and has key frontages onto George Street, Everest Lane and Corporation Street.
13. Consent is sought to make alterations to the façade of the building and to erection solar panels onto the roof of Neville House. On floors 2 to 4, there will be metallic coloured cladding added to the external walls of the western and eastern elevation, repairs to the existing brickwork and changes to the windows incorporating automatic opening smoke vents. The window frames would be finished in powder coated aluminium in grey.
14. The proposed works would preserve the form and proportions of the existing building and would sit comfortably within the existing frame marked by the brick side walls. It is considered that the proposed new cladding would be appropriate in terms of the colour and texture. The application site is not in a conservation area and the area has a variety of external finishes within the area. The chequered arrangement of panels would be a departure from the existing appearance; however it is considered that this would not harm the character of the area.
15. The proposed windows would result in a more uniform treatment for windows across all floors. It is considered that this would improve the appearance of the building.

16. Regarding the introduction of the solar panels on the roof of the building; it is considered that the solar panels would not harm the visual amenity of the area and will not lead to visual clutter. The solar panels will be well screened by the existing building and will only be visible from a limited number of vistas within the town centre.

### **Residential Amenity**

17. The proposed works, in particular the windows refitting and cladding done above the ground level would improve the standard of accommodation within the flats. It is considered that the proposal would not result in harm to the amenity of occupiers of the flats. The works would not affect the amenity of neighbouring dwellings as the size of the building and window positions remain the same as existing.
18. There have been no objections from neighbouring businesses or from Environmental Health and it is considered that the proposed works would not have an impact upon the neighbouring businesses.
19. As the solar panels are located on the roof of the building a sufficient distance away from any residential properties, it is considered that there will be no glare or reflection from the solar panels that would lead to any loss of residential amenity.
20. The proposals are considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

### **Other Considerations**

21. It should be noted that Building Regulations and Fire Safety are not material planning consideration and are assessed at the building control stage of any building work. However, for clarity, officers have summarised main points which are listed below;
  - As the building is medium rise, it presents a reduced fire safety risk than that of a high rise building.
  - The new cladding will not create an uninterrupted envelope over the entire building facade.
  - The cladding to the external wall of each flat will be kept as a separate element. The existing concrete frame of the building will be repaired and will effectively separate the cladding of each flat. This will significantly reduce the risk of fire being able to spread across the external facade between flats.
  - The cladding material is subject to detail design and approval. It will be inherently fire resistant and not propagate the spread of flame. The insulation material behind the outer cladding material is to be non-combustible.
22. The full fire safety report will be assessed at the building control stage of the application.

### **Conclusion**

23. The proposed development is considered to constitute an acceptable form of development which would be sympathetic in terms of its design, would not have an adverse impact on residential amenity or other users of the town centre area. The proposal is therefore considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

The scheme is therefore recommended for approval subject to the following conditions:

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. This approval relates to the following Approved details:
  - Drg No.1232 AP111 rev A – Western Elevation facing George Street
  - Drg No.1232 AP112 rev A – Eastern Elevation

- Drg No.1232 AP113 rev A – Northern and Southern Elevations.
- 1232 AP101 - Site Location Plan
- Roof Plan – 1232 AP109 Rev A

Development shall only take place in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority prior to their installation.

**Reason:** For the avoidance of doubt and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Samples of the external cladding shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

**Reason:** In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

**Statement of Applicant Involvement:**

The application raised no significant planning concerns which required the involvement of the applicant.

**CORBURY BOROUGH COUNCIL WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE WAY.**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework(2012) to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

**Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

**Officers to Contact:**

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Project : Neville House, Corby

Date : 25.01.2018

Reference : 1232

## Fire Strategy - Summary

Prior to submission of the current planning application, a fire safety design review was undertaken with the fire consultant. A full report, for implementation within detail design, is in the process of being prepared. As well as considering the works within the application, it was recognised that refurbishment of the building affords the opportunity to improve the overall fire safety of the flats.

For the purposes of providing supplementary information to the current planning application, the key issues are summarised as follows.

1.	<p><b>External fire spread:</b></p> <ul style="list-style-type: none"><li>• As the building is medium rise, it presents a reduced fire safety risk than that of a high rise building.</li><li>• The new cladding will not create an uninterrupted envelope over the entire building facade. The cladding to the external wall of each flat will be kept as a separate element. The existing concrete frame of the building will be repaired and will effectively separate the cladding of each flat. This will significantly reduce the risk of fire being able to spread across the external facade between flats.</li><li>• The cladding material is subject to detail design and approval. It will be inherently fire resistant and not propagate the spread of flame. The insulation material behind the outer cladding material is to be non-combustible.</li></ul>
2.	<p><b>Means of warning and escape:</b></p> <ul style="list-style-type: none"><li>• There will be a high level of compartmentation to provide a 60 minutes fire protection between flats and common areas. This results in a low risk of fire spread within the building. The refurbishment works will allow the compartmentation provided by existing walls and floors to be rigorously checked and where necessary, repairs instigated.</li><li>• The internal layout of the individual flats will be improved to provide a 30 minutes fire protected route in each flat. This will protect the escape from all rooms to the flat entrance door. It will also reduce the risk of a fire within a flat, affecting the common areas or other flats.</li><li>• The flats will be protected with two different types of alarm systems.<ul style="list-style-type: none"><li>• The first will be within the common areas. This will be linked to smoke ventilation in the corridor and the escape stair. It will also be monitored from the council's 24hr central control room.</li><li>• The second will be within each individual flat to provide warning to the occupants of each flat.</li></ul></li><li>• The provision of smoke ventilation within the corridor and escape stair will help maintain an effective escape route should any smoke enter these areas from a fire in the building. The smoke ventilation measures will also help maintain access for the fire service.</li><li>• In addition, the installation of a sprinkler system is under consideration. Although not currently a mandatory requirement, it would provide a further level of protection to fire safety.</li></ul>