



Supporting Planning and Heritage Impact Justification Statement

Conversion of existing buildings to residential development of 15no. dwellings

Towcester Conservative Club, 152 & 154 Watling Street, Towcester, NN12 6DB

Prepared on behalf of Clayson Country Homes

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1 INTRODUCTION

1.1 CC Town Planning has been appointed by Clayson Country Homes ('the Applicant') to prepare a Planning and Heritage Impact Justification Statement to accompany a full planning application for the proposed conversion of existing buildings to residential development of 15no. dwellings at Towcester Conservative Club, 152 & 154 Watling Street, Towcester, NN12 6DB ('the site'). The application also seeks Listed Building Consent as the property at No.154 is Grade II Listed.

1.2 The planning application is submitted to South Northamptonshire Council ('SNC') as the determining Local Planning Authority ('LPA') for the area and seeks full planning permission.

1.3 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows;

Section 2: Site & Surroundings

Section 3: Planning History

Section 4: The Proposed Development

Section 5: Planning Policy Context

Section 6: Planning Justification

Section 7: Heritage Impact Justification

Section 8: Conclusion

1.4 This Planning and Heritage Impact Justification Statement provides a justification for the development in light of prevailing national and local planning policy, and also sets out the potential heritage impacts of the proposed development. The following supporting drawings and reports are also submitted with the planning application:

- Location and Block Plan 019-037-005
- Topographical Survey MS-5764
- Existing Floorplans MS-5764A Sheets 1 & 2
- Existing Elevations MS-5764B Sheets 1-6
- Existing Sections MS-5764C

- Proposed Floorplans 019-037-001 Rev G
- Proposed Elevations 019-037-002 Rev D

2 SITE & SURROUNDINGS

- 2.1 The application site is comprised of the existing buildings of No.152 and No.154, on the eastern side of Watling Street, which runs through the centre of Towcester.
- 2.2 The building has previously been used by the Towcester Conservative Club and is comprised of office space and function rooms, along with a 4-bedroom apartment, all spread over ground, first and second storeys. There is also a courtyard area to the rear of the site.
- 2.3 The site has recently been left vacant.
- 2.4 The below extract from the submitted site location plan clearly details the extent of the application site.

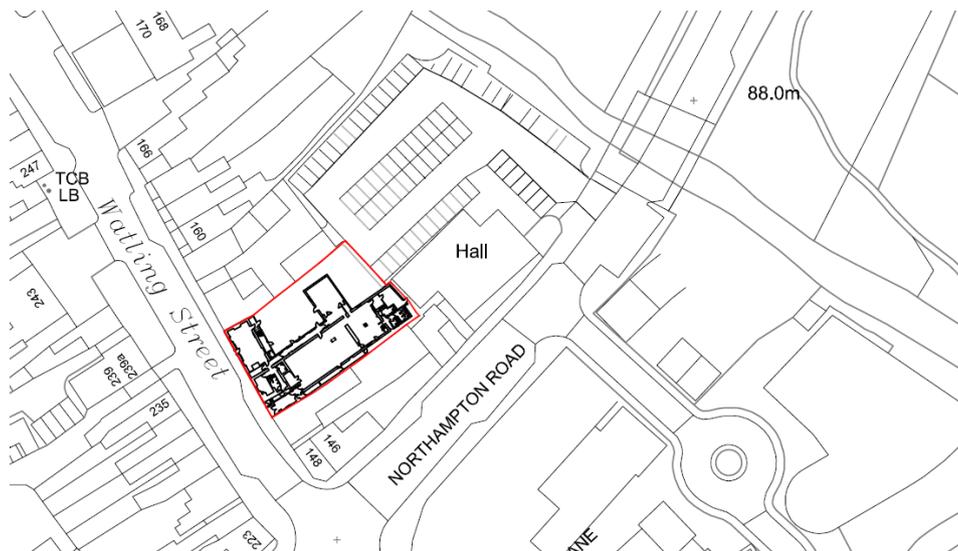


Figure 1 – Extract from Submitted Site Location Plan

- 2.5 The site is bound to the south east and north west by existing development in a mix of residential and commercial uses. To the rear of the site to the north east is a public car park. To the south west of the site is Watling Street, with further development on the opposite side of the road.
- 2.6 Within a few minutes walking distance to the south is the centre of Towcester which has a number of shops and key services and facilities.
- 2.7 Also within a few minutes walking distance are bus stops offering regular services to Northampton, Milton Keynes and Silverstone.

- 2.8 The site is located within the Towcester Conservation Area, and the building at No.154 (that is the building furthest to the north) is Grade II Listed.

3 PLANNING HISTORY

- 3.1 Listed Building Consent was granted in 1985 for the use of the ground floor flat as an extension to the existing club, alterations and new ground floor passageway and partition (ref. SN/85/740/LB).
- 3.2 Planning permission was granted for a timber clad single storey pre-fabricated concrete building to the rear of the site (ref. S/2005/0488/P).

4 THE PROPOSED DEVELOPMENT

- 4.1 This application seeks full planning permission for the conversion of the existing buildings to residential development, comprised of 15no. dwellings. Listed building consent is also sought given that No.154 is a Grade II Listed building.
- 4.2 The apartments are predominantly split over ground and first floor level, with one apartment at second floor level.
- 4.3 All of the dwellings are proposed as 1-bedroom apartments, all with an open plan kitchen/living area and separate bedroom. Many of the apartments also benefit from a storm porch area from the front entrance door before entering into the living accommodation.
- 4.4 The development is primarily comprised of the conversion of the existing building. However, apartment 14 is a new build element to be constructed over a current flat roof area, which is compensated for by the demolition of a small single storey element towards the rear of the site.
- 4.5 Apartment 1 benefits from a rear private amenity space. At first floor, many of the flats are provided with a Juliette balcony to the bedroom area.
- 4.6 With regard to changes to the Listed Building at No.154, to the front elevation the only changes will be an additional door opening and the addition of 3 heritage style roof lights. To the rear, an additional dormer window will be added to the second floor. At ground floor an existing door opening will be changed to a window opening.

5 PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that decisions on planning applications be taken in accordance with the development plan, unless material considerations indicate otherwise. This is also reinforced within the National Planning Policy Framework (NPPF) at Paragraph 2.

5.2 In assessing the planning policy context, consideration has been given to the adopted development plan along with relevant supplementary planning guidance and also to national planning guidance. All relevant documents are set out below in order of national and local levels.

The National Planning Policy Framework (2019)

5.3 The National Planning Policy Framework ('NPPF') (updated in February 2019) sets out the Government's planning policies for England and states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document sets out the Government's view of sustainable development and gives an overview of the economic, social and environmental roles which planning should play.

5.4 At the heart of the NPPF at Paragraph 11 lies the 'presumption in favour of sustainable development' which sets out that for decision making this means;

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.5 Section 5 of the NPPF sets out the Government's objective of significantly boosting the supply of homes and ensuring that the needs of groups with specific housing needs are addressed.

5.6 Section 9 of the NPPF relates to the need to promote sustainable transport. At paragraph 105 it notes that when setting parking standards, a number of factors should be taken into account including the accessibility of the development, the type, mix and use of development,

the availability of public transport and local car ownership levels. At paragraph 109 it notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.7 Section 11 of the NPPF relates to the need to make effective use of land and encourages the redevelopment of underutilised land and buildings and prioritises the use of previously developed land. At paragraph 120 it also notes that planning policies and decisions should reflect changes in demand for land.
- 5.8 Section 12 of the NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. At paragraph 127 it notes that development should function well and add to the overall quality of the area, should be visually attractive, should be sympathetic to local character and history, and should optimise the potential of the site.
- 5.9 Section 16 of the NPPF relates to the need to conserve and enhance the historic environment, relative to the significance of the asset, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 196 notes that where development 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.

The Development Plan

- 5.10 The development plan for the site currently comprises of the West Northamptonshire Joint Core Strategy (2014) and the Saved Policies of the South Northamptonshire Local Plan (1997).

West Northamptonshire Joint Core Strategy 2014

- 5.11 The West Northamptonshire Joint Core Strategy ('JCS') was adopted in 2014 and sets out the long-term vision and objectives for the area covered by Daventry District, Northampton Borough and South Northamptonshire Council's for the plan period 2011-2029, including strategic policies for steering and shaping development.
- 5.12 **Policy SA** confirms that SNC will take a positive approach in the determination of planning applications that reflects the presumption in favour of sustainable development as contained in the NPPF. Planning applications which accord with those relevant policies of the Development Plan should be approved without delay, unless material considerations indicate otherwise.

- 5.13 **Policy S1** sets out the distribution of development for the West Northamptonshire area, and directs development to Northampton, Daventry and then the rural service centres of Towcester and Brackley.
- 5.14 **Policy S3** sets out a need for about 2,650 houses in Towcester over the plan period.
- 5.15 **Policy S10** of the JCS sets out sustainable development principles which all new development is required to adhere to. It provides a number of criteria including those relating to design, materials and energy efficiency to ensure the delivery of sustainable development within West Northamptonshire.
- 5.16 **Policy C2** requires new development to achieve modal shift by maximising travel choice from non-car modes of travel.
- 5.17 **Policy H1** sets out that new housing development should provide for a mix of house types, sizes and tenures to cater to different accommodation needs. Housing developments will also be required to make the most efficient use of land having regard to the following: the location and setting of the site; the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, implications for affordability and viability, the living conditions provided for, and the impact on the amenities of occupiers of neighbouring properties.
- 5.18 **Policy H2** sets out the requirement for affordable housing across the West Northamptonshire area, and notes that all requirements are subject to an assessment of viability on a site by site basis.
- 5.19 **Policy BN5** sets out that designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.
- 5.20 **Policy BN7** requires development proposals to comply with flood risk assessment and management requirements set out in the NPPF. All development will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is or can be safe.
- 5.21 **Policy T1** sets out the spatial strategy for Towcester and notes that the role of Towcester as a rural service centre will be supported and enhanced by, amongst other things, the delivery of housing development within the existing urban area.

Saved Policies of the South Northamptonshire Local Plan (1997)

- 5.22 Some of the policies of the South Northamptonshire Local Plan are considered 'Saved policies' and those which are considered relevant to this application are listed below.
- 5.23 **Saved Policy G3** sets out a number of criteria for new development to comply with, including to be compatible in terms of type, scale, siting, design and materials within the existing character of the locality, possess a satisfactory means of access with adequate parking, will not harm amenities of neighbouring properties, and does not harm the character, appearance or setting of a conservation area.
- 5.24 **Saved Policy H3** notes that planning permission for residential development within the built-up areas of Towcester and Brackley will normally be permitted.
- 5.25 **Saved Policy EV1** is related to the design of new development and requires it to have regard to existing site characteristics, the relationship with adjoining land and buildings, the scale, density, layout, height, massing, landscape and materials of the site and surroundings and the appearance and treatment of spaces between buildings.
- 5.26 **Saved Policy EV9** sets out where development in a conservation area will be allowed and requires the development to respect the character of the area, use appropriate materials, not include the loss of any key features and be of a scale that will not harm the character of the area.
- 5.27 **Saved Policy EV10** sets out that the Council will seek to preserve or enhance the special character or the appearance of conservation areas by resisting the loss of key features and encouraging the development and improvement of under-utilised land and buildings.
- 5.28 **Saved Policy EV12** sets out that when considering applications for alterations or extensions to buildings of special architectural or historical interest, the council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. Demolition or partial demolition of listed buildings will not be permitted.
- 5.29 **Saved Policy EV13** sets out that a proposal to extend or alter a Listed Building will only be permitted where the design, scale and materials respect the established architectural and historical character of the building and locality.

Other Relevant Documents

Emerging Part 2 Local Plan

- 5.30 The Councils emerging Part 2 Local Plan will build on the WNJCS and include more detailed policies to guide the decision-making process for planning applications across the district. A submission draft of the plan was submitted to the Secretary of State in January 2019 and the

hearing sessions took place during June 2019. The Inspectors Report is expected later this year.

- 5.31 Given the current stage of production that the Council is at in relation to the emerging Part 2 Local Plan some weight can be afforded to its content as per the provisions of paragraph 48 of the NPPF. The policies considered relevant to this application are outlined below, however a full outline of how the proposed application accords with these policies is not provided given that they would currently not be used in the determination of the application.
- 5.32 Policy SS1 sets out the settlement hierarchy for the District, which directs development to the rural service centres of Brackley and Towcester in the first instance.
- 5.33 Policy SS2 sets out the general development principles which apply to all new development in the District. New development must, amongst other things, maintain the individual identity of towns and villages, result in adequate standards of living for future occupiers and not unacceptably harm the amenity of occupiers and users of neighbouring properties.
- 5.34 Policy LH1 sets out the principles for new residential development and notes that development must provide an appropriate mix of dwelling types and sizes, not result in harm to the character of the area and not displace existing viable use such as employment, leisure or community facility.
- 5.35 Policy LH8 requires affordable housing provision for all sites of 10 dwellings or more.
- 5.36 Policy LH10 requires new residential development to provide a mix of types, tenures, sizes and costs to meet the varied housing needs of the area and contribute to the creation of mixed, balanced and inclusive communities.
- 5.37 Policy SDP1 sets out that new development must: make a positive contribution to the built and natural environment, complement the distinctive character of the area, respect and enhance the visual amenity of the area, and ensure an appropriate degree of functionality. All development must also be in accordance with the Councils Design Guide document.
- 5.38 Policy HE1 requires development proposals which affect both designated and non-designated heritage assets to assess the significance of those assets in order to understand the potential impact of the proposal.
- 5.39 Policy HE5 sets out where proposals to alter or extend Listed Buildings will be permitted, and requires proposals to contribute to the preservation of the building and not be detrimental to the special architectural or historic interest or the features that contribute towards it.
- 5.40 Policy HE6 notes that proposals in Conservation Areas must respect the character and appearance of the area and must better reveal the significance of the asset. Where harm

would be caused by a proposal, the harm will be weighed against the public benefits of the scheme.

Design Guide

- 5.41 On 26th July 2017, the Design Guide was adopted as planning guidance for all development throughout South Northamptonshire. The document provides greater certainty to the design element of the planning process to help speed up delivery and maintain a high quality of development within the District.

Towcester Conservation Area Appraisal 2012

- 5.42 This document sets out the special features and character of the Towcester Conservation Area, along with a set of opportunities for protection and enhancement and a management plan to guide future development in the area.

6 PLANNING JUSTIFICATION

- 6.1 The following section seeks to provide justification for the proposed development in light of the content of the relevant planning policies identified above.

Development Principle

- 6.2 The application site is located within the urban area of Towcester, which is designated as a rural service centre and where small-scale development is permitted. Policy S1 and T1 of the WNJCS, along with Saved Policy H3 of the Local Plan, all permit development within the urban area of Towcester. As such, it is considered that the proposed development is in accordance with the spatial strategy of the area and is therefore acceptable in principle.
- 6.3 The WNJCS at Policy S3 sets out a housing need for Towcester of 'about' 2650 homes over the plan period. Whilst the Councils latest report (April 2018) shows that the Council have a 5-year housing land supply, the proposed development could come forward as a windfall site for which an allowance is made within housing calculations. It should also be noted that the housing need is stated as an 'about' figure and not a maximum limit.
- 6.4 The proposed development would therefore make a positive contribution towards meeting the identified housing need for the area, and also offers the opportunity to deliver a smaller housing site, the importance of which is recognised by the NPPF at paragraph 68 and can complement the delivery at the strategic allocations.
- 6.5 Furthermore, there is a housing shortage across the wider WNJCS area which should not be overlooked, and the proposed development would help contribute towards this.

- 6.6 Given all of the above, it is considered that the proposed development is in full accordance with the spatial strategy for the area and would comprise small scale development in a highly sustainable urban area, as allowed within the Development Plan policies. As such, it is considered that the proposed development is acceptable in principle.
- 6.7 Whilst the proposed development would result in the loss of office space from Towcester centre, it is considered that the existing building is not well-suited for this use, and would eventually become unfavourable to potential occupiers, particularly in light of new office development elsewhere in the surrounding area. Paragraph 120 of the NPPF notes that planning decisions should reflect changes in demand for land.
- 6.8 As such, converting the existing building to residential use will help to ensure this building, which in part comprises a Grade II Listed Building and as a whole makes a positive contribution to the character of the Conservation Area, stays in active use and the historic features of the building are retained and enhanced.
- 6.9 It is therefore considered that the loss of office space is outweighed by the positive benefits of the scheme, including in providing additional housing in a highly sustainable area and ensuring a designated heritage asset is retained and in active use.

Housing Mix

- 6.10 The proposed development is comprised of 15no. dwellings, all of which are proposed as 1-bedroom apartments.
- 6.11 Due to the constraints in the existing layout and the conversion of the existing building, it is considered that the provision of 1-bedroom apartments is the most suitable for the site.
- 6.12 It is also considered that, given the context of the site in the centre of Towcester with limited outdoor amenity space, the site would also not be suited for larger family style dwellings.
- 6.13 Whilst there is no housing mix proposed within the site itself, it is considered that the provision of 1-bedroom apartments, which are often in high demand and low supply, will help towards creating a more balanced, mixed and inclusive community in the surrounding area and will help towards meeting a wider range of housing needs.
- 6.14 As such, it is considered that the proposed development is in full accordance with Policy H1 of the WNJCS and Section 5 of the NPPF, particularly when looking at the context and constraints of the site.
- 6.15 It is also considered that the proposed delivery of 1-bedroom apartments makes the most efficient use of the site, having regard to Section 11 of the NPPF and Policy H1 of the WNJCS.

- 6.16 The proposed development does not include the provision of any affordable housing. A viability assessment has been submitted with the application to demonstrate that the delivery of affordable housing on this site would make the scheme financially unviable.

Design and Appearance

- 6.17 The proposed development retains the historic character of the existing building and also enhances it through the infilling of an existing doorway with the replacement window opening being designed to reflect those on the rest of the building.
- 6.18 An additional door opening is also proposed on the front elevation and is designed to reflect that of the existing door opening, utilising similar materials.
- 6.19 New window and door openings on the rest of the building are designed to reflect the historic character of the building. New heritage style roof lights are to be installed on the front elevation of the building. Glazed windows are used for bathroom areas to maintain privacy.
- 6.20 Overall, it is considered that the proposed development will create a high-quality scheme which is in keeping with the historic character of the surrounding area and retains and enhances the historic features of the Grade II Listed building and Conservation Area.
- 6.21 As such, the proposed development is in full accordance with Section 12 and paragraph 127 of the NPPF and Saved Policies G3 and EV1 of the Local Plan, as well as the Councils Design Guide.

Access and Parking

- 6.22 The proposed development does not include the provision of on-site parking spaces.
- 6.23 The Northamptonshire Highways Parking Standards would require the provision of 1no. parking space per dwelling, along with a further space per dwelling for visitor parking. However, the Parking Standards do not provide any flexibility for where a site is sustainably located, such as the application site, and as such these standards are considered excessive in this case and should therefore be applied flexibly.
- 6.24 As such, it is the Applicants view that in the context of the highly sustainable location of the site, and the type of development proposed, there is not a need for on-site parking provision.
- 6.25 The application site is within walking distance of the key services and facilities of Towcester centre, as well as bus stops which provide regular services to surrounding towns. As such, Towcester is regarded as one of the most sustainable locations in the area, which is reflected in the spatial strategy which directs development to the urban area of Towcester.

- 6.26 Whist the Highways Parking Standards do not provide any flexibility for where sites are sustainably located, paragraph 105 of the NPPF notes that when setting parking standards, factors such as this should be taken into account.
- 6.27 Furthermore, given the type of development proposed, which is also a factor listed within paragraph 105 of the NPPF, typical occupiers of 1-bedroom apartments are less likely to own cars. It is also likely that people may choose this development due to the opportunity to not need to rely on the use of a car, and those who do rely on a car would be less likely to choose a site with no parking provision.
- 6.28 It is also considered that if there were any parking demand from within the site or for visitors, there are a number of public car parks across Towcester and one directly to the rear of the site, which could be used by occupants or visitors if required.
- 6.29 Given all of the above it is considered that the lack of on-site parking provision is satisfactory in this particular case, especially when taking into account the context of the site and type of development proposed. It is also considered that the absence of on-site parking provision would not compromise highway safety given the low likelihood of occupants owning cars and the presence of car parks in the surrounding area.
- 6.30 The proposed development would also encourage a modal shift, as required by Policy C2 of the WNJCS, by way of being located in a highly sustainable area with good links to key services and facilities and public transport networks.
- 6.31 It is also considered that sufficient cycle parking can be provided on site and could be conditioned in any planning permission granted.
- 6.32 Overall, given all of the above, it is considered that the proposed development is in full accordance with Section 9 of the NPPF, would not compromise highway safety, and would contribute to achieving a modal shift towards more sustainable modes of transport.

Other Considerations

- 6.33 The extract below shows the Flood Map for Planning from the Environment Agency, with the application site shown by the yellow marker. The site is located in Flood Zone 1 and as such is at low risk of flooding.

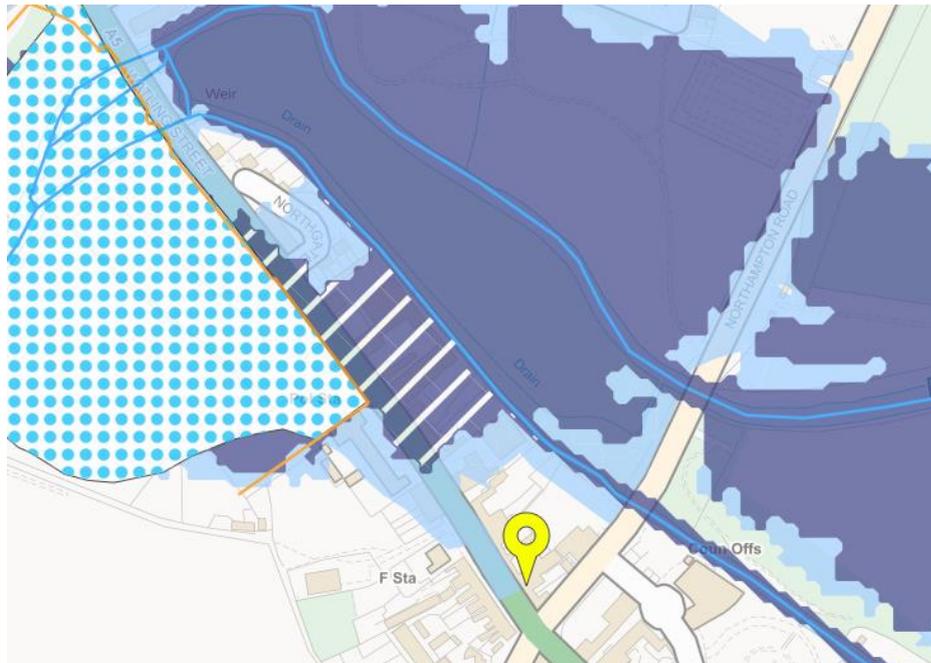


Figure 2. Flood Map for Planning

6.34 However, the road to the front of the site is located within Flood Zone 2, which could have potential to block access and egress from the site. However, all dwellings are able to exit the site to the rear, away from the areas at risk of flooding, and therefore safe access and egress can be maintained for all future occupants. As such, it is considered that the proposed development is in full accordance with policy BN7 of the WNJCS.

7 HERITAGE IMPACT JUSTIFICATION

7.1 The aim of this section is to consider the heritage impacts of the proposals and provides a justification in line with the content of the NPPF and those relevant policies from the development plan.

Heritage Assets

7.2 The property at No.154 is Grade II Listed. The building was first listed in 1951 and has been dated to 1779. The features of the house include a red brick façade, 19th Century sash windows, steps to the front door, and a datestone and fire insurance plaque to the front elevation.

7.3 The adjacent property at No.150 is also Grade II Listed. The building was also listed in 1951 and has been dated to 1767. The features of the house include a rendered façade, bay window, sash windows, dormer window, masonry patterns and a date stone to the front elevation.

- 7.4 There are numerous Listed Buildings in the vicinity of the site, and the scheduled Bury Mount motte castle lies some 180 metres to the east.
- 7.5 The site also lies within the Towcester Conservation Area boundary. The Conservation Area Appraisal document identifies the Listed Building at No.154, and No.152 is noted as being an 'other significant building'.
- 7.6 The appraisal notes that the conservation area was first designated in 1970, with reviews and extensions carried out in 1977, 1998 and 2012. The area is noted for its compact urban form and attractive composition of historic buildings which make a positive contribution to the character of the area. It is also noted that Towcester is unique in that there has been continuous occupation in the historic core of the town from the Roman period through Saxon and Medieval times to the present day, with each period leaving a legacy on the area. Much of the towns special interest lies in the survival of its ancient street plan which originates from the Roman period, and the survival of the medieval town layout which has remained largely unaltered over the last millennia. Watling Street, and many of the buildings along it, define the character of the town and many retain their 17th Century fabric behind later facades. The town's built environment is of a high quality and reflects its long history as a prosperous market town. As such, any development in the Conservation Area must conserve and enhance this key characteristic.

Potential Impact

- 7.7 The proposed development includes a small number of changes to the Listed Building at No.154, in order to accommodate the change of use proposed. To the front elevation, an additional door opening will replace an existing small window opening, and 3 new heritage style roof lights will be added. To the rear elevation, an additional dormer window will be added to the second floor. At ground floor an existing door opening will be changed to a window opening. All new door and window openings have been designed to reflect those existing on the rest of the site and in the surrounding area, in order to maintain the historic character of the building and wider area.
- 7.8 The changes to the rest of the site at No.152 have also been designed to reflect and retain the historic character of the site. All new window and door openings have been designed to reflect those found on the rest of the site, using similar materials. It is therefore considered that this element of the scheme would also cause negligible impact to the identified heritage assets and have been designed to reflect the historic character and features in the surrounding area.

- 7.9 The principle of the change of use of the buildings from offices to residential would also not adversely impact upon the heritage assets and could also bring some positive benefits through returning the buildings to their original use.

Conclusion

- 7.10 Overall, it is considered that there would be negligible impact upon the identified heritage assets as a result of this application. The proposed development has sought to retain and enhance the significance and character of the heritage assets as far as possible.
- 7.11 The proposed development is therefore considered to be in full accordance with Policy BN5 of the WNJCS, Saved Policies EV9, EV10, EV12 and EV13 of the Local Plan, Section 16 of the NPPF, and the Towcester Conservation Area Appraisal.
- 7.12 Furthermore, in the context of paragraph 196 of the NPPF, the less than substantial harm caused by the proposed development would be substantially outweighed by the public benefits of the scheme in providing additional dwellings in a highly sustainable location of the district where development is prioritised.

8 CONCLUSION

- 8.1 This statement has been prepared to accompany a full planning application for the proposed conversion of existing buildings to residential development of 15no. dwellings at Towcester Conservative Club, 152 & 154 Watling Street, Towcester, NN12 6DB. The application also seeks Listed Building Consent as the property at No.154 is Grade II Listed.
- 8.2 The proposed development comprises the conversion of the existing buildings at Nos 152 and 154 to a total of 15no. dwellings, which are all proposed as 1-bedroom apartments.
- 8.3 This Planning Statement has set out that the proposed development offers the opportunity to make efficient use of an under-utilised building in the sustainable urban area of Towcester to deliver additional housing. It has been demonstrated that the proposed development does not require on-site parking provision given the sustainable location of the site and the type of dwellings proposed. It has also been shown that the proposed development would not cause harm to the identified heritage assets, and any minor harm caused would be outweighed by the benefits of the scheme in providing additional dwellings in a highly sustainable location.
- 8.4 It has been demonstrated that the proposals are in full accordance with the various Development Plan documents, as well as national planning policies contained within the NPPF. We therefore respectfully request that the submitted application is approved.