



PLANNING COMMITTEE: 9th February 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2010/0007 **Delapre Abbey Stable Block**
London Road
Northampton
NN4 8AW

Proposal : **Retrospective application for change of use to tea room (Class A3).**

WARD: **Delapre**

APPLICANT: **Friends of Delapre Abbey**
AGENT: **None**

REFERRED BY: **Head of Planning**
REASON: **Site owned by NBC**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION/ CONSULTATION BY :

1. RECOMMENDATION

1.1 APPROVAL subject to the following conditions and for the following reason:

The proposed development would have no adverse impact on the character or setting of the listed building or the amenities of nearby residential occupiers and therefore complies with Policies E26 and D6 of the Northampton Local Plan, Policies 26 and 27 of the East Midlands Regional Plan and Planning Policy Guidance 15: Planning and The Historic Environment.

2. THE PROPOSAL

2.1 The proposal entails a retrospective application for the retention of the tea rooms within the former stable block at Delapre Abbey.

3. SITE DESCRIPTION

- 3.1 The use takes place across the ground and first floors of the building, with the ground floor comprising the tea room itself (customer seating area), which is laid out with tables and chairs, the kitchen, two storerooms, and the office of the Friends of Delapre Abbey.
- 3.2 The first floor comprises an additional customer seating area, three exhibition rooms and two storerooms.
- 3.3 The tea room use itself is restricted to the two customer seating areas, with an area to be used for outdoor seating also included in the application.

4. PLANNING HISTORY

- 4.1 The most significant planning applications for the Abbey site are two separate applications for a change of use to a conference centre and to a hotel which were approved in 1988.

5. PLANNING POLICY

5.1 Development Plan

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 current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.1 National Policies:

Planning Policy Statement 1 – Delivering Sustainable Development.

Planning Policy Guidance 15 - Planning and the Historic Environment

5.3 East Midlands Regional Plan 2009

Policy 26 – Promoting and enhancing the region’s natural and cultural heritage

Policy 27 – Regional Priorities for the Historic Environment

5.4 Northampton Borough Local Plan

Policy E26 - Conservation Areas: development and advertisements
Policy D6 – Development Site Policy for Delapre Abbey

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 Conservation (NBC)** – There is no objection to the principle of the tea room, however there are a number of issues which need to be given careful consideration to safeguard the building and the long term strategy. It is essential that the use as tea rooms does not jeopardise the long term future of the buildings and the wider complex. Whilst the long term plan may include refreshment facilities, these may be in an alternative improved location enabling the stables to be used for other purposes. It is therefore essential that the flexibility options are not limited thus I would suggest that should consent be granted this be time limited, therefore maintaining flexibility. The existing tea room did not necessitate alterations to be undertaken to facilitate the use. The existing kitchen equipment is all free standing and uses existing services into the building. It is important to ensure the existing use and any proposed future uses do not necessitate alterations, which may limit future options for the building. Any proposed advertisements associated with the use will need to be given careful consideration with regard to location and size.
- 6.2 Environmental Health (Public Protection) (NBC)** - In order to prevent potential cooking odour problems it is recommended that any approval is subject to the condition below: "Within 3 months of the date of this permission, a scheme shall be agreed with the Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odours. The agreed scheme shall be implemented within 6 months and shall be maintained thereafter." Discussions with Environmental Health indicate that this need not entail any external equipment.
- 6.3** No other representations had been received at the time of writing this report. The statutory consultation period expires on 9th February 2010. Any further representations received will be reported to Committee by means of the addendum.

7. APPRAISAL

- 7.1** The main issues to consider are the acceptability of the principle of the use, the impact on the listed building and any impact on adjoining occupiers.
- 7.2** The site of Delapre Abbey is designated in the Local Plan by means of Policy D6 as a development site for an office and conference centre. As stated above planning permission has previously been granted for use as both a hotel and a conference centre in separate permissions.
- 7.3** The use of a small part of the site as tea rooms is not considered to be in conflict with this policy designation nor is it considered that this would conflict, in principle, with other potential future uses of the site.

- 7.4 The main issue is therefore the impact of the proposal on the listed building and in this context whether the current location of the tea room within the Abbey complex would be the most appropriate for potential future uses.
- 7.5 In terms of the impact on the listed building, the tea room uses free standing equipment within the stable block and is therefore fully reversible. Although the response from Environmental Health refers to the need for air filtration equipment it has been confirmed that this would not necessitate any external fixtures.
- 7.6 However, whilst the current tea rooms use does not result in any adverse impact, the current application includes both floors and as such the use could be expanded to become essentially a restaurant use across both of these floors. This could potentially result in a requirement for improvements to the staircases and for external extraction equipment, both of which would be likely to be damaging to the listed building.
- 7.7 Furthermore, a restaurant use across two floors would become an attraction in itself which would detract from the character of the building and would limit the potential for the future use of the site.
- 7.8 It is considered essential, therefore, to limit the use to a tea rooms only and for the public areas to be limited to those currently in use.
- 7.9 As discussed above, current planning policy is for the site to be used as an office and conference centre and it is also considered necessary to ensure that other potential uses are not prejudiced by the current proposals. Such uses could include a hotel as previously approved or the site being opened to the public as a visitor attraction.
- 7.10 The current location of the tea rooms could potentially prejudice such uses as whilst these may include a tea room, this would not necessarily be in this location. Therefore in order to prevent these objectives being prejudiced it is considered necessary to restrict the current permission to a five year period.

8. CONDITIONS

- (1) This permission shall be limited to a temporary period expiring on 28th February 2015.

Reason: In order to ensure that the long term proposals for the site are not prejudiced by the use, in accordance with PPG 15 Planning and the Historic Environment.

- (2) The premises shall be used as a tea room and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (as amended), or in

any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to prevent any adverse impact on the listed building which could result from other uses within Use Class A3, in accordance with PPG 15 Planning and the Historic Environment.

- (3) The areas of public seating for the purposes of the tea room hereby approved shall be limited to the rooms marked as “tea room” on the approved plans, together with the external seating area as delineated on the site location plan. Other rooms and areas shall be used only for the purposes as indicated on the approved plans, unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent any intensification or expansion of the current use, which could result in a detrimental impact on the listed building, in accordance with PPG 15 Planning and the Historic Environment.

- (4) Within 3 months of the date of this permission, a scheme shall be agreed with the Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odours. The agreed scheme shall be implemented within 6 months and shall be maintained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development in accordance with the advice contained in PPS23 Planning and Pollution Control.

9. BACKGROUND PAPERS

- 9.1 Planning application file N/2010/0007

10. LEGAL IMPLICATIONS

- 10.1 None

11. SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 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.

Position:	Name/Signature:	Date:
Author:	A Holden	26/01/10
Development Control Manager Agreed:		

