

PLANNING COMMITTEE: 23rd August 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0614: Listed building consent for various internal and external refurbishments and improvements
1-2 Abington Cottages, Abington Park, Northampton

WARD: Park

APPLICANT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: Borough Council Application

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

- 1.1 On account of the consultation period from the newspaper advertisement not concluding until the 25th August, it is requested that the Committee agree to delegate the decision to approve in principle the proposed works, provided that no additional material considerations are raised. The application will be subject to referral to the Secretary of State and subject to conditions and is acceptable for the following reason:
- 1.2 The proposal would not unduly impact upon the fabric, character and appearance of this Grade II Listed Building within Northampton's historic Abington Park. The proposal therefore complies with PPS5 – Planning and the Historic Environment and Policies E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 The applicant seeks Listed Building consent to carry out various renovations to the Abington Cottages in order to ensure that the buildings are of a suitable standard of repair and comply with the

relevant standards regarding the letting of domestic properties, such as the Decent Homes Standard. These works broadly comprise repairs to the roofs of the building; repairing the wooden sash windows within the buildings; replacing a sash window to the rear of 1 Abington Cottages; replacing four doors across the two dwellings; installing a new kitchen and bathroom into 2 Abington Cottages; installing a new boiler and removing partition walling from the bedroom of 2 Abington Cottages.

- 2.2 As the applicant is Northampton Borough Council, if the Committee is minded to approve the application, it would need to be referred to the Secretary of State prior to final determination.

3. SITE DESCRIPTION

- 3.1 The application site comprises two cottages that date from the late 17th century and were originally constructed as a rectory. The buildings are of two storeys in height and were built from squared rubble and feature stone coped gables to the roof. The buildings are, in part, listed for their group value with the nearby Church of St Peter and St Paul and the Abington Abbey.

- 3.2 The buildings are located within a parkland setting adjacent to the tennis courts and bowling greens. As a result of this, the character and setting of the buildings is of a significant nature.

4. PLANNING HISTORY

- 4.1 N/2006/1325 – Replace doors and windows – Approved

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.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS5 – Planning for the Historic Environment

5.3 East Midlands Regional Plan

Policy 2 – Promoting Better Design

5.4 Northampton Borough Local Plan

E20 – New developments
E26 – Development within Conservation Areas.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None

7. APPRAISAL

7.1 The provisions of PPS5 require that works to a Listed Building should have either a neutral or positive impact upon the setting of the Listed Building. As the majority of the external works revolve around the maintenance of repair of architectural features, it is considered that the overall impact upon the setting of the Listed Building would be neutral and therefore the proposal is in compliance with the requirements of PPS5.

7.2 Whilst one window and four doors are to be removed by reason of their deteriorated condition, it is considered that as these elements do not play an intrinsic role in the definition of the building's distinctive character and would be replaced by items of a sympathetic appearance; which can be secured via conditions; the overall impact upon the character of the building would be minimal. Furthermore, these works would improve the security and energy efficiency of the building.

7.3 No internal works are proposed within 1 Abington Cottages; however, as set out previously, a number of works are proposed within 2 Abington Cottages, comprising the installation of a new bathroom, kitchen and boiler.

7.4 The horizontal flue associated with the proposed boiler would be located on a reasonably discrete side elevation and therefore the overall impact on the principal elevations of the building and by extension the overall setting of the Listed Building would be minimal and would also offer benefits in improving the energy efficiency of the building. A condition covering the method for the installation of the boiler is proposed.

7.5 As part of the works to be carried out, additional boxed in pipework would need to be provided within the kitchen area. Whilst this would represent a new feature within the building that is of a non-traditional type, it is noted that the works would facilitate the removal of comparable installation within one of the bedrooms and as a result of this, the overall impact of these works would be neutral.

7.6 The replacement works to the bathroom and kitchen are of such a small scale that they are unlikely to have a significant impact upon the character of the Listed Building, plus they would assist in making the building more attractive to residents, thus securing a future use for the buildings.

8. CONCLUSION

8.1 It is considered that the proposed works would have a neutral impact upon the setting or character of the Listed Building and therefore the proposed works are compliant with the requirements of PPS5 – Planning for the Historic Environment.

9. CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. Notwithstanding the details submitted, a statement detailing the methods for carrying out the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of PPS5 – Planning for the Historic Environment.

3. Notwithstanding the details submitted full details of the proposed replacement doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of PPS5 – Planning for the Historic Environment.

10. BACKGROUND PAPERS

10.1 None

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 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:	Ben Clarke	28/7/11
Development Control Manager Agreed:	Gareth Jones	02/8/11



Name: LZ
Date: 11th August 2011
Scale: 1:500
Dept: Planning
Project: Site Location Plan

Title
Abington Cottages Nos 1 and 2

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