



PLANNING COMMITTEE: 1st October 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0832: **Listed Building Consent Application for the replacement of roof coverings on a like-for-like basis, masonry/brick repairs, new roof access hatches, enhanced roof access arrangements and overhaul/replacement of rainwater goods and demolition of second floor bathroom to Delapre Abbey, London Road**

WARD: Delapre & Briar Hill

APPLICANT: Northampton Borough Council
AGENT: Purcell

REFERRED BY: Head of Planning
REASON: Borough Council Application

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to prior referral to the Secretary of State, and conditions attached in Paragraph 9.2 for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and will ensure its long term survival and removal from the Heritage at Risk Register. The proposal thereby accords with Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The works entail the removal of second floor bathroom which is a 20th Century addition, emergency works to the roofs, and the provision of systems to enable better access for maintenance in the future. The purpose of the emergency works is to undertake repairs to the roofs and dormer windows to prevent water ingress which is causing damage to the fabric of the building, as set out below:

- Replacing roof coverings on selected roofs, at high level, on a like-for-like basis.
- Alterations to falls of lead lined gutters to assist with improved surface water drainage of roof slopes.
- Structural repairs to the north wing and library.
- Insulation of roof slopes where re-roofing is taking place.
- Removal of poor quality softwood windows in North Range and replacement with purpose made casements.
- Rebuilding of some chimney stacks.
- Installation of fall restraint system to provide safe access to undertake general maintenance.
- Two new access hatches to enhance maintenance access.
- Installation of new lighting protection system.
- Replacement of rainwater goods including replacement of plastic goods with cast iron. Additional rainwater goods and upgrading to reduce rainwater run-off. Rationalisation of rainwater goods to improve aesthetics.

3. SITE DESCRIPTION

3.1 Delapre Abbey is a Grade II* Listed Building dating from 1145 and forms part of a complex of buildings some of which are also listed Grade II. The property is approached by a tree lined drive and sits within a parkland setting located approximately 1 mile from the town centre. The building is within the Registered Battlefield (Battle of Northampton 1460) and the designated Delapre Park Conservation Area. The building is included on the English Heritage 'At Risk' register.

- 3.2 The building is currently the subject of a Stage 2 bid for Heritage Lottery Funding which should enable key parts of the building to be brought back into effective use, securing the building's future.

4. PLANNING HISTORY

- 4.1 Listed building applications for minor alterations, none directly relevant to the current application.

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 Northampton Local Plan 1997.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

Policy E20 – New Development

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **English Heritage** - Delapre Abbey is Grade II* listed in recognition of its more than special architectural and historic interest. Delapre Abbey has been on English Heritage's Heritage at Risk Register for several years, the proposals are for urgently needed repairs to the roofs of the Abbey. English Heritage is providing grant aid for these urgently necessary works. The works have been designed to be on a like-for-like replacement basis wherever possible, and to minimise harm to the significance of the building. The works will ensure that the building is weather-proof and water tight in advance of the larger redevelopment works which are being proposed. The demolition of the bathroom will be an enhancement to the significance of the building as it is a 20th century addition in poor condition, which detracts from the significance of the building. We recommend the Secretary of State should approve the Listed Building Consent for these works, in order to safeguard the survival of this important historic building and to put it on a path that ensures its ultimate removal from the Heritage at Risk Register. We recommend that a condition should be attached to the demolition of the bathroom regarding details and methodology of repair works.
- 6.2 **Conservation** - no objection subject to condition regarding treatment of scars following demolition of the bathroom extension.

6.3 **Resident from Wavendon** - support the proposals.

7. APPRAISAL

7.1 The issues to consider are the impact of the proposals on the character, appearance and historic significance of the listed building.

7.2 The proposed works are largely like-for-like repairs, and if this was all that was proposed, Listed Building Consent would not have been required.

7.3 However, additional works are also proposed, as detailed in Paragraph 2.1 above. These include the replacement of modern, poor quality windows with more historically appropriate replacements and the replacement of plastic rainwater goods with cast iron alternatives. It is considered that this would be beneficial as it would result in the removal of recent, inappropriate alterations.

7.4 In addition, alterations are proposed to the rainwater system, including additional drainage, to prevent excessive run-off from the roofs. Whilst this will introduce new features to the building it is considered that this will be visually acceptable and the benefit of improved drainage outweighs any potential visual impact.

7.5 A fall restraint system is proposed. This entails the provision of harness points, safety wires, roof access hatches and a permanently fixed ladder. A previously proposed safety barrier is not now proposed as this would be too visible. The remaining elements would not generally be visible and it is considered that the benefit of providing easier maintenance access, outweighs any impact of these proposals on the integrity of the listed building.

7.6 The most significant alteration proposed, in terms of its scale, is the removal of a 20th century extension at second floor level, which is suspended at this level on a brick pillar. This alteration is very unsympathetic to the character of the building and it is considered that the building would be enhanced by its removal.

8. CONCLUSION

8.1 It is considered that the proposed repairs and alterations would assist in securing the long term future of this Grade II* listed building and would not result in any adverse impact on its character or architectural and historic interest in line with the advice contained in the National Planning Policy Framework.

8.2 As the Borough Council is the applicant, according to planning legislation, the application would need to be referred to the Secretary of State for works to a Grade II* listed building.

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. Following the demolition of the first floor bathroom extension, a survey of the building scarring resulting and a strategy for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The repair works to the scarring to the building shall then be carried out in full accordance with the approved remediation strategy.

Reason: To ensure the protection of the character of the Listed Building in accordance with the National Planning Policy Framework.

3. The works shall be carried out in full accordance with the recommendations as set out in the document “234573 Delapre EH Roofing – NBS Specification” dated 2nd August 2013, produced by Purcell, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the character of the Listed Building in accordance with the National Planning Policy Framework.

10. BACKGROUND PAPERS

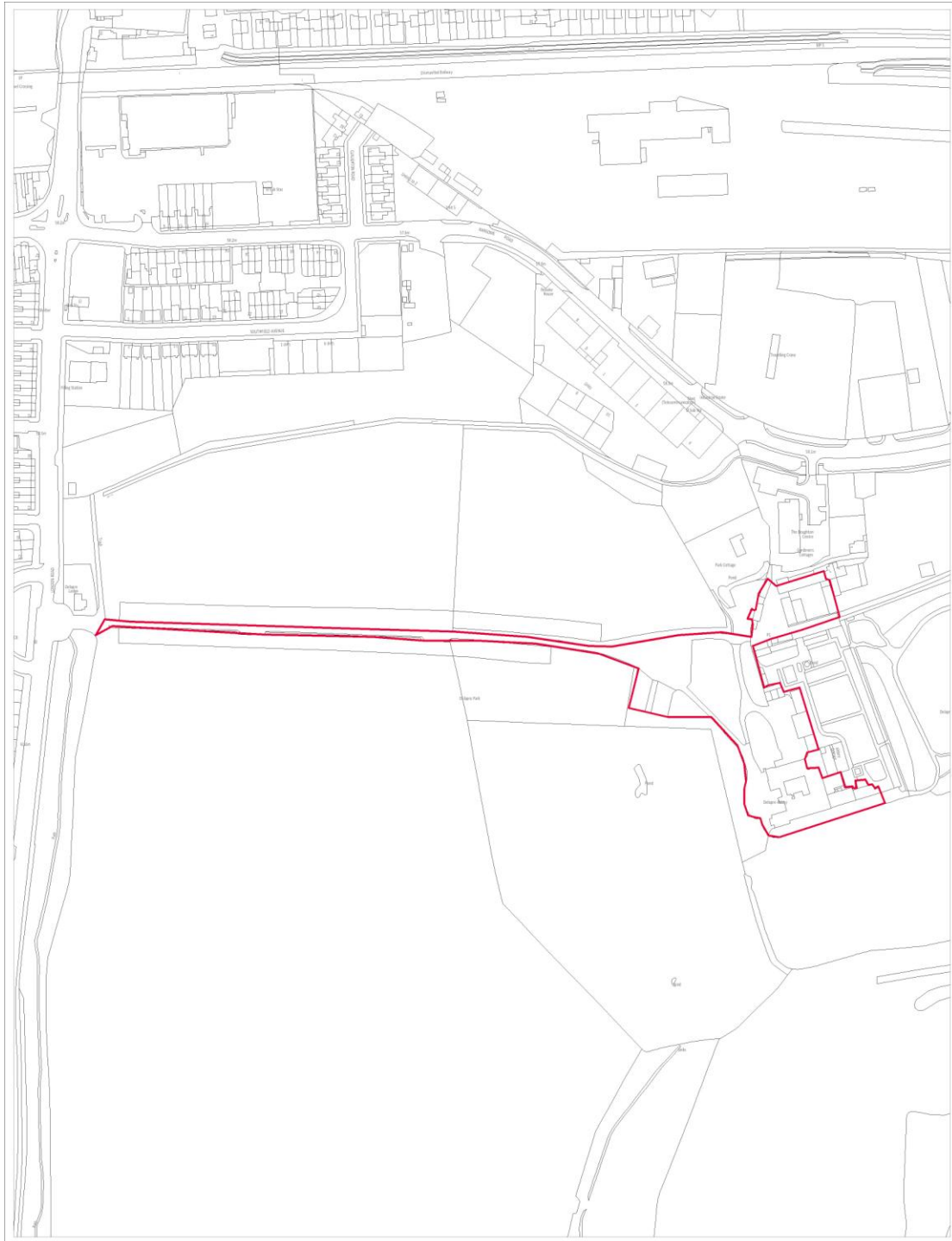
- 10.1 N/2013/0832

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.



Name: **Planning**
Date: **16th September 2013**
Scale: **NTS**
Dept: **Planning**
Project: **Committee**

Title

Delapre Abbey

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