



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 24<sup>th</sup> March 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2014/1355:** Listed Building Application to convert brick extension into a public disability accessible toilet at Abbey Cottage, Delapre Abbey, London Road

**WARD:** Delapre and Briar Hill

**APPLICANT:** Northampton Borough Council  
**AGENT:** Northampton Borough Council

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** Council application and Council Owned Land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 APPROVAL IN PRINCIPLE** subject to prior referral to the Secretary of State, and conditions attached in Paragraph 9.1 for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area. The proposal thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

**2. THE PROPOSAL**

**2.1** Conversion of existing extension to the listed building into a publicly accessible disabled toilet.

### **3. SITE DESCRIPTION**

- 3.1 The proposal relates to a single storey brick built extension to Abbey Cottage, which is currently used for storage. The cottage is located within the grounds of Delapre Abbey, adjacent to the walled garden.

### **4. PLANNING HISTORY**

- 4.1 In October 2013 an application was approved for the repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House and change of use to include functions/events, conferences, guided tours, visitor and heritage centre and ancillary retail, offices, café and restaurant, and holiday lets. An associated application for listed building consent for the works required was also approved at that time.
- 4.2 In October 2014 an application was approved for the temporary change of use of Abbey Cottage from residential to office and exhibition space.

### **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 the adopted West Northamptonshire Joint Core Strategy and the saved policies of the Northampton Local Plan.

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 that states that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 126 goes on to say that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

### 5.3 **West Northamptonshire Joint Core Strategy**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy BN5 “The Historic Environment”, which sets out that heritage assets will be conserved and enhanced and that where heritage assets are at risk they will be appropriately conserved and managed.

### 5.4 **Northampton Local Plan**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 “New Development”, which states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and that development should be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26 “Conservation Areas” which states that development must preserve or enhance the character and appearance of the area, and not include the demolition of any building which makes a significant contribution to the character or appearance of the area.

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments are summarised as follows:

6.1 **NBC Conservation** – No objections to this application from a Conservation perspective with appropriate door and window details to be required by condition.

6.2 **English Heritage** – The current proposals for creation of a Disabled Discrimination Act compliant toilet are part of the larger programme of works. English Heritage were consulted on the proposals at pre-application stage and were satisfied that the proposals would not harm the significance of the grade II listed cottage and consider that the proposed disabled toilet is necessary and therefore support the proposals.

## 7. **APPRAISAL**

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

- 7.2 The part of the building to which this proposal relates is a relatively modern extension to the listed building, which has been constructed in brick rather than stone, which is the material used for the main cottage building as well as the majority of the Abbey itself.
- 7.3 The proposed alterations would result in a slight widening of the doorway and the replacement of the door. Internally, a partition would be installed and the room would be dry-lined. New flooring would also be installed.

## **CONCLUSION**

- 8.1 It is considered that as this extension is a minor part of the cottage and a more modern addition, that it has more limited historical interest in comparison to the main building. The proposed alterations would be minor in nature and would not affect this character, or the setting of the adjacent main Abbey buildings, or the wider Conservation Area.
- 8.2 It is considered that the proposed alterations would have a limited impact on the interest of the building and due to their relatively minor nature would not affect the setting of the adjacent main buildings, or the wider conservation area, whilst having the benefit of providing disabled toilet facilities which are not available at present.
- 8.3 Conditions are proposed which would allow for the consideration of the details of the door and window as well as the treatment of the flooring.

## **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) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, UARN 60212 / 002, UARN 60212 / 102.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) Before any work is carried out, further precise details of the alterations to the window, door and floor including sections and profiles at a scale of 1:10 or 1:20, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the integrity of the Listed Building in accordance Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**10. BACKGROUND PAPERS**

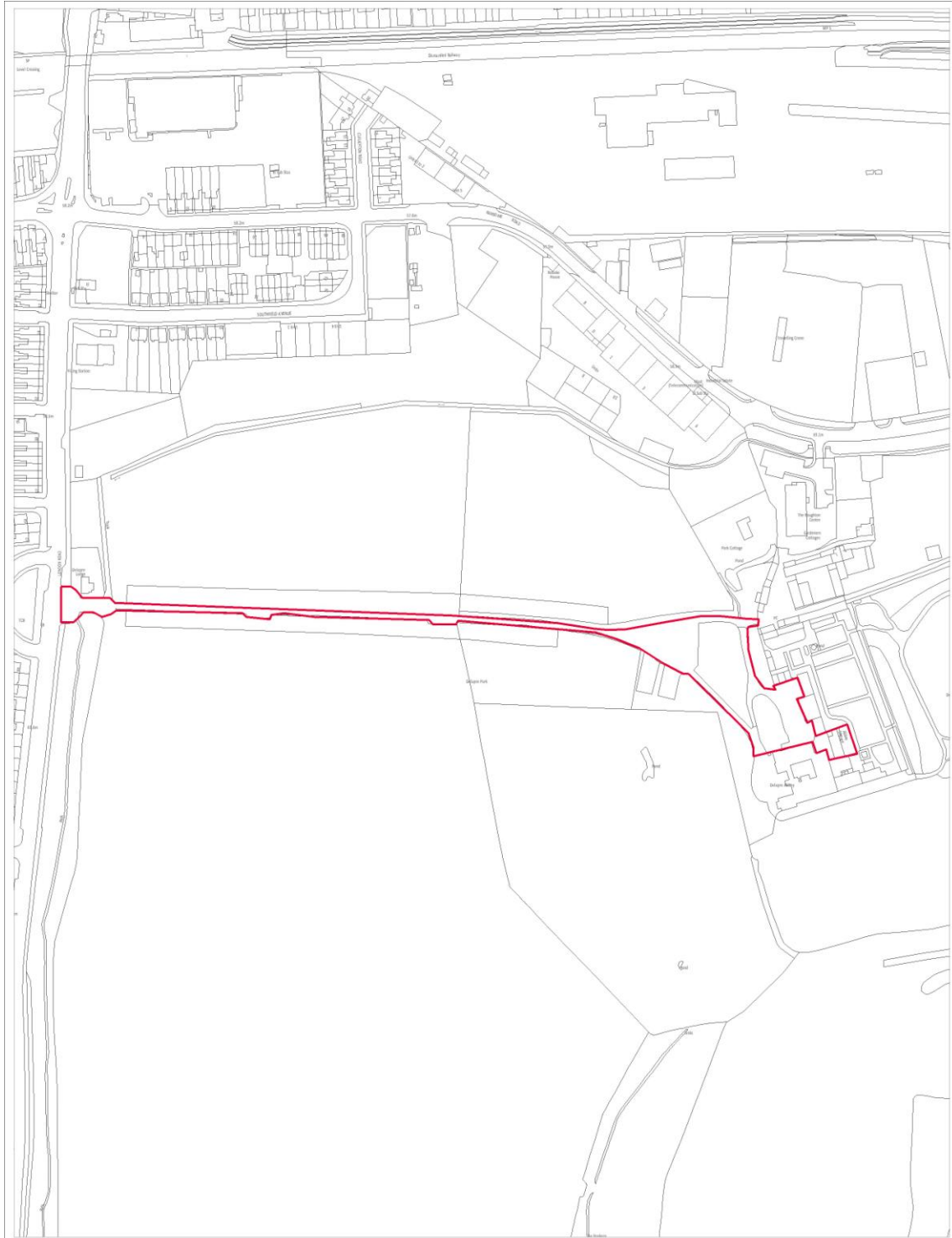
10.1 Application file N/2014/1355.

**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: **Site Location Plan**  
Date: **13th March 2015**  
Scale: **1:3000**  
Dept: **Planning**  
Project: **Planning Committee**

Title  
**Abbey Cottage Delapre Abbey, London Road**

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