



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

**N/2015/0249:** Siting of two temporary portakabins within stable yard (for a temporary period of three years) at 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**

**APPROVAL** subject to the conditions attached in Paragraph 9.1 and 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 or on the amenities of nearby residential occupiers. The proposal would assist with the overall project to restore the Abbey and remove it from the Heritage at Risk Register and 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 Siting of two temporary buildings within the stableyard of the 19<sup>th</sup> Century Stables.

### **3. SITE DESCRIPTION**

- 3.1 The site of this proposal comprises the stableyard of the 19<sup>th</sup> Century stables at Delapre Abbey. These are located towards the northern end of the Abbey complex, adjacent to residential properties and also close to the Mencap Centre to the north of the Abbey site.

### **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 respect of the 19th Century stables this application also permitted change of use to business studio/workshops (Class B1) as well as new brick building façade to north elevation; new openings with doors and shutters; new frameless glazed screen and access ramp and demolition of steel barn and lean-to.
- 4.3 In December 2014 an application was approved for the change of use of part of the stable block to use as a restaurant / café.

### **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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

#### **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 received are summarised as follows:

- 6.1 **NBC Conservation** – As these are temporary structures only, there are no objections from a conservation perspective.

At the time of writing this report, the consultation period has not expired. Any further comments received will be reported to the Committee by means of an Addendum.

## **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 as well as the impact of the proposal on adjoining occupiers and on the setting of the historic park and the wider area.

- 7.2 The proposal entails the positioning of two temporary portable buildings. These would be used by the Pony Club, for storage and meeting rooms, who would vacate a part of the existing stable block which would be used as a restaurant / tea rooms, to allow the existing tea room use by the Friends of Delpare Abbey to be relocated from the 18<sup>th</sup> Century Stables, which in turn would be used as part of the visitor attraction, as an exhibition area.
- 7.3 This would be a temporary arrangement only, because in the longer term it is anticipated that other currently vacant space within the stable complex would be requested for a suitable use. The site for the temporary buildings would be within the 19<sup>th</sup> Century Stable yard, which is surrounded by a brick built stable block of fairly typical appearance for a building of its type and age.
- 7.4 Within the stableyard and adjacent to the proposed location for the temporary buildings, there is a more modern structure of a barn-like appearance, which is constructed of corrugated metal. This structure detracts from the character of the courtyard and the wider setting of the area and it is proposed in the long term for this structure to be removed.
- 7.5 However, in the short term this structure would remain, and the temporary buildings would be adjacent to this. It is considered that in this context, and in the wider context of the Abbey complex as a whole having the appearance of a development site for a number of years, that these temporary buildings would not have a significant detrimental visual impact, for the three years during which they would be in place. However, retention of these buildings beyond this time, and beyond the time when the Abbey has been restored and opened as a visitor attraction, would not be appropriate. It is recommended, therefore, that permission is only given for this temporary period. As referred to above it is anticipated that alternative accommodation for the Pony Club can be found during the three year period.
- 7.6 In terms of the use of the building, this would be the same use by the Pony Club as the existing stable building, for occasional meetings and storage. It is not considered that the relocation of this use would have any more of an impact on nearby residents than the same use does in its current location nearby.

## **8 CONCLUSION**

- 8.1 It is considered that on the basis that the proposed siting of the buildings would be for a temporary period only and that this would facilitate the wider project to refurbish the Abbey, that the buildings would not have a significant detrimental impact on the character or

appearance of the conservation area or the setting of the listed building, subject to an appropriate external appearance, which would be required by condition. It is further considered that the use of the buildings would not have any increased detrimental impact on the amenities of adjoining occupiers than currently results from this use within the stable block.

## **9. CONDITIONS**

- (1) The buildings hereby permitted shall be removed and the land restored to its former condition on or before March 31<sup>st</sup> 2018.

Reason: In the interests of amenity as the Local Planning Authority consider the buildings are not acceptable on permanent basis, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and as a temporary expedient in accordance with Policy E20 of the Northampton Local Plan.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Site Layout Plan, plans and elevations.

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

- (3) Details and/or samples of the external finish to the temporary buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

- (4) The temporary buildings shall be used for purpose ancillary to the existing Pony Club use and for no other purpose.

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority in accordance with Policy E20 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

- 10.1 Application file N/2015/0249.

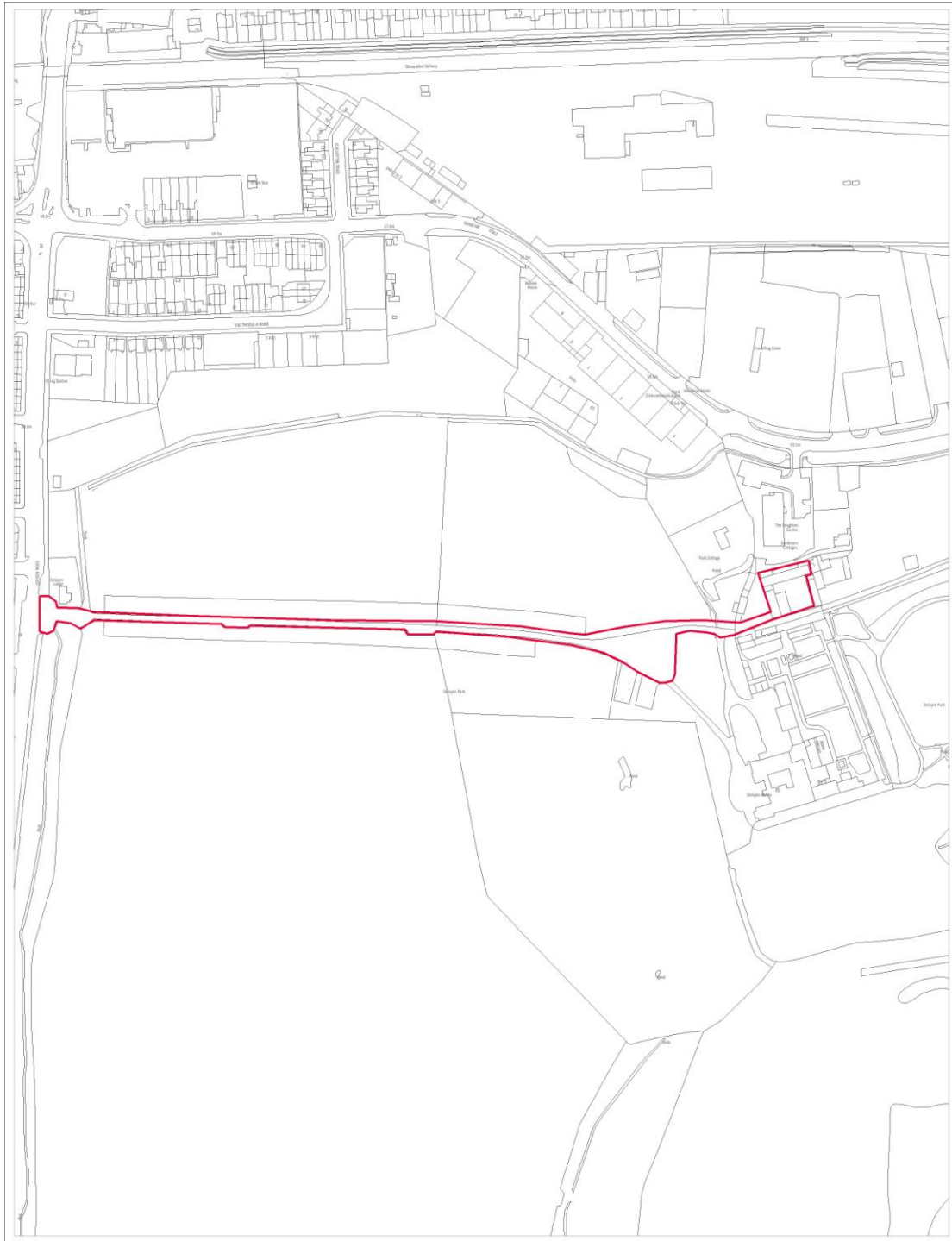
## **11. LEGAL IMPLICATIONS**

- 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: **9th March 2015**  
Scale: **1:3000**  
Dept: **Planning**  
Project: **Planning Committee**

Title

## Delapre Abbey, London Road

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