



PLANNING COMMITTEE: 29th September 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0782: The installation of secondary glazing at Home Farm, Eagle Drive

WARD: Delapre & Briar Hill

APPLICANT: Northampton Borough Council
AGENT: N/a

REFERRED BY: Director of Regeneration, Planning and Enterprise
REASON: Property is owned by Northampton Borough Council

DEPARTURE: No

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

- 1.1 **APPROVAL IN PRINCIPLE** subject to prior referral to the Secretary of State and conditions as set out in Paragraph 9 and for the following reason:

The proposed works would not result in the loss of the historic fabric or harm to the significance of the heritage asset and is in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application is for listed building consent for the installation of secondary glazing to the existing timber windows of the Grade II listed farmhouse to improve the overall efficiency of the building and improve living conditions. The proposal includes the repair and refurbishment of the existing windows and doors which are currently in poor condition. These works do not require listed building consent being considered a repair. The existing glazing within the windows would be retained.

3. SITE DESCRIPTION

- 3.1 Home Farm is a Grade II listed farmhouse with an associated equestrian business and buildings located to the west of the A45 Brackmills Interchange situated in a semi-rural area accessed via Eagle Drive. A hotel is located on the

land to the north and Delapre Golf Course located to the west of the site. The property is owned by the Council.

4. PLANNING HISTORY

- 4.1 91/0978 – Conversion of farmhouse to bed and breakfast. Approved 19.02.92.

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).

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 131 advises on the desirability of sustaining and enhancing heritage assets.

5.3 West Northamptonshire Joint Core Strategy (2014)

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 seeks to ensure designated heritage assets and their settings are conserved and enhanced.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Conservation** – Home Farm is a Grade II listed building built between 1830 and 1855 and is a good example of regency architecture. The principle of secondary glazing is acceptable but it is important that the method of installation respects window features both internally and externally. It is important for the existing internal shutter to be operable following the fitting of secondary glazing. A condition is recommended to require further details of the means of installation, particularly for those windows with vertically sliding shutter boxes, where a new frame is to be mounted inside the window.

7. APPRAISAL

- 7.1 The main issue for consideration is the impact of the installation of secondary glazing on the historic fabric, character and appearance of the listed building.

- 7.2 The proposed secondary glazing would be installed within the reveals of the existing timber windows. The existing window openings are large with a high proportion of glass. The installation of secondary glazing would enhance the energy efficiency of the property and improve living conditions for the occupants.
- 7.3 The proposed works would assist in ensuring that the listed building remains habitable and in continual use assisting in the preservation of this heritage asset. The proposed repairs would enhance the overall appearance of the building and, subject to agreeing the specific details of the installation of the secondary glazing by condition, it is considered that there would be no significant harm to the overall fabric and character of the listed building.

8. CONCLUSION

- 8.1 The proposed works are considered to be in accordance with the requirements of both national and local planning policy and would not result in the loss of historic fabric or harm to the significance of this heritage asset. The application is therefore recommended for approval.
- 8.2 As the application site is owned by the Council, in accordance with planning legislation requirements, 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) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, drawing nos. 60589-001 & 002, Schedule of External Repairs to External Doors and Windows, submitted Selectaglaze details and additional details received 20/08/15.

Reason: For the avoidance of doubt and to accord with the terms of the planning application/listed building consent application.

(3) Notwithstanding the submitted details prior to the installation of the secondary glazing hereby permitted a detailed Method Statement for the means of installation of the secondary glazing shall be submitted for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure the fabric and significance of the heritage asset is maintained in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework. It is a pre-commencement condition to ensure details are submitted in a timely manner.

10. BACKGROUND PAPERS

- 10.1 N/2015/0782

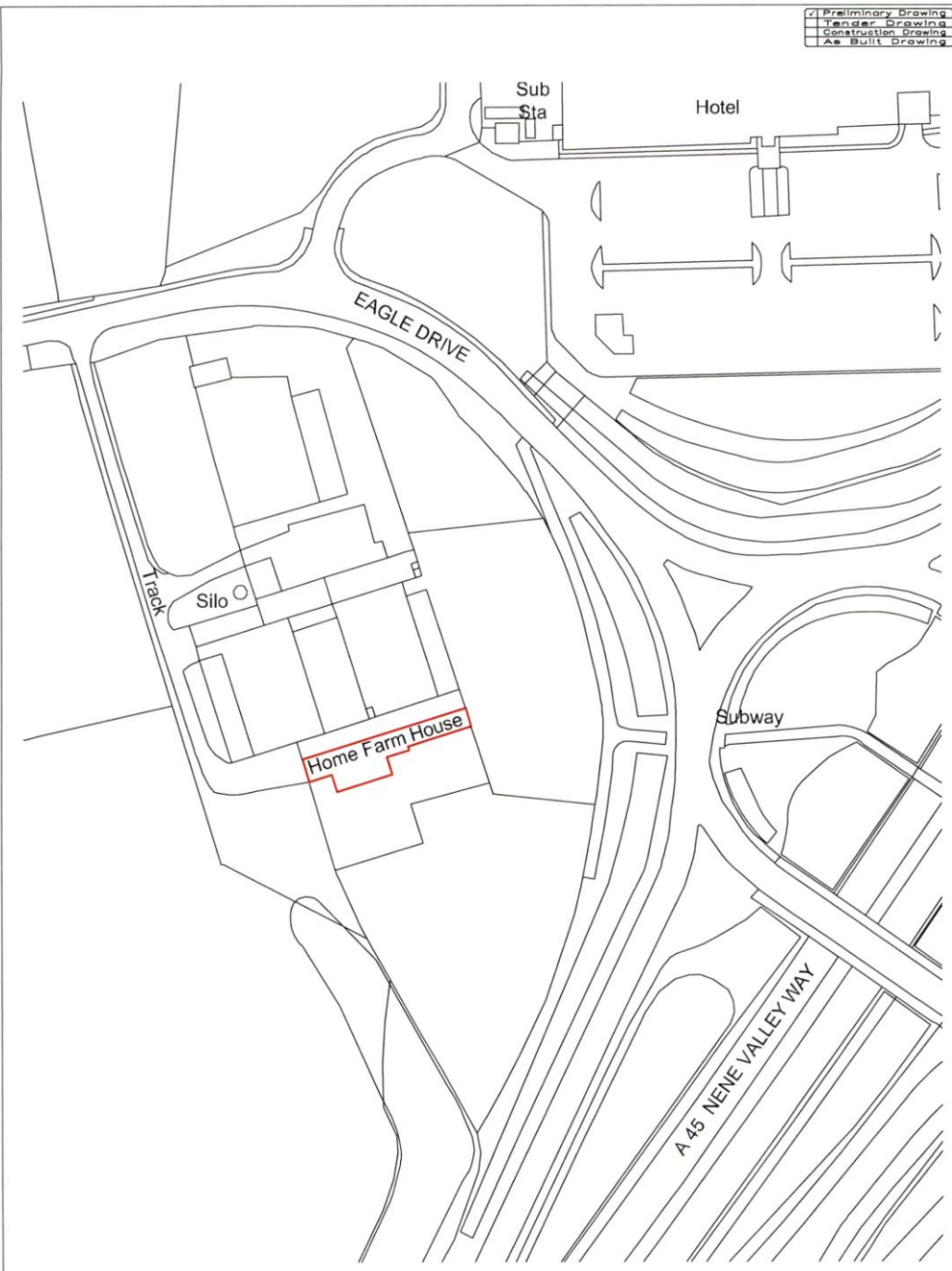
11. LEGAL IMPLICATIONS

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.

<input type="checkbox"/>	Preliminary Drawing
<input type="checkbox"/>	Tender Drawing
<input type="checkbox"/>	Construction Drawing
<input type="checkbox"/>	As Built Drawing



Home Farm, Eagle Drive, Northampton
 Window repair scheme
 Location Plan

No	Revision	Date



NORTHAMPTON
 BOROUGH COUNCIL
 Regeneration, Enterprise and Planning Directorate

Scale: 1:1250 At_A4

Drawn	NH	July 2015
Checked		
Approved		

Dwg No 60589-001