

PLANNING COMMITTEE:	14 th June 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2016/0450
LOCATION:	Delapre Lodge Delapre Park , London Road
DESCRIPTION:	Listed Building Application for the external repairs of the lodge
WARD:	Delapre & Briar Ward
APPLICANT:	Northampton Borough Council
AGENT:	Northampton Borough Council
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	NBC owned land
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to the conditions as set out below and for the following reason:

The proposed works would assist in the preservation, conservation and enhancement of the curtilage listed building and would not lead to any adverse impact on the character, appearance or historic significance of the surrounding listed buildings, conservation area or Registered Battlefield in accordance with the requirements of Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is a listed building application for external repairs to Delapre Lodge comprising of the repair of the slate roof; overboarding of the existing 'Sitex' security shutters to windows and doors to improve the appearance; and stone cleaning, repair and repointing of the elevations. The works are required to arrest sources of decay and deterioration prior to looking at long term-plans for the re-use of the building.

3. SITE DESCRIPTION

3.1 The Lodge is situated in a prominent position at the entrance to Delapre Abbey from London Road. The building is curtilage listed and situated within Delapre Conservation Area and within the Northampton Battlefield Site, a Registered Battlefield. The main complex of buildings at

Delapre Abbey is situated in excess of 400m from The Lodge and comprise of a number of Grade II listed buildings, with Delapre Abbey being Grade II* listed.

4. PLANNING HISTORY

4.1 84/0750 – Single storey extension. Approved 8.10.84.

5. PLANNING POLICY

5.1 Statutory Duty

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 the Northampton Local Plan (1997) saved policies.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 advises that planning should conserve heritage assets in a manner appropriate to their significance.

Paragraph 131 of the NPPF advises that in determining applications account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 132 seeks to ensure great weight is given to the conservation of a heritage asset when considering the impact of proposed development.

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 S10: Sustainable Development Principles – seeks to protect, conserve and enhance heritage assets and their settings.

Policy BN5: The Historic Environment – heritage assets and their setting and landscapes will be conserved and enhanced.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

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 E26: development should preserve or enhance the character and appearance of conservation areas.

5.5 **Other Material Considerations**

Delapre Park Conservation Area Appraisal & Management Plan 2007
Delapre Park Conservation Area

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NBC Conservation** – no objection. The building is in poor condition and the justification for the work to make the building weathertight is accepted. A condition requiring approval of materials should be imposed.

6.2 **Historic England** – no objection.

7. **APPRAISAL**

7.1 The main issues for consideration are the impact of the proposed works on the character, appearance and historic significance of the curtilage listed building and the surrounding conservation area, and the preservation of the setting and historic significance of surrounding listed buildings within Delapre Park and the Registered Battlefield.

7.2 In considering the proposed development, regard must be paid to the importance of the heritage asset and the historic surroundings. The site lies within Delapre Park Conservation Area and within the registered battlefield site of the Battle of Northampton. The Delapre Park Conservation Area Appraisal and Management Plan (2007) refers to character of the area as that of a historic house with associated formal and informal gardens, and secondary buildings, such as the gatehouse (The Lodge) and the stable block. The Lodge is identified within the Delapre Park Conservation Area Leaflet as a 'building making a positive contribution'.

7.3 Planning policy places considerable weight on the conservation, preservation and, where possible, enhancement of heritage assets. The proposed works to The Lodge are required in order to make the building weathertight and improve the appearance of the lodge which is falling into disrepair. Subject to agreeing the details of the proposed materials, the proposed works would assist in enhancing and preserving this heritage asset and enable the Council to continue to seek an optimum viable use of the building to further secure its preservation.

7.4 The considered enhancement to The Lodge would further enhance the setting of listed buildings within Delapre Park and the character and appearance of the Conservation Area and would have a neutral impact on the historic significance of the Registered Battlefield.

8. **CONCLUSION**

- 8.1 The development proposed would not lead to any detrimental impact on the character, appearance or historic significance of the curtilage listed building, or surrounding heritage assets and would assist in the preservation and conservation of this heritage asset. The application is, therefore, recommended for approval.

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 submitted details, prior to the approved works commencing, details of all proposed external facing materials including stone, tiles and mortar 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 BN5 of the West Northamptonshire Joint Core Strategy.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Block Plan, 180 rev A, 181 rev A, 250 rev A, 251 rev A, 471 rev A.

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

10. BACKGROUND PAPERS

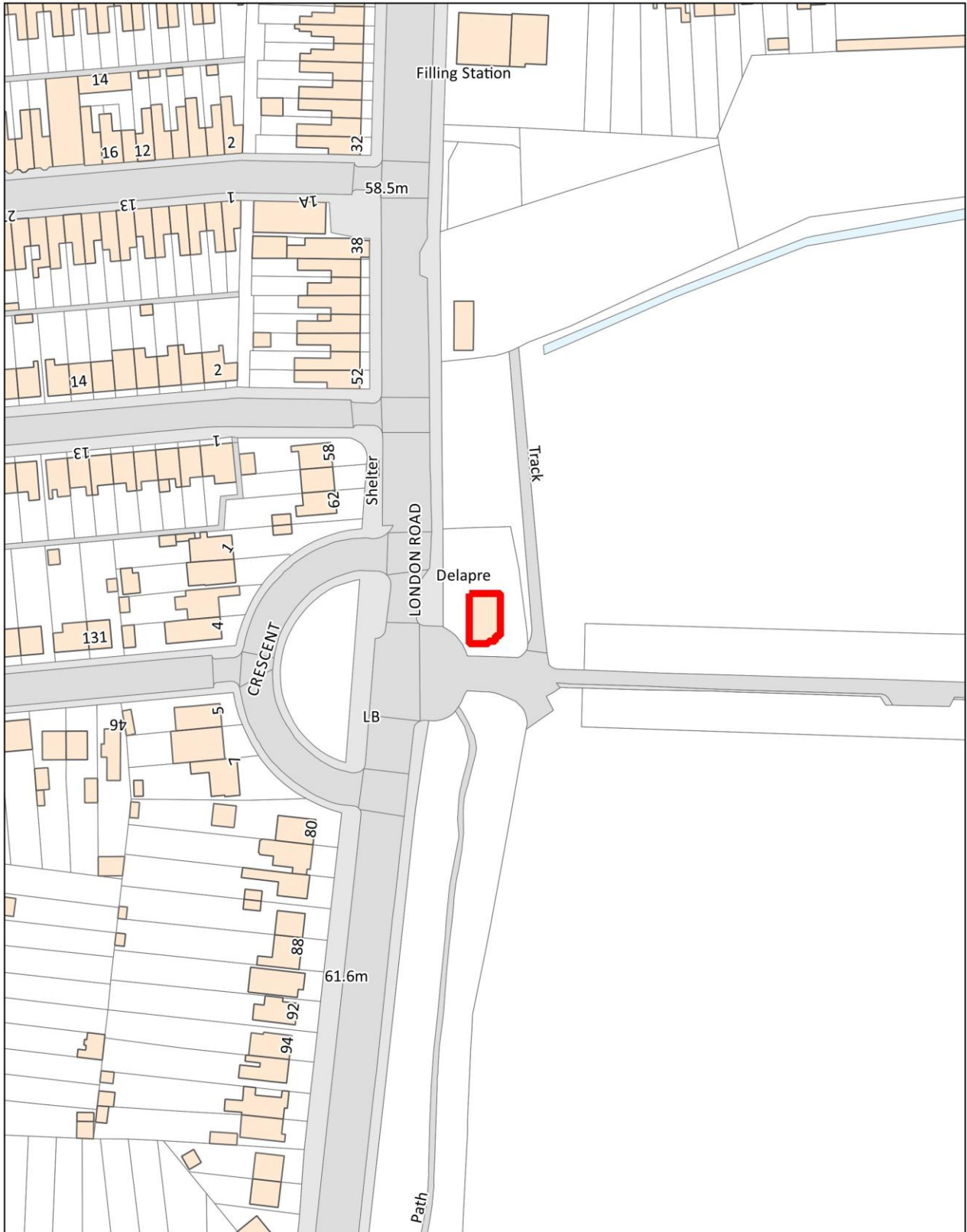
- 10.1 N/2016/0450.

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.



Title: **Delapre Lodge, Delapre Park**

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Date: 31-05-2016

Scale: 1:1,250

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