

PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1165 and N/2017/1166

LOCATION: Central Stable Block, Delapre Abbey, London Road

DESCRIPTION: Listed Building Consent and Planning Applications for insertion of ventilation grilles into the external facade to vent gas meter cupboard

WARD: Delapre & Briar Ward

APPLICANT: Northampton Borough Council
AGENT: Purcell

REFERRED BY: Head of Planning
REASON: Council owned land and is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

N/2017/1165 Listed Building Consent Application

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

The impact of the proposed works on the character, appearance and historical significance of the listed buildings would be outweighed by the public benefit arising from the works, enabling the buildings to be brought back into a viable use and to ensure that safety is maintained. The proposal accords with Policy BN5 of the west Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

N/2017/1166 Planning Permission

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

The impact of the proposed development on the character, appearance and historical significance of the listed buildings and Delapre Conservation Area would be outweighed by the public benefit arising from the development, enabling the buildings to be brought back into a viable use and to ensure that safety is maintained. There would be no adverse impact on neighbour and visual amenity. The proposal accords with Policies S10 and 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 There are two applications seeking listed building consent and planning permission for the installation of a cast iron vent grilles to the front wall of the central stable block. The purpose of the grilles is to provide ventilation to a gas metre cupboard within the stable block building.

3. SITE DESCRIPTION

- 3.1 The site of this proposal is the central stable block of Delapre Abbey, which is a Grade II* listed building, with other associated buildings which are Grade II listed, and the grounds surrounding the buildings.
- 3.2 The site is within the Delapre Park Conservation Area as well as the registered Battle of Northampton site.

4. PLANNING HISTORY

- 4.1 In October 2013, a planning 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 Applications for the formation of an additional car parking area, installation of CCTV and lighting have recently been approved by the Planning Committee.

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 Northampton Local Plan (1997) saved policies.

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.

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.

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: 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: states 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.

Paragraph 131: in determining applications Local Planning Authorities should take account of: The desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation; The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and any harm should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133: where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Paragraph 134: Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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 – requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; protecting, conserving and enhancing the natural built environment and heritage assets and their settings.

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 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 E20 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 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.

5.5 **Supplementary Planning Documents**

The Site of the Battle of Northampton Conservation Management Plan 2014

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NBC Conservation** – no objection; the justification for the vents is accepted and the position/style was agreed at pre-application stage as having a limited and acceptable impact on the character of the listed building. The black painted cast iron grille covers will not be unduly prominent.

6.2 **Historic England** – no comment based on the information submitted.

7. **APPRAISAL**

7.1 The issues to consider are the impact on the character, appearance and setting of the listed buildings and the character of the Conservation Areas, as well as any impact on the amenities of the area, and whether any such impacts are outweighed by the benefits of the proposals.

7.2 The proposal involves the installation of two cast iron vent grilles to the front elevation of the central stable block. The grilles, one will be circular in shape and have a diameter of 150mm. The second one is rectangular in shape to replicate existing historic grilles. The purpose of the installation is to provide ventilation to an existing gas meter cupboard within the building, to accord with health and safety regulation. The particular design of the grilles has been chosen following advice from the Conservation Officer.

7.3 Due to the small size of the installation, the impact on the heritage assets would be minimal. The benefit is to provide a safe environment for the users of the Abbey and would outweigh any harm to the historic interest of the listed buildings. It would have a minimal impact on visual amenity and the character and appearance of the conservation area. No objection has been received from Historic England or NBC Conservation Officer.

8. **CONCLUSION**

8.1 In conclusion, it is considered that the proposal would result in minimal visual impact on the character and appearance of the listed buildings, the impact however is less than substantial and greatly outweighed by the benefit of providing a safe environment for the users of the buildings, thereby ensuring a continuing viable future for these important listed buildings.

9. **CONDITIONS**

9.1 **Listed Building Consent Application N/2017/1165**

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 works hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; LBC/100 and LBC/230.

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

9.2 **Planning Permission N/2017/1166**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; LBC/100 and LBC/230.

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

10. BACKGROUND PAPERS

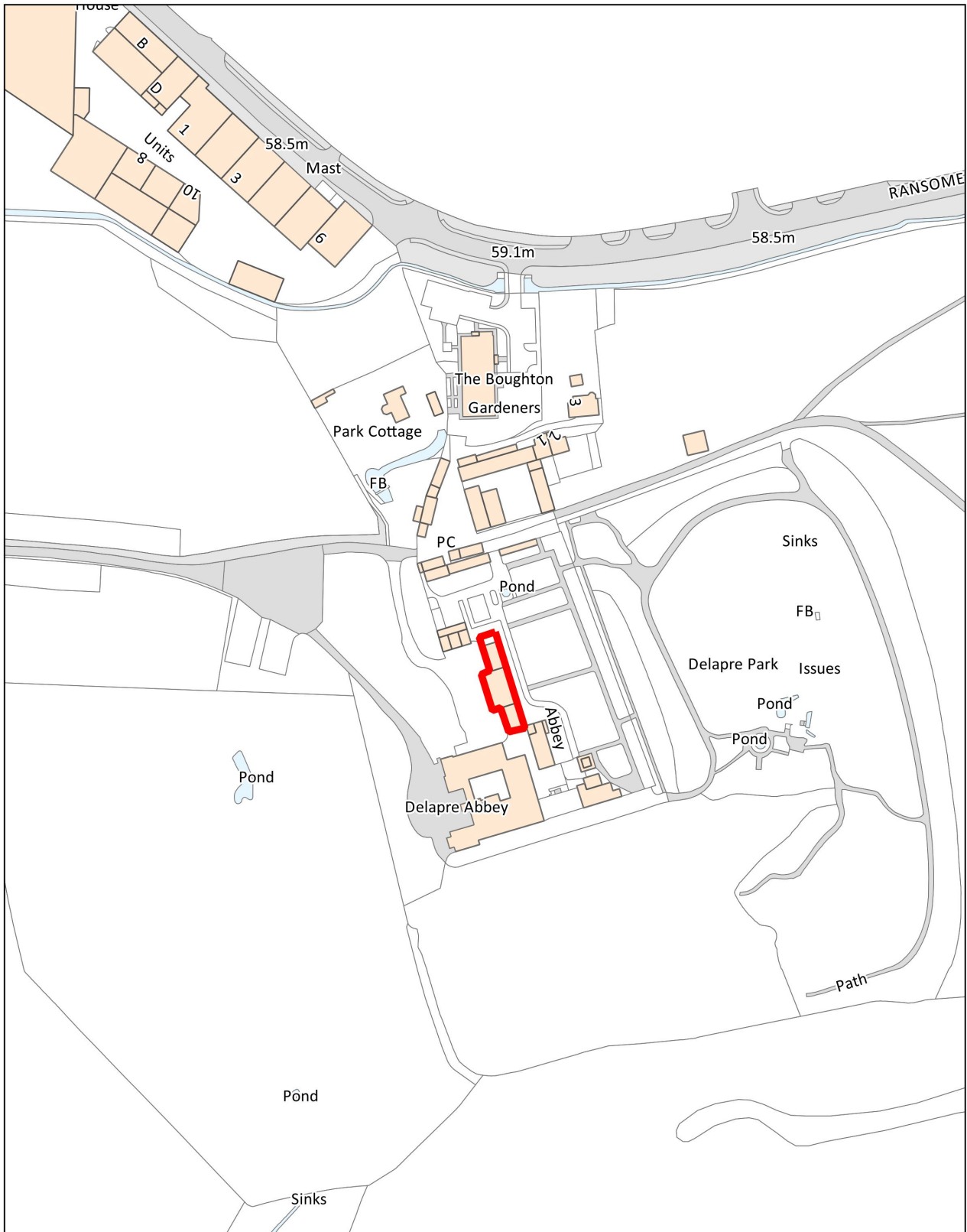
- 10.1 N/2017/1165 and N/2017/1166.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

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: **Central Stable Block, Delapre Abbey, London Road**

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Date: 04-10-2017

Scale: 1:2,000

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