



**PLANNING COMMITTEE:** 31<sup>st</sup> July 2018  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/0614

**LOCATION:** Quinton House School Upton Hall , Upton Lane

**DESCRIPTION:** Listed Building Application for internal works incorporating room repair to walls of H6 and H9 classrooms as well as removal of modern partition walls to stairs

**WARD:** Upton Ward

**APPLICANT:** Cognita Schools Ltd  
**AGENT:** Macdonald Planning Consultancy

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

##### **1 RECOMMENDATION**

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

The proposed development will have no adverse effect upon the character and fabric of the Grade I listed building. The proposal is therefore considered to comply with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the advice contained in National Planning Policy Framework.

##### **2 THE PROPOSAL**

2.1 Listed building consent is sought for repairs to internal walls and the provision of classroom pin boards in two classrooms and the removal of partition walls above the rear lobby staircase.

##### **3 SITE DESCRIPTION**

3.1 Quinton House is a Grade I Listed Building set in landscaped grounds. The site which was originally a country house (Upton Hall) and is now used as a private school. Within the Northampton Local Plan the site is designated as a school site, a locally important landscape area and a site of acknowledged Nature Conservation Value.

## **4 PLANNING HISTORY**

- 4.1 N/2014/0685 - Installation of electricity housing – Approved.  
N/2014/0684 - Surfacing 2no. existing cricket practice wickets and installation of demountable safety netting – Approved.  
N/2014/0685 - Installation of electricity housing – Approved.  
N/2013/0183 - Provision of footpaths, raised zebra crossing and lighting to rear of car parking area within school grounds – Approved.  
N/2011/0591 - Retention of parking area (with new surfacing) and creation of lay-by and pedestrian walkways - Approved.  
N/2007/1531 - Replacement signage – Approved.  
WN/2006/0027 – Construction of new sports hall, relocation of sports pitch, demolition of porch and construction of single storey extension to north elevation, single storey extension to Linden building and hard standings – Approved.  
N/2005/1284 - Demolition of existing porch and construction of a lightweight glazed dining hall structure to northern elevation - Approved.

## **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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

### **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 56 advises that good design is a key aspect of sustainable development and should contribute positively to making places better for people.

Paragraph 128 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 seeks to ensure that the significance of heritage assets is sustained and states the new development should make a positive contribution to local character and distinctiveness.

Paragraph 132 states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation.

Paragraph 133 states that where proposed development will lead to substantial harm of a heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve public benefits or the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 140 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

### **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 – requires high standards of sustainable design and accessibility.

Policy BN5 – Historic Environment: Designated heritage assets and their settings will be conserved and enhanced in recognition of their individual and cumulative significance.

### **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 policy is material to this application:

Policy E20 – New development

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 **NBC Conservation** – No objections and recommends conditions.

## **7 APPRAISAL**

7.1 The key issue is whether the proposed development retains the special interest of the listed building.

7.2 The application proposes the repair of hessian backed papered walls in the current Geography classroom (room 9) and French classroom (room 10) where the paper and hessian backing have become detached from the studwork behind. The proposal is to refix the detaching hessian lining to the timber background and then refix the existing paper finishes and carry out appropriate redecoration. In addition, pin boards which are directly attached to the walls will be removed and new boards will be fixed to battens. This will allow ventilation behind the boards preventing condensation and mildew and preventing the notice board from affecting the historic finishes behind the boards. The Heritage Impact Assessment details the works which will be undertaken in a sympathetic fashion using appropriate materials. The proposed repair works and rationalising of the notice boards is considered to be acceptable.

7.3 The proposal also includes the removal of a redundant office by removing modern partition walls and doors at first floor level above the rear lobby staircase. The removal of these walls will restore the landing area and the staircase to its original state and is considered to be an enhancement, better revealing the historic significance of the building. The Conservation Officer has recommended that it will be important to appropriately treat any scars left by the removal of the walls and suggests a condition requiring further details to be submitted. The Heritage Impact Assessment indicates that the partitions will be carefully removed and existing surfaces made good in matching materials. In the circumstances, it is considered that this is acceptable.

- 7.4 Due to the removal of doors on the stairs/landing, the fire resistance of existing doors at ground and first floor level will need to be improved. Conservation officers require that further details of the method of upgrading the doors are submitted and a condition is recommended to this effect.

## **8 CONCLUSION**

- 8.1 The repairs to the walls are considered to be necessary to preserve the special interest of the listed building. The alterations to the pin boards and the removal of the staircase partitions will be an improvement to the significance of the heritage asset. The upgrading of doors to improve fire resistance will be acceptable subject to condition and will be in the wider public benefit of the use of the building as a school. The proposal is therefore considered to be in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the advice contained in National Planning Policy Framework.

## **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: 16-112-01A, 16-112-06A, 17-096-03A, 16-112-05A, 16-112-05.

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

3. Details of the proposed method of upgrading doors to provide suitable fire resistance shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the proposed details.

Reason: In the interests of the historic integrity of the building and to ensure that the development will harmonise with its surroundings in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

## **10 BACKGROUND PAPERS**

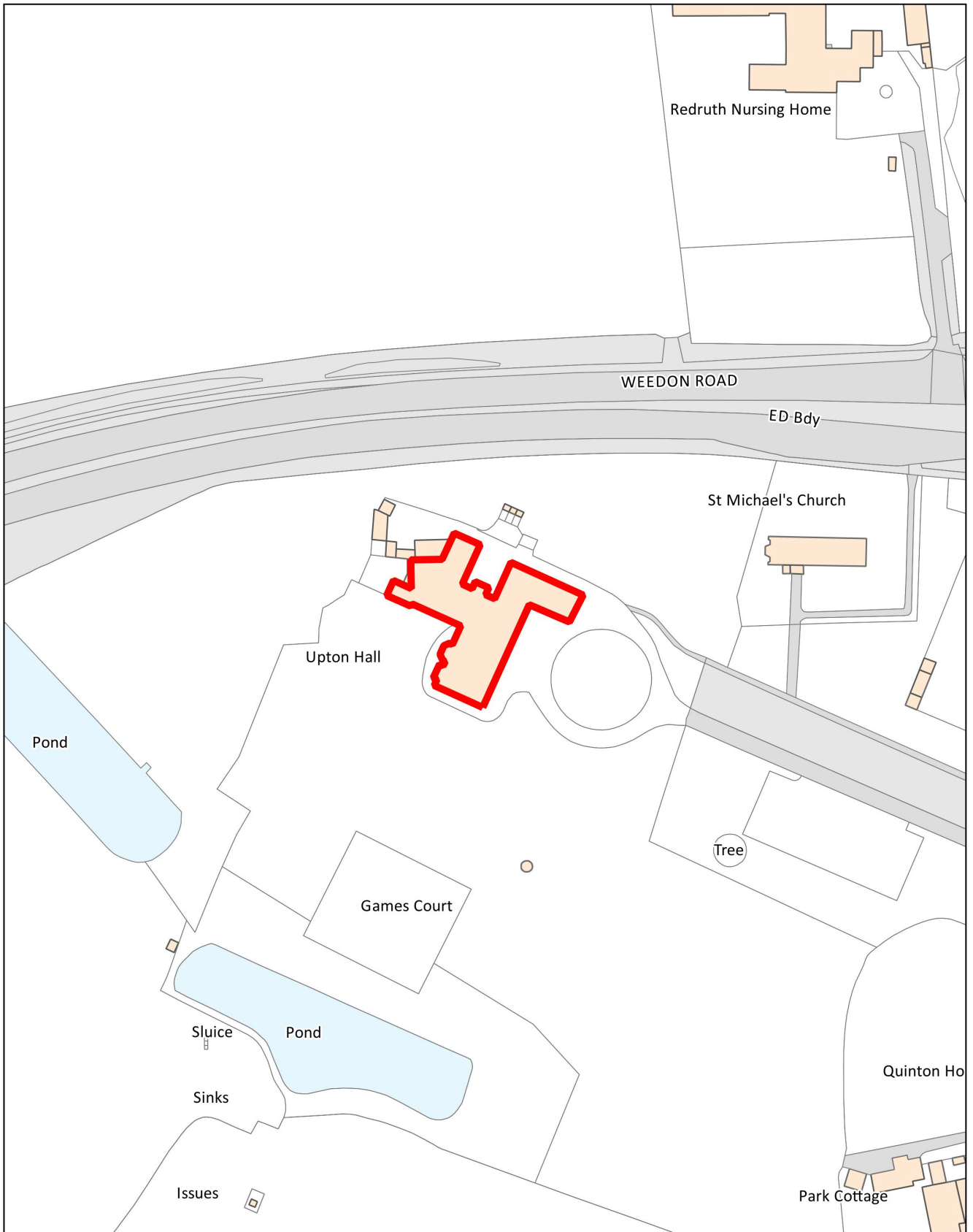
- 10.1 N/2018/0614.

## **11 LEGAL IMPLICATIONS**

- 11.1 The development is 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: **Quniton House School. Upton Lane**

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Scale: 1:1.250

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