

PLANNING COMMITTEE: 30th July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0743

LOCATION: Delapre Abbey, London Road

DESCRIPTION: Listed Building Consent Application for installation of 2no security cameras and 1no sounder to Stable Block & Coach House, installation of overflow hopper and rainwater pipe on the Cafe building, replacement of existing wall lantern light fittings at various locations and replacement of existing external bulkhead fittings with new LED emergency lights

WARD: Delapre & Briar Ward

APPLICANT: Delapre Abbey Preservation Trust
AGENT: Stimpson Walton Bond Architects

REFERRED BY: Head of Planning
REASON: Council 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 proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area. The proposal 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 The proposal entails the installation of lighting and CCTV cameras to various buildings within Delapre Abbey. Also proposed are alterations to the conservatory (café) roof to create additional drainage channels and installation of downpipe.

3. SITE DESCRIPTION

3.1 The proposal relates to the 19th Century Stable Block, Coach House, Delapre Cottage, South Range and the Conservatory both forming part of Delapre Abbey.

3.2 Delapre Abbey is listed as Grade II and Grade II* and falls within the boundary of the Delapre Conservation Area.

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 Subsequently applications for associated works have also been approved, including the installation of CCTV and lighting, as well as amendments to the approved scheme.

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.

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 section is of particular relevance to this application:

Paragraph 192 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.

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. Policy of particular relevance is:

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 New Development

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Historic England** – No objection to the application on heritage grounds. Pleased to see that it is now proposed to remove the over-scaled lamps and install external wall lighting of a more fitting scale. No comments to make on the installation of security cameras and the overflow hopper / pipe.
- 6.2 **NBC Conservation** – The fixing of the cameras and sounder will result in some harm to the historic character and special interest of the buildings. However, the harm would be reversible and it is considered that the level of harm would be less than substantial. In this circumstance, paragraph 196 of the National Planning Policy Framework requires the harm to be weighed against the wider public benefits of the proposal. The buildings are in a vulnerable location and have been the subject of previous vandal attack. On balance, consider that the harm will be outweighed by the public benefit of reducing the risk and cost of vandalism and enabling the buildings to be in public use. The replacement of the lights and the addition of a downpipe to the conservatory will also have an acceptable impact.
- 6.3 A reconsultation has taken place due to an error on the plans, any further comments received as a result of this will be reported to Committee by means of the 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.
- 7.2 The proposed works include the removal and replacement of oversized lighting which was installed without consent as well as older functional lighting.
- 7.3 The lighting now proposed are for the more prominent elevations, these being the Coach House and Stable Block, are coach lamp style lanterns. This type of lighting is considered to have been appropriate for the location as it is of a suitably historic appearance but is of a scale which does not detract from the buildings to which the lights would be attached.
- 7.4 Also proposed is a more functional style of lighting which would be in less prominent locations and would provide lighting in a more discreet manner. This would be installed on Delapre Cottage, which is in an area not open to the public and to the rear of the Stable Block. It is considered that a more simple form of lighting, without the historic references of the coach lamps, is appropriate in these locations.
- 7.5 This more simple style of lighting has also been specified adjacent to the South Range and has been specified in this case to provide a discreet source of light which does not detract from this important feature of the Abbey. This is considered an appropriate approach to take in this location as any form of more ornate lighting would detract from the location.
- 7.6 Security measures are also proposed, in the form of replacement CCTV cameras and also a sounder, which will allow CCTV operatives to address any wrongdoers at the Abbey. These items are necessary for the security of the Abbey and are considered to be as discreet as possible whilst providing an appropriate level of security.
- 7.7 A final element of the proposal is alterations to the roof of the conservatory by installing drainage channels, to improve drainage and the installation of a hopper and downpipe to the front elevation. The conservatory is a modern addition to the Abbey, in the gap left by the original conservatory. The works to the roof would not be visible and are considered essential to solve the current

problems, as is the downpipe which is considered to have an appropriate appearance in keeping with the conservatory and would not detract from the adjacent historic buildings.

8. CONCLUSION

- 8.1 The proposed works would not have any significant detrimental impact on the historic fabric of the buildings and would have the advantage of providing appropriate and necessary security as well as solving drainage problems. Any potential harm would be less than substantial and the public benefits to protect the listed building would outweigh any potential impact in line with the guidance contained in the NPPF.

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: 201-49-110 A.

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

10. BACKGROUND PAPERS

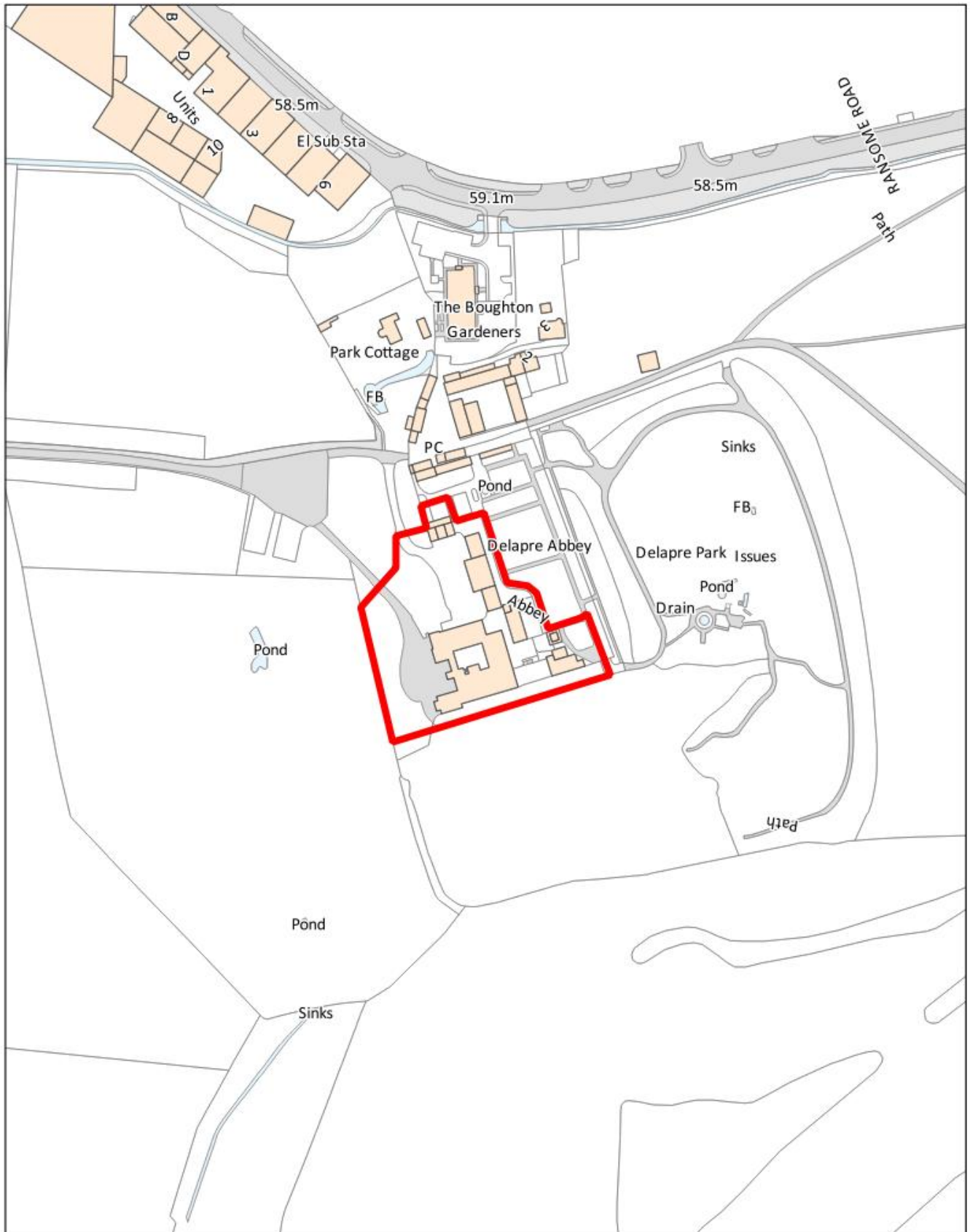
- 10.1 Application File N/2019/0743.

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 Abbey, London Road**

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