

PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0567

LOCATION: Abington Museum Manor House Abington Park,
Wellingborough Road

DESCRIPTION: Listed Consent Application for repositioning of 1no radiator
and installation of 1no additional radiator to southern window
wall in 'The Long Room'

WARD: Abington Ward

APPLICANT: Northampton Museum and Art Gallery
AGENT: Stimpson Walton Bond Architects

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

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 have a neutral impact upon the character and appearance of this Listed Building, whilst supporting the ongoing use of this important heritage asset. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

2.1 The applicant has applied for Listed Building Consent to install one new radiator and repositioning of an existing radiator within the Long Room of this Grade I Listed Building. The proposed works are, in effect, a variation to a previously approved scheme on which consent was conferred upon a different heating scheme.

3. SITE DESCRIPTION

3.1 The application site consists of Abington Park Museum (which has been open since 1899), which was formerly Abington Abbey. The building was constructed in the early 16th century surrounding a quadrangle. The building was altered during the latter part of the 17th century, before seeing more alterations being carried out to the exterior in the 18th century. The building is largely two storeys with an attic and key features include corncicing, a parapet, dormers, pediments and

arches. The interior contains a number of important features, including framed roof to the Great Hall, tall mullioned windows that serve the Great Hall, panelling and plaster ceilings.

- 3.2 Due to the age and design of the building, its special features and historic use, it is a Grade I Listed Building.
- 3.3 In addition, the application site is in close proximity to the Grade A (akin to Grade I) Listed Church of St Peter and St Paul and the Grade II Listed Abington Park Cottages.
- 3.4 The site is within Abington Park and benefits from a great deal of prominence and is also within the Abington Park Conservation Area.

4. PLANNING HISTORY

- 4.1 N/1991/0107 – Structural, stonework and window repairs; redecoration; new ceiling linings; and damp proofing – Approved.
N/1992/1403 – Minor building works for public display of collections – Approved.
N/2016/1672 – Listed Building Consent for Phase 1 internal refurbishment and repairs to various areas at Abington Museum – Approved.

5. PLANNING POLICY

5.1 Statutory Duty

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering whether to grant listed building consent 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.

- 5.3 Paragraph 17 requires that heritage assets are conserved 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. This is strengthened by paragraph 132. In addition, paragraph 129 requires that the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) is identified and assessed. Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.4 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:

BN5 – Historic Environment
S10 – Sustainable Development Principles

5.5 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:

E20 – New development

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Conservation (NBC)** – No objections, but recommend a condition requiring the submission of details of pipework are approved by the Council.
- 6.2 At the time of preparing this committee report, the consultation period had yet to conclude. As a consequence, any further updates will be reported to Members via the addendum, which will be circulated prior to the Committee meeting commencing.

7. APPRAISAL

- 7.1 The proposed alterations are internal only and as a consequence, the works would not affect the setting of the Listed Building. The primary matter under consideration, therefore, is the impact upon the character and appearance of the Grade I Listed Building.
- 7.2 The current proposal represents a revision to the previously permitted heating provision to the Long Room. The building was served by historically inappropriate storage heaters that have been removed pursuant to application N/2016/1672, which was considered earlier this year.
- 7.3 It is now proposed to include two additional radiators on the outside wall of the room, in order to provide a more even heat spread. This would be of some use in making the room more attractive for the holding of public and private events. Such events are of use in creating a viable use for the building and therefore ensuring its future.
- 7.4 Whilst this proposal means that the radiators would be located on the outside wall where previously there had not been any such installations, however, the proposed radiators would be relatively small in scale and any harm (which would be less than significant) would be outweighed by the public benefits as set out above. As a consequence, the proposed works are considered to be in conformity with the requirements of national and local planning policies.
- 7.5 In order to secure a good standard of development, a condition is recommended that would ensure that the Council approves the position of the associated pipework. This would require their location within the floor void and would not result in the removal or alteration of any part of the existing floor structure.

8. CONCLUSION

- 8.1 It is considered that the development would have a neutral impact upon the historical significance of the building, whilst contributing to its ongoing viability through ensuring an appropriate use going forward.

9. CONDITIONS

- 9.1 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: 2016/80/100 A; and 2016/80/400.

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

3. Notwithstanding the details submitted, full details of pipe runs to serve the approved radiators shall be submitted to and approved in writing. Development shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development and impact on the historic environment in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

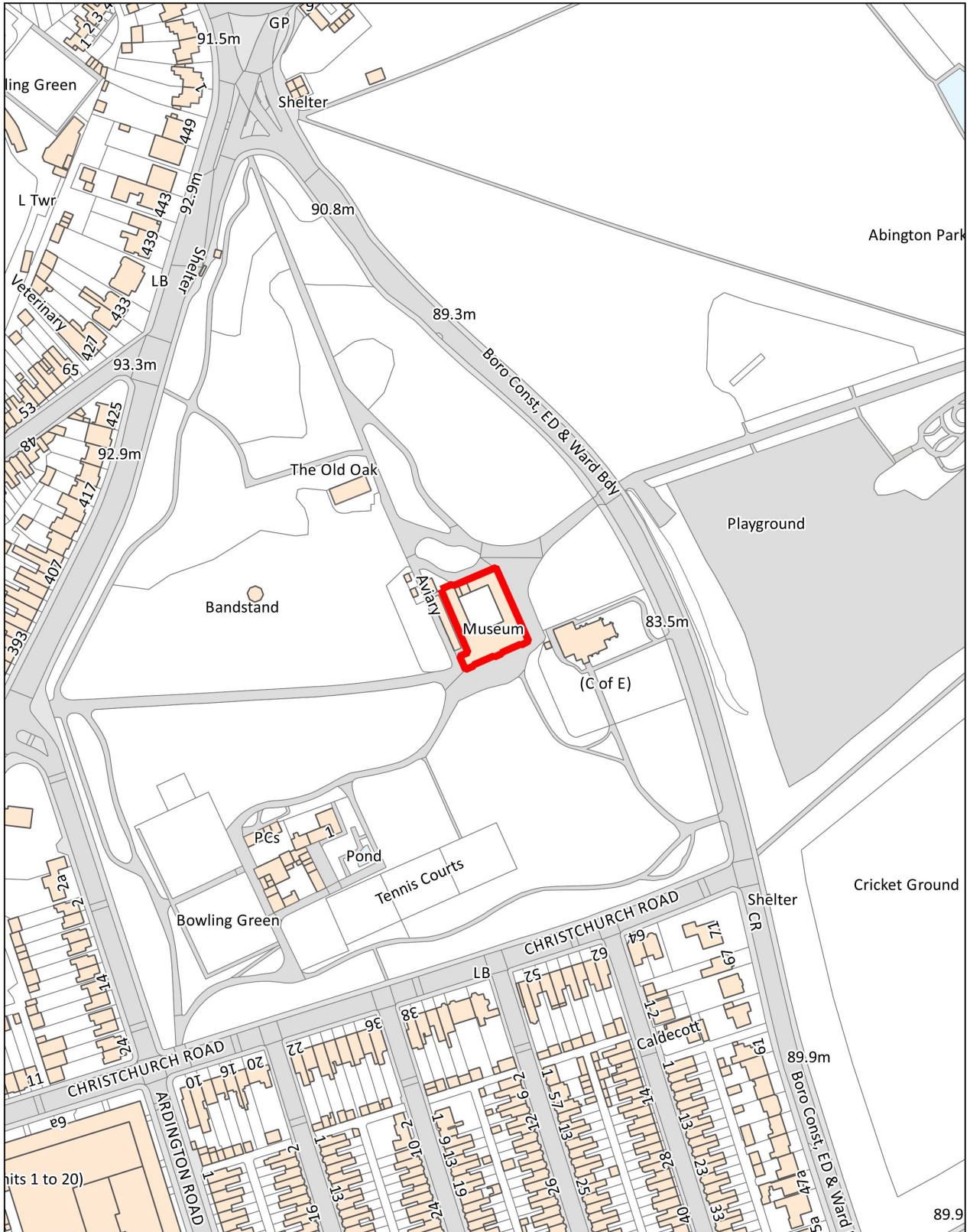
10.1 None

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: **Abington Museum Manor House, Abington Park,
Wellingborough Road**

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Date: 01-06-2017

Scale: 1:2,500

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