

PLANNING COMMITTEE:	16 th January 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1420
LOCATION:	Abington Museum Manor House Abington Park, Wellingborough Road
DESCRIPTION:	Listed Building Consent application for removal of display cabinets within east and west wings
WARD:	Abington Ward
APPLICANT:	Northampton Borough Council
AGENT:	N/A
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 proposed works would, subject to conditions, preserve this Grade I Listed Building's setting and features of special and historical interest as required by 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 remove existing museum display cabinets and undertake small scale repair to plaster, where necessary. It is intended that these would be replaced by new installations (which would be the subject of a future application).

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 Furthermore, the site is within Abington Park and as a result 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.
N/2017/0567 – Listed Consent Application for repositioning of 1no radiator and installation of 1no additional radiator to southern window wall in 'The Long Room – Approved

5. PLANNING POLICY

Statutory Duty

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.

5.1 National Planning Policy Framework

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.

- 5.2 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.

5.3 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:

BN5 – The Historic Environment and Landscape
S10 – Sustainable Development Principles

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:

E20 – New development (Design)

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Conservation (NBC)** – No objections, subject to a condition requiring that lime plaster is used for any repair works to walling.
- 6.2 **Historic England** – No observations.

7. APPRAISAL

- 7.1 The cabinets themselves are relatively recent additions to the building, having been installed subsequent to the building's change of use to a museum (which accounts for a comparatively short period of the building's history). As a consequence, it is considered these installations are not of particularly historic importance and therefore, their removal would not result in any significant harm to the historic environment.
- 7.2 The applicant seeks Listed Building Consent to remove existing display cabinets. It is understood that once the cabinets have been removed, a more detailed survey of the building would be undertaken in order to devise a strategy for the installation of new display cabinets. This would, of course, stimulate the need for a further application for Listed Building Consent, which would be considered by the Council in due course. In addition, this creates the potential for installation of more historically sympathetic cabinets to be installed.
- 7.3 The application is accompanied by a method statement, which details the broad method by which the cabinets would be removed. This has been reviewed by the Council's Conservation Officer, to which no objections have been raised. In keeping with the advice of the Conservation Officer, a condition is recommended that would ensure that any replacement plaster is of a lime type. This condition is necessary as many of the cabinets include wooden batons, which would need to be removed. The new plaster would be required to make good any holes left by fixings.

8. CONCLUSION

- 8.1 Whilst it is appreciated that, as a Grade I Listed Building, the site is a heritage asset of the highest significance, it is concluded that the proposed works would not result in the loss of any feature of historical significance and that conditions can be imposed in order to ensure that the works are carried out in an appropriate manner.

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: Floor plans; 007; 008; and 019.

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

3. The works hereby permitted shall be carried out in accordance with the submitted method statement, dated the 13th November 2017.

Reason: In the interests of securing a satisfactory standard of development, in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

4. Any replacement plaster work shall be carried out using a lime plaster only.

Reason: In the interests of securing a satisfactory standard of development, in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

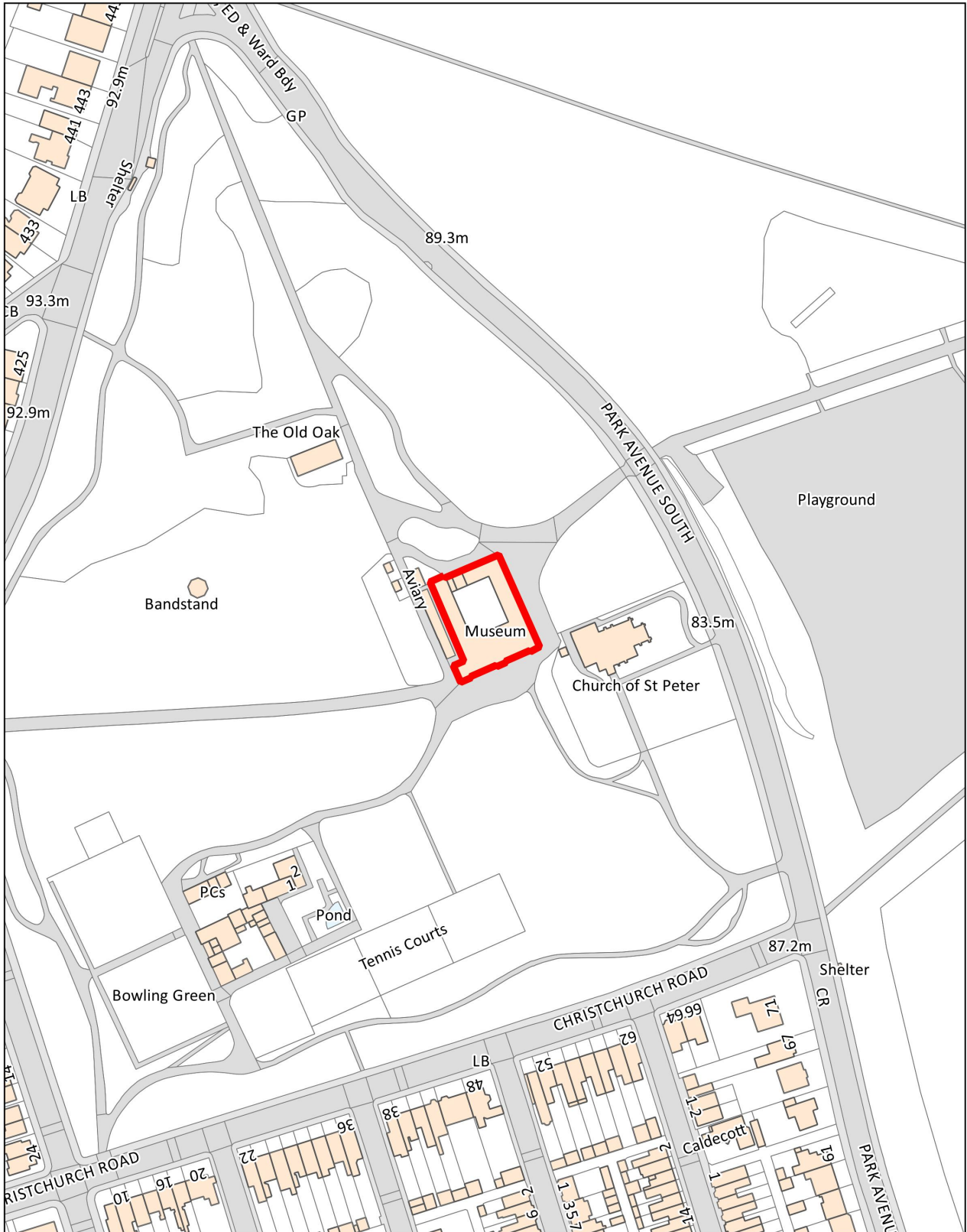
- 10.1 N/2017/1420.

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**

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Date: 04-01-2018

Scale: 1:2,000

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