

PLANNING COMMITTEE: 8th May 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0389

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

DESCRIPTION: Listed Building Application for the installation of track lighting in
the West Wing and one room in the East Wing

WARD: Abington Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

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 maintain this Grade I Listed Building's 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 proposal is the latest in a series that relate to the general improvements to the appearance of this building in order to maintain its historical distinctiveness and to secure a wider range of uses in the future. This current proposal is for the installation of lighting tracks (in essence, a series of individual lights that are contained on a retaining strip, which is then suspended from the ceiling).

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 its special design and historic interest, it is a Grade I Listed Building. 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.
- 3.3 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.
N/2017/1420 – Listed Building Consent application for removal of display cabinets within east and west wings – Approved.
N/2018/0119 – Listed Building Consent Application to illuminate the existing cupola (bell tower), fit cupola bird mesh and spike protection, improved courtyard lighting and improved front entrance door lighting – Approved.

5. PLANNING POLICY

5.1 Statutory Duty

- 5.1 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.
- 5.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.3 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.

- 5.4 Paragraph 17 – Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
Paragraph 129 – Identify and assess the particular significance of any heritage asset that may be affected by a proposal.
Paragraph 132 – Great weight should be given to the conservation of heritage assets.
Paragraph 134 – Any harm should be weighed against the public benefits of the proposal.

5.5 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

5.6 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.

6.2 **Historic England** – No objections.

7. APPRAISAL

7.1 It is understood that the most recent lighting to the affected rooms emanated from display cabinets. Consent has been granted for the removal of these display cabinets (earlier in 2018), as part of the ongoing programme of refurbishment works. As a consequence, there is a clear and justifiable need for the installation of new lighting in order to maintain the use of these elements of the building. The proposal is therefore of some benefit in maintaining the function of the building and allowing for it to remain publically accessible.

7.2 The introduction of track lighting is considered to be an appropriate response to the historic nature of the building. The reasoning for this is that whilst such tracking would require fixings to ceiling joists, the amount of drilling into the fabric of the building is kept to a minimum when compared to other lighting solutions. As a result, the works would be of less than substantial harm. Given the benefits of the proposal, as outlined above, it is considered that any harm is more than outweighed.

7.3 Given that the proposed alterations are internal only, it is considered that there would be no significant adverse impact upon the setting of the Listed Building or the wider historic environment.

8. CONCLUSION

8.1 In conclusion, it is considered that the proposed works would be of benefit in maintaining the use of the building is an appropriate use, whilst having minimal harm to the fabric of the building. As a consequence, it is considered that the proposal is compliant with the requirements of national and local planning policies.

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: 2017/61/210; A1751.02; A1751.03; and technical specification drawings.

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

10. BACKGROUND PAPERS

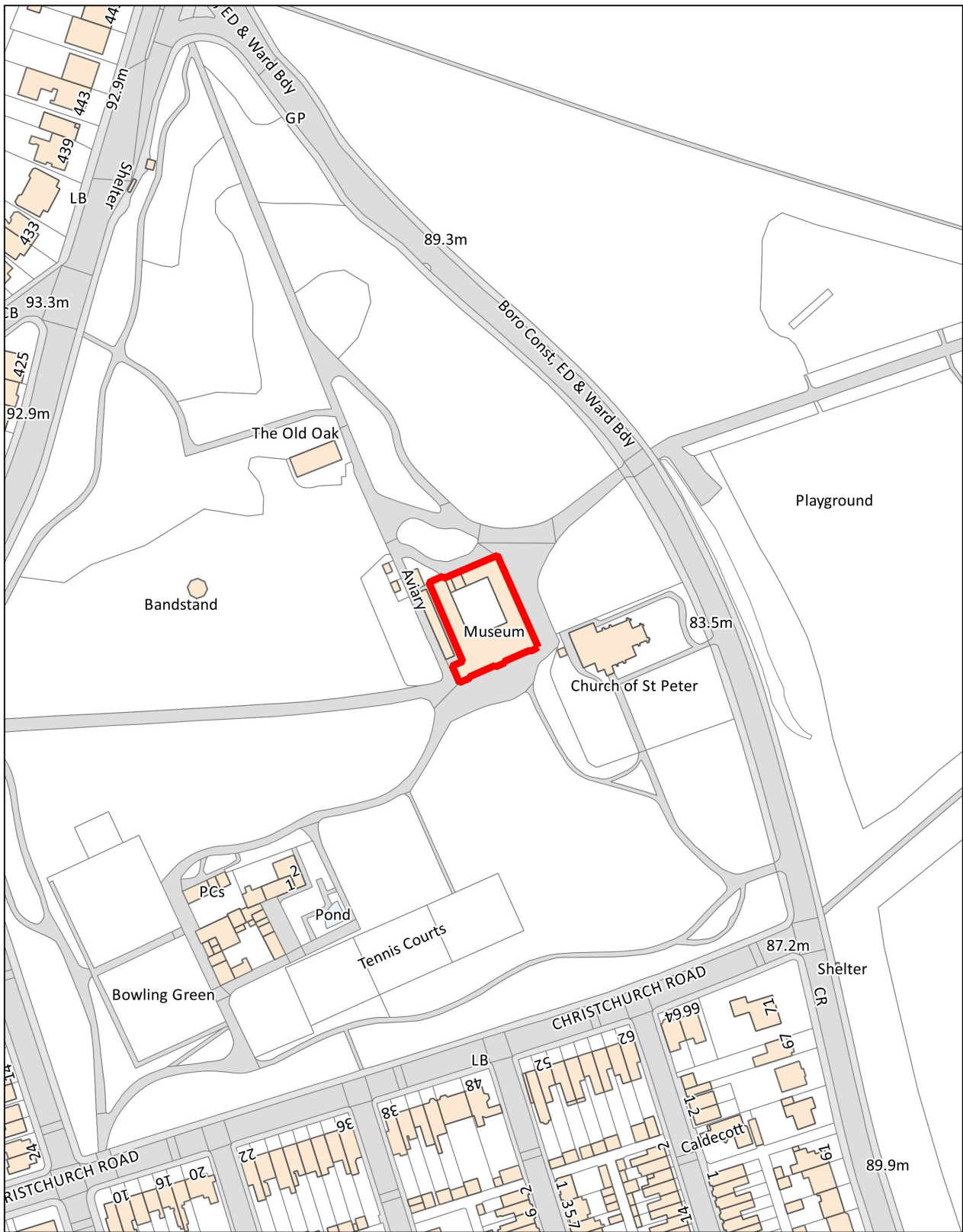
10.1 None.

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: **Abington Museum Manor House**

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Date: 19-04-2018

Scale: 1:2,000

Drawn by: -----