

PLANNING COMMITTEE: 19 February 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1637

LOCATION: Abington Museum Manor House Abington Park,
Wellingborough Road

DESCRIPTION: Listed Building Application for attachment of bird proof netting to
the bottom of the steps leading down to the Courtyard Cellar area

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, 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 Listed Building Consent is requested to install bird proof netting to the bottom of the steps leading to the courtyard cellar area. The netting will be attached to the brickwork using anchor rivets and a zip entry system will be used to access the door.

3. SITE DESCRIPTION

3.1 The application site is the Abington Park Museum, which was formerly the 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 cornicing, 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. 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/2018/0119 – Listed Building 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 March 2018.

5. PLANNING POLICY

5.1 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.

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.

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.

5.2 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. The following paragraphs are of particular relevance:

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.

5.3 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

6. CONSULTATIONS/REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – The proposed location at the foot of the steps is considered to be suitably discrete with fixings located into more modern masonry.
- 6.2 **Historic England** – No comment.

7. APPRAISAL

- 7.1 The introduction of the proposed netting is to stop pigeons from nesting in the doorway to the cellar. Recent restoration work to the bell tower with bird mesh have caused pigeons to perch in the cellar doorway and ledge causing obstruction and nuisance.
- 7.2 The position of the proposed netting means that anchor rivets would be attached to modern brickwork and mortar and would not damage the fabric of the historic building. As the siting is very discrete and therefore would not cause undue impact on the setting of Listed Building and the Conservation Area. It is considered that the proposed works are acceptable.

8. CONCLUSION

- 8.1 The proposed works are of a relatively minor in nature and scale that would not cause undue harm to the character and setting of the Listed Building and Conservation Area.

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: Location Plan, Ground Floor Plan, Photographs of Netting and Anchor Positions.

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

10. BACKGROUND PAPERS

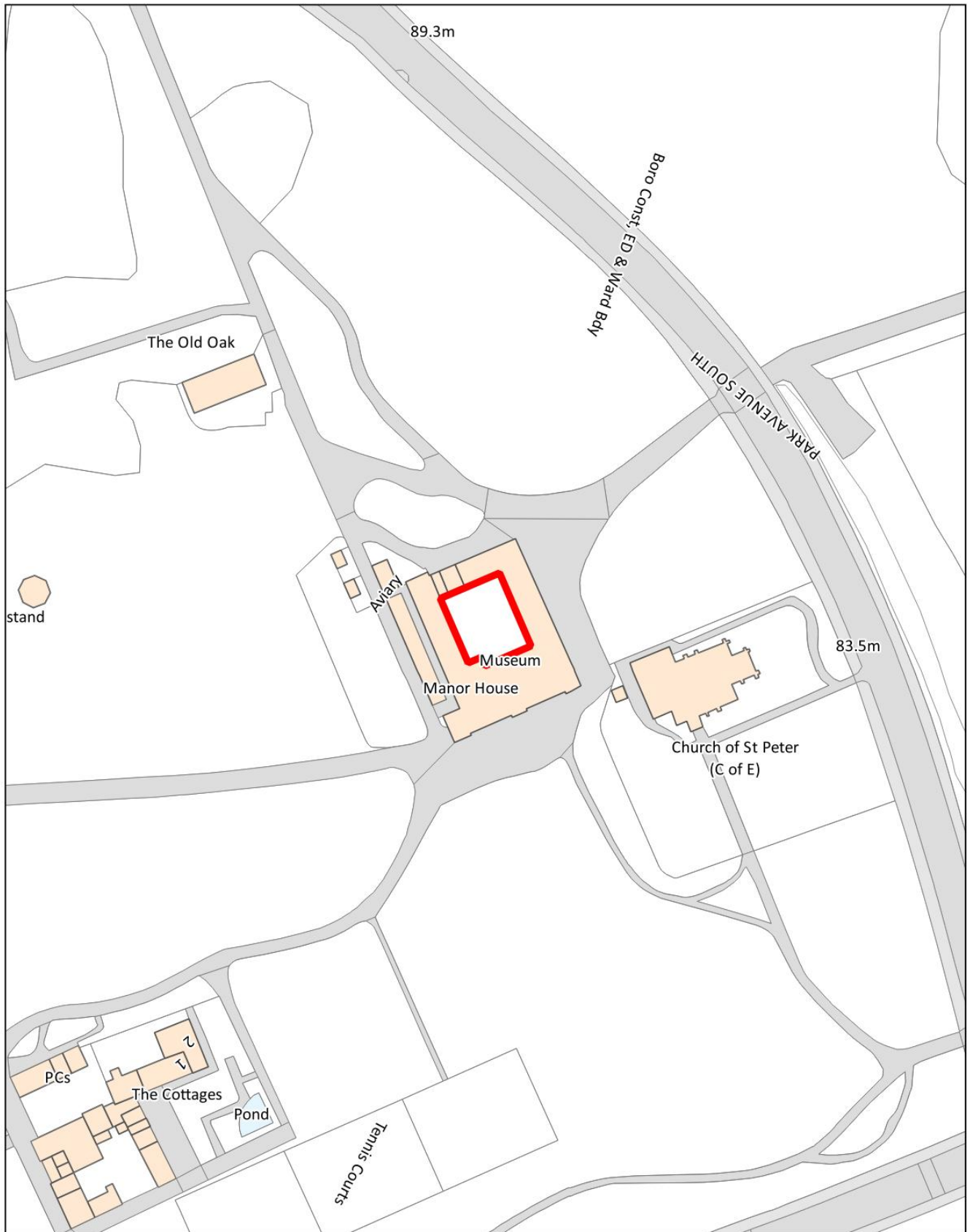
- 10.1 N/2018/1637.

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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Scale: 1:1,250

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