



Planning Committee Report

Application Number: WNN/2023/0447

Location: Delapre Lodge Delapre Park
London Road A508
Northampton
Northamptonshire
NN4 8AJ

Development: Listed Building Consent Application for refurbishment and alteration of existing building to form offices and meeting room for Far Cotton and Delapre Community Council

Applicant: West Northamptonshire Council

Agent: West Northamptonshire Council

Case Officer: Andy White

Ward: Delapre and Rushmere Unitary Ward

Reason for Referral: WNC is the applicant

Committee Date: 3 August 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

Refurbishment and alteration of existing building to form offices and meeting room.

Consultations

No consultees have raised objections to the application:

The following consultees are **in support** of the application:

- WNC Archaeology
- WNC Conservation Team
- Battlefields Trust

2 letters of support have been received and 1 letter of observation.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Impact on Heritage Assets

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located to the west of London Road. Delapre Lodge is curtilage listed to Delapre Abbey, a grade II listed building. The Lodge is situated in a prominent position at the entrance to Delapre Abbey from London Road. The Lodge is situated within Delapre Conservation Area and within the Northampton Battlefield Site, a Registered Battlefield.
- 1.2 The Lodge is similar in style to the C18 west front of the abbey. The main complex of buildings at Delapre Abbey is situated in excess of 400m from The Lodge and comprise of a number of Grade II listed buildings, with Delapre Abbey being Grade II* listed.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The works proposed is the refurbishment and alteration of existing building to form offices and a meeting room. The building has been vacant for some time having previously been in domestic use. The works to the building require Listed Building Consent but the external works require planning permission.
- 2.2 Four Car parking spaces are shown including one accessible parking space. These are proposed to be constructed above the existing soil surfacing in accordance with the submitted Arboriculturalists report. The tarmac surfacing is proposed to be porous to eliminate run off and to ensure that the soil continues to receive a steady water supply.
- 2.3 Paths are to be brick paved, brindled colour and are to be laid over the existing ground to provide a level access to the meeting room door and main entrance door. The proposals seek to provide access for all visitors with the entrance points requiring to be level and any ramp to these to have a maximum of 1:12 slope. The ground levels around the path will be raised with topsoil to allow grass to be planted.
- 2.4 The existing metal railing fences are proposed to be repaired and alterations made to accommodate the new parking access point.

Proposed Internal alterations

- 2.5 There is evidence of wet rot in the building in the softwood skirtings and architraves. It is proposed to remove the solid concrete 1980's concrete floor slab or reduce level ready to install insulation and under floor heating system Remove none loadbearing

internal walls in the 1980's extension. Form new opening for kitchen door. A new, level, ground floor slab is to be installed throughout the building, consisting of. 100mm thick concrete slab on damp proof membrane, 150mm insulation with damp proof membrane over underfloor heating. Carpet tiles and vinyl flooring, with recessed door mats will be installed at both entrance doors.

- 2.6 With regard to the external walls it is proposed to remove any loose plaster and patch with lime based plaster to leave an even surface; to install insulated plasterboard on timber battens to all the external wall surfaces, including window reveals; and install new treated timber skirtings.
- 2.7 Works to the internal walls will include: the removal of loose plaster and patch as necessary with lime-based plaster to leave a smooth even surface; the new walls (within the 1980's extension) are to be built off the floor slab and infills to existing walls are to be undertaken in blockwork and plaster finish to both sides and the skirtings and architraves restored.
- 2.8 Two existing chimneys are to have ventilated caps fitted to the top and vent grills installed in the rooms to provide the required background ventilation to the rooms.
- 2.9 The existing internal doors from the 1980's refurbishment of the property are proposed to be replaced. The application proposes to install the following as replacements: a new insulated internal door and frame to lobby to be fitted in the existing opening; a new internal door and frame to the office; a new internal door and frame are to be fitted in the corridor to separate the meeting facilities and offices; a new internal door and frame are to be fitted in a new opening which is moved along the existing wall to allow access to the kitchen from the meeting room (the new opening for this door is to be formed in an original wall for the Lodge, the existing opening is to be infilled in materials sympathetic to the original wall structure); a new internal door and frame is to be constructed in the new partition to meeting room; and internal doors are proposed in the new WC walls.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
N/2016/0450	Listed Building Application for the external repairs of the lodge	Consent Given
WNN/2023/0116	Planning Application for refurbishment and alteration of existing building to form offices and meeting room.	Decision Awaited

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 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 that affects the setting of a listed building or its setting 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 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

4.3 Development Plan

- West Northamptonshire Joint Core Strategy Local Plan (Part 1):
Policy S10 Sustainable Development Principles
Policy BN5 The Historic Environment and Landscape
- Northampton Local Plan Part 2 (2011-2029):
Policy ENV6 Protection and enhancements of designated and non – designated heritage assets

4.4 Material Considerations

- National Planning Policy Framework (NPPF)

Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202. 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, where appropriate, securing its optimum viable use.

Paragraph 206 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Supplementary Planning Guidance

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name		Comment
WNC Conservation Team	Support	<p>No harm to heritage assets.</p> <p>No objections to repair and replacement works proposed, but additional details required by condition.</p> <p>There are no objections to: works proposed to the roof and elevations; the removal of later, self-set trees; the provision of car parking (consideration will need to be given to appropriate materials. The surface will need to be porous and mindful of the setting of the listed building); and no objections to the provision of a ramp to the door, but further details will be required including gradient / slope and whether hand rails etc are required.</p> <p>The windows are currently boarded, but once their condition is revealed a schedule needs to be produced detailing proposed works of either repair or replacement on a like for like basis (unless there are any inappropriate modern windows in which case betterment may be appropriate). Details will be required of any replacement windows.</p> <p>Details will be required of the proposed repair works to the historic door.</p> <p>Details will be required of proposed alterations and additions of chimney pots and vents</p> <p>Internal works</p> <p>The interior of the building is in poor condition due to previous lack of maintenance and has been subject to some inappropriate alterations during the period of time it was tenanted.</p> <ul style="list-style-type: none"> · No objections to stripping out existing furniture (not original) · No objection to stripping out timbers floors which are in very poor condition due to water ingress · No objection to stripping out of areas affected by wet rot – a schedule will need to be produced to identify these areas. · No objection to removal of 1980s

		<p>flooring. Further details required of installation of underfloor heating and damp proofing.</p> <ul style="list-style-type: none"> · No objection to removal and replacement of 1980s internal doors nor to provision of additional doors · No objection to installation of toilet facilities into former bedroom
WNC Archaeology	Support	<p>Bringing Building back into use is a positive step and to be encouraged. Recommend programme of archaeological building recording by condition</p>
Battlefields Trust	Support	<p>We support work to repurpose this building and have no objections to this planning application.</p> <p>From what we can see, there does not seem to be any intention to disturb the ground around the building, with pathways and parking being laid above ground level. However, if in the event it is necessary to dig into the top soil to undertake these works then we recommend a watching archaeological brief on such development given that the site forms part of the nationally important registered battlefield at Northampton (1460).</p>

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 There have been 2 letters of support raising the following comments:

- Strongly supports. As a local resident I would like to see The Lodge being used as an artist in residence space or something for the community to use. It would be a shame if it was just an office, it could be so much more, an interactive space which welcomes you into the grounds of the abbey.
- Welcome the proposed refurbishment. Notes the proposed car parking spaces will be accessible from the Archery Field side of the security gate, which restricts unauthorised vehicles onto the field. Concerned that the increased use arising from the car parking may lead to revised arrangements regarding the gate keys. The Northampton Society of Model Engineers asks to be kept informed by the council of any proposed changes regarding the current security arrangements to the gate or height barrier.

6.2 There has been one other observation received

- Is the non-accessible car parking really needed? Delapre Park already has a large car park & overflow car park, and there's a bus stop right by the entrance. It seems to lack consideration for the park as a green space and wider net zero aspirations to remove trees and hedging to put in more space for driving

7 APPRAISAL

Impact on Heritage Assets

- 7.1 The building has been unoccupied for a number of years and is now boarded up. The supporting information identifies that the inside of the building has suffered water damage due to dilapidations of the roof. The slate roof has been repaired following the granting of Listed Building Consent in 2016 but is in need of some additional works to ensure its future stability and weather tightness. The stonework to the original building has suffered weather damage and is in need of repair and restoration.
- 7.2 The main issues for consideration are the impact of the proposed works on the character, appearance and historic significance of the curtilage listed building and the surrounding conservation area, and the preservation of the setting and historic significance of surrounding listed buildings within Delapre Park and the Registered Battlefield.
- 7.3 In considering the proposed development, regard must be paid to the importance of the heritage asset and the historic surroundings. The site lies within Delapre Park Conservation Area and within the registered battlefield site of the Battle of Northampton. The Delapre Park Conservation Area Appraisal and Management Plan (2007) refers to character of the area as that of a historic house with associated formal and informal gardens, and secondary buildings, such as the gatehouse (The Lodge) and the stable block. The Lodge is identified within the Delapre Park Conservation Area Leaflet as a 'building making a positive contribution'.
- 7.4 Planning policy places considerable weight on the conservation, preservation and, where possible, enhancement of heritage assets. The proposed works to The Lodge are required in order to make the building weathertight and improve the appearance of the lodge which is falling into disrepair. Subject to agreeing the details of the proposed materials, the proposed works would assist in enhancing and preserving the heritage asset and enable the use of the building by the Far Cotton and Delapre Community Council which will further secure the heritage asset going forward.
- 7.5 The proposal proposed parking, paths and ramps are required in association with the proposed use of the building as offices and meeting rooms. There is no objection from conservation, or archaeological consultees to these elements. The repair and restoration work to Delapre Lodge would enhance the setting of listed buildings within Delapre Park and the character and appearance of the Conservation Area and would have a neutral impact on the historic significance of the Registered Battlefield.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The development proposed would not lead to any detrimental impact on the character, appearance or historic significance of the curtilage listed building, or surrounding heritage assets and would assist in the preservation and conservation of this heritage asset. The works are considered to be essential to the preservation and long-term conservation of the curtilage listed building. It is therefore recommended that Listed Building Consent is granted.

9 CONDITIONS

Time Limit

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.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PR055-01 Proposed site plan, PR055-03 Proposed Elevations, PR055-04 Proposed Floor Plan & Roof Plan, PR055-06 Location Plan.

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

Archaeology

3. Prior notice shall be given to the Local Planning Authority of the exact date on which it is proposed that the works outside the building hereby permitted are to begin. During the ground clearance works to implement pathways and car parking area representatives of the Local Planning Authority shall be allowed access to the site in order to observe and inspect any excavation works. A record of all findings of archaeological interest shall be made. If required the representatives of the Local Planning Authority shall be allowed to excavate such remains, provided that this shall not interfere unreasonably with the progress of the development.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

Mortar

4. The details of the mortar mix to be used in the repointing and replacement of stone should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the building. The works shall then proceed in accordance with the approved details.

Reason: To ensure that the works sustain, protect and enhance the heritage asset in accordance Policies Q1 and ENV6 of the NLPP2 and Policies S10 and BN5 of the JCS through protecting, conserving and enhancing a heritage asset.

Stonework and Repairs

5. A schedule of stonework and stone repairs shall be produced by the stone mason / contractor, submitted to the Local Planning Authority and agreed in writing prior to commencement of any works to the building. The schedule shall allow an opportunity for the Local Planning Authority to inspect sample stone repairs on site during the course of the project.

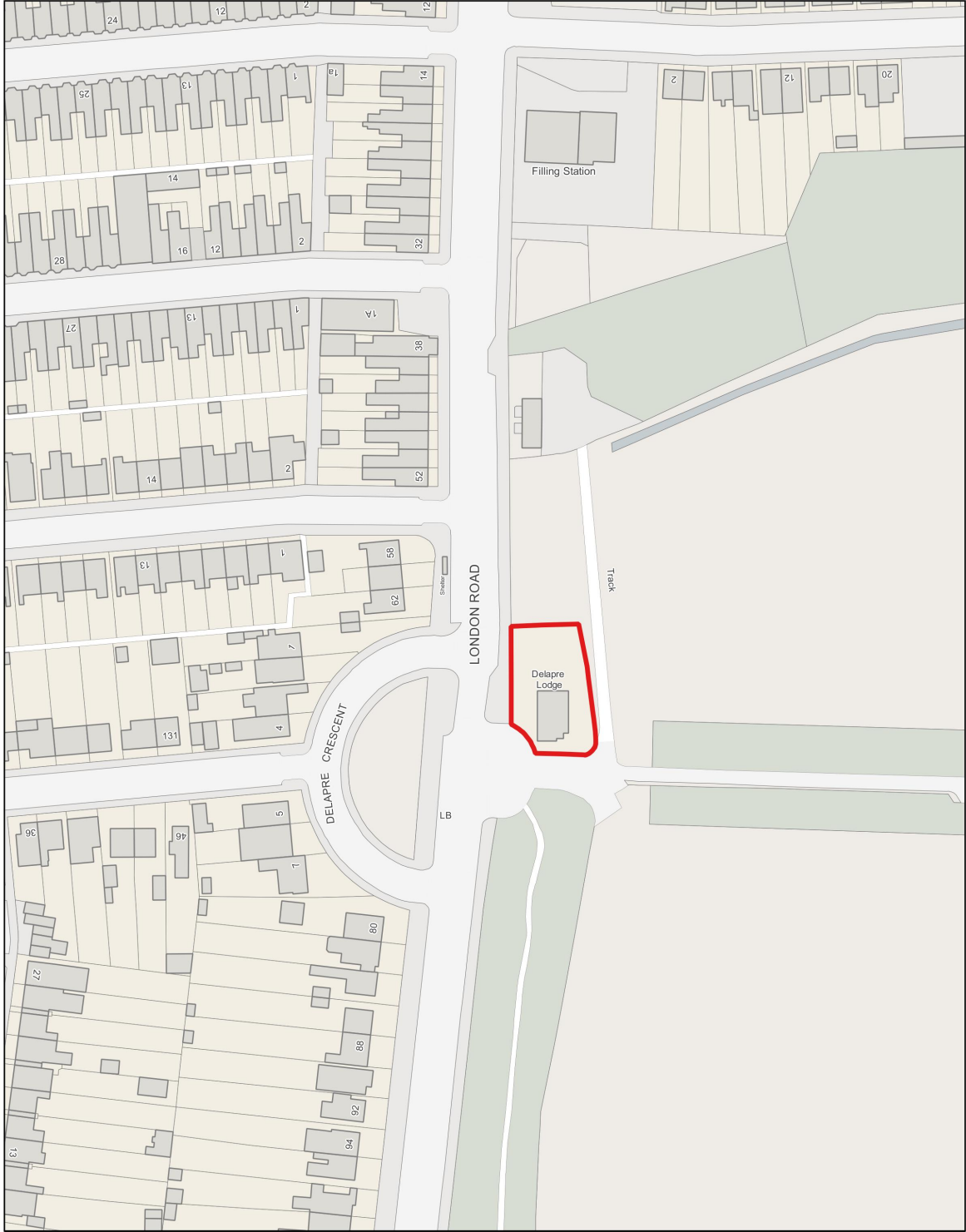
Samples of stones to be used as replacement for those that cannot be repaired shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the building. The works shall then proceed in accordance with the approved details.

Reason: To ensure that the works sustain, protect and enhance the heritage asset in accordance Policies Q1 and ENV6 of the NLPP2 and Policies S10 and BN5 of the JCS through protecting, conserving and enhancing a heritage asset.

Windows and Doors

6. A schedule of retained / repaired / replaced windows and doors, together with details of roof repairs and insulation, chimney pots and vents shall be submitted to and approved in writing by the Local Planning Authority prior to the works to or replacement of any of these parts of the building. The approved details shall thereafter be installed in accordance with the agreed schedule.

Reason: To ensure that the works sustain, protect and enhance the heritage asset in accordance Policies Q1 and ENV6 of the NLPP2 and Policies S10 and BN5 of the JCS through protecting, conserving and enhancing a heritage asset.



**West
Northamptonshire
Council**

Title: **Delapre Lodge, London Rd. Npton**

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Scale: 1:1,250 @A4

Drawn: M Johnson