

9th February 2024



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BY EMAIL

Dear Sirs,

Nene House, Isebrook Hospital, Wellingborough | Full planning application for external alterations to Nene House including new raised patio area with associated canopy, access ramp, paved footpath, two new door openings, flue, hard landscaping and associated works.

On behalf of our client, Northamptonshire Healthcare NHS Foundation Trust ('the Applicant'), I write to submit a full planning application for the above-described proposed development. The hospital is seeking to deliver a new café within Nene House, an ancillary hospital building located within the Isebrook Hospital complex. The proposed development comprises the external alterations associated with the delivery of the café. It is important to establish that there will be no material change of use as a result of the proposals, as an ancillary hospital building Nene House falls within Class C2 of the Use Class Order. The building will remain ancillary to the wider hospital site following the completion of the works and will therefore remain within Class C2.

The submission is accompanied by the following plans and documents:

- Site Location Plan (ref: 6992-P-001.P01)
- Existing Site Plan (ref: 6992-P-100.P01)
- Proposed Site Plan (ref: 6992-P-110.P01)
- Existing GF Plan (ref: 6992-P-200.P01)
- Proposed GF Plan (ref: 6992-P-120.P01)
- Existing Elevations (ref: 6992-P-700.P01)
- Proposed Elevations (ref: 6992-P-701.P01)

The Site

The site comprises Nene House, an ancillary hospital building within the Isebrook Hospital complex. Isebrook Hospital is located to the southeast of the main town centre of Wellingborough, a designated Growth Town within the North Northamptonshire Joint Core Strategy. The site is located to the south east of the hospital complex and is connected to the main hospital building and the 'Abbey Block' via two dedicated outdoor corridors. The Site is accessible from the main hospital entrance via Irthlingborough Road to the north and via The Cloisters to the west.

The total site area comprises 882sq.m with the built footprint of the building covering 404sq.m. Currently, Nene House contains a number of small offices, ancillary storage rooms and a small informal café.

The site is located approximately 50m south east of the Grade II listed 'Enquiries and Administration Building and Attached Stores and Ancillary Accommodation, Isebrook Hospital'.

The site is not covered by any national or international protective ecological designations. The site does not lie within an AONB, the Greenbelt or a Conservation Area.

Planning History

The building itself has no relevant planning history in terms of previous planning applications.

The Proposal

As set out above, planning permission is sought for the external alterations to the building to contribute the delivery of a new hospital café.

The scope of external works to the rear of the building comprises the installation a new raised patio area with additional outdoor seating. Additionally, an external ramp is proposed, this will wrap around the new patio area leading to the existing paved footpaths. The proposed patio and associated ramp are to be built with red brick to match the existing building. The external patio area shall also feature a white fabric canopy with anthracite grey framing which shall cover the external seating area. The rear external works will also include a new footpath to the east of the patio area, the pathway will match the existing footpath finish.

External works to the building include the installation to two new door openings in place of two existing windows. A new door shall be added to the rear elevation of the building to allow access onto the new patio area. In addition, a new door is proposed along the front elevation to provide direct access into the proposed kitchen. Additionally, a flue is proposed from the kitchen area, it will sit adjacent to the new kitchen door.

Planning Policy Context

The Development Plan in this instance comprises:

- North Northamptonshire Joint Core Strategy 2011-2031 (Part 1) (adopted July 2016); and,
- The Plan for the Borough of Wellingborough (Part 2) (adopted February 2019).

The below details the policies of most relevance to the consideration of this planning application.

North Northamptonshire Joint Core Strategy 2011-2031 ('the JCS')

Policy 2 '*Historic Environment*' establishes the distinctive North Northamptonshire historic environment will be protected and preserved. Where a development would impact upon a heritage asset and its setting proposals should conserve and where possible enhance the significant and setting of an asset in a manner commensurate to its significance.

Policy 7 '*Community Services and Facilities*' sets out that development should support and enhance community services and facilities.

Policy 8 '*Northamptonshire Place Shaping Principles*' seeks that development ensure quality of life and safer and healthier communities by incorporating flexible and resilient designs for buildings and their settings, including access to amenity space.

Planning Appraisal

Isebrook Hospital is an established major hospital within the designated Growth Town of Wellingborough. The scope of works proposed shall contribute to, and enhance the delivery of, a new hospital café to improve the experience of patients using the hospital. In this regard the proposed development is supported by policy 7 of the JCS in providing wider public benefits by improving services at a key community facility within Wellingborough.

The proposed development has been designed to integrate with the existing building with the use of similar materials to the existing building. In respect of the historic environment, it is not considered the proposed development will have a demonstrable impact on the setting of the Grade II listed Enquires and Administration Building. The works to the rear of the building shall be inconspicuous from the listed building. The minor additions to the front elevation, including the new door opening and proposed flue, are not considered harmful, due to their small scope. The proposed development will have *no impact* on the setting of the adjacent heritage asset. The proposed development complies with policy 2 of the JCS.

With reference to the proposed internal alterations, it is noted that the building is not statutory listed, nor curtilage listed and therefore any internal changes to not constitute 'development' as defined at Paragraph 55 of the Town and Country Planning Act 1990.

The proposed development shall additionally provide qualitative improvements to the existing landscaped area to create a functional area of amenity space for patients, in accordance with the principles of policy 8 of the JCS.

Conclusion

The proposed development will contribute to the delivery of a new hospital café within an established key hospital in Wellingborough. The proposed development will incorporate sympathetic design through the use of similar materials to integrate the proposals with the existing building. The proposed development will additionally deliver qualitative improvements to the existing rear amenity space for the enjoyment of patients. There shall be no heritage harm as a result of the proposed development.

The proposal shall enable the delivery of public benefits to the wider area in enhancing the facilities available to patients at Isebrook Hospital. The proposed development is consistent with relevant local policies and there are no adverse impacts associated with the proposal that would outweigh the benefits of the proposed development within the planning balance.

In accordance with the presumption in favour of sustainable development, permission should therefore be granted without delay.

If you have any questions or wish to discuss further, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Elisabeth Lucas". The script is cursive and elegant, with the first letter of each name being capitalized and prominent.

Elisabeth Lucas
Assistant Planner