

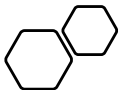
## Overstone Hall Supplementary Planning Document

West Northamptonshire Council  
Tuesday 13<sup>th</sup> April 2021



This presentation is part of the current consultation on the draft Overstone Hall Supplementary Planning Document, published by Daventry District Council on Monday 15<sup>th</sup> March 2021.

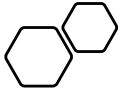
Slide 2 –



## Overstone Hall SPD

- Background
- Purpose of Document
- Contents
- Consultation

The following slides provide information on the background to the document, why it has been produced, a broad summary of its contents, and details of the consultation and how to comment on the draft SPD.



**Overstone Hall  
SPD**

## What is a Supplementary Planning Document?

- Add detail to Local Plan policies
- Provide guidance for development on specific sites, design etc
- “material consideration”
- Sit below the Development Plan

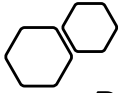
Supplementary Planning Documents are produced by the Council in order to provide detailed information on planning matters. Often, SPDs are produced to add detail to policies within the Daventry District Settlements and Countryside Part 2 Local Plan. They can also be produced to provide guidance on development for both applicants and decisions makers in relation to specific sites which have complex constraints and need sensitive consideration. SPDs can therefore advise on varying matters, including design and placement of development which affects heritage assets.

The Overstone Hall Supplementary Planning Document falls into the latter category.

If adopted, the SPD would be what is termed a “material consideration”, and therefore it would become a requirement for applications to have consideration for the contents of the document, which should also be used to determine applications.

In the suite of documents used to produce and determine applications, SPDs sit below what is called the “Development Plan”, which includes the Local Plan and any made Neighbourhood Plans. At the time of recording (April 2021), a Neighbourhood Plan for Overstone is being produced.

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**Overstone Hall  
SPD**

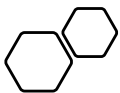
## Background- Overstone Hall

- Built c.1862 in Overstone, Northants
- Commissioned by Samuel Loyd-Jones, 1<sup>st</sup> Baron Overstone
- Designed by Architect William Milford Teulon
- Terraced gardens and stables also part of design
- Set within the historic Overstone Park
- Listed at grade II in 1983

Overstone Hall is a grade II listed Victorian country house, which was built in around 1862 for the 1<sup>st</sup> Baron Overstone, to the designs of the architect William Milford Teulon. The designs also included schemes for terraced gardens and stables, which were both laid out at the same time as the hall.

The hall itself is located within the historic Overstone Park, which has its foundations in medieval imparkment undertaken on the Overstone estate. It is located close to the villages of Overstone and Sywell, and the park and its stone boundary wall are key features of both settlements.

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**Overstone Hall  
SPD**

## Background- Overstone Hall

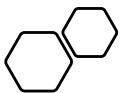


Images courtesy of Northamptonshire Archives Service

These images show the hall in the early 20<sup>th</sup> century, in particular the impressive western “garden front” which was designed as the most architecturally elaborate of the facades. The images also show the terraced gardens laid out in front of the hall, and the left hand image shows both the walled kitchen garden and the stables in the top right hand corner.

The hall was originally constructed as a country seat for the 1<sup>st</sup> Baron Overstone, Samuel Loyd-Jones. During the 20<sup>th</sup> century the hall was used as a Charlotte Mason School, the Philip Stott Conservative Party training centre and latterly as the headquarters of the New Testament Church of God and the Abbeyfield Dorcas Residential Care Centre.

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## Overstone Hall SPD

### Background- Overstone Hall



Image: West Northamptonshire Council

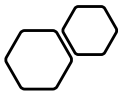
2001 - fire left north wing substantially ruined  
2015 – property purchased by Barry Howard Homes Ltd  
2019 - LBC granted for Conversion to 16 flats  
2020 – Daventry District Council begins work on Overstone Hall SPD

In 2001 a fire left the northern wing of the hall substantially ruined, and much of the building in a precarious state. Some immediate demolition took place on the western front as a safety precaution. Otherwise, the building has been left in its partially ruined condition and continues to decline, leading to loss of historic fabric and significance as a result.

In 2015 the building was purchased by Barry Howard Homes, and in 2019 Listed Building Consent was granted to convert the property in 16 flats.

In order to provide further clarity on the planning considerations relating to the building, the Council began the process of producing the SPD in 2020.

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**Overstone Hall  
SPD**

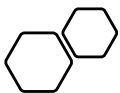
## Purpose of Document

1. To set out the special architectural and historic interest of Overstone Hall, including the contribution made by its setting
2. To guide applicants and decisions makers in the formulation and determination of proposals which affect the significance of the building

The purpose of the document which has been produced is to set out information relating to the special architectural and historic interest of Overstone Hall as a grade II listed building and to also set out the contribution made to its significance by its setting.

The document also seeks to guide applicants and decision makers in the formulation and determination of planning proposals which affect the significance of the building or its setting.

Slide 8-



**Overstone Hall  
SPD**

## Contents

Section 1 Introduction and information regarding constraints

-legislation and policy, land uses, site context and access, stakeholders, built heritage, archaeological potential, policy designations

Section 2 Assessment of significance

-condition of hall, summary of special interest, heritage value assessment, assessment of setting, trees, open spaces, views

Section 3 Planning considerations

- Levels of intervention, options for use, principles for repair and restoration, enabling development, application requirements

As such, the document contains information regarding the following matters.

Section 1 sets out the introduction to the document, and the building. This includes the location and context, both in physical terms and in relation to legislation and policy context. Land uses and access are discussed, as well as stakeholders and other constraints which need to be taken into account, such as built heritage, archaeological potential and local policy designations.

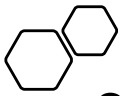
Section 2 follows on from this to provide a summary of the condition of the building prior to and after the fire in 2001, in order to ascertain what historic fabric is surviving and what impact this has on significance. The significance of the hall is also explained, and is described in relation to the complex as a whole, as well as its constituent parts where relevant.

The contribution of setting is also assessed, with reference to other heritage assets, and the impact of open spaces, land uses, views and trees.

All of the information in this section provides the framework of how to approach future decision making, knowing which parts of the hall make the greatest, or least, contribution to significance.

Section 3 then gives information on how applications could approach the building and its use in the future, taking significance into account. This includes principles and guidance on repair and restoration strategies, how options for use should consider significance, the option of enabling development, and what the submission requirements are likely to be for any application.

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Overstone Hall  
SPD

## Consultation

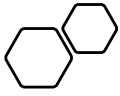
- Runs until 5pm Monday 26<sup>th</sup> April
- All comments must be received by this date ***in writing***
- Email [planningpolicy.ddc@westnorthants.gov.uk](mailto:planningpolicy.ddc@westnorthants.gov.uk)
- Post- Heritage Policy Officer, Growth and Regeneration, West Northamptonshire Council, Lodge Road, Daventry, NN11 4FP

The consultation on the draft SPD runs until 5pm Monday 26<sup>th</sup> April.

On 1<sup>st</sup> April 2021, Daventry District Council merged with Northampton Borough and South Northamptonshire District Councils to form West Northamptonshire Council. All comments must be submitted in writing to West Northamptonshire Council by that time. Late comments cannot be accepted.

You can submit comments via email to [planningpolicy.ddc@westnorthants.gov.uk](mailto:planningpolicy.ddc@westnorthants.gov.uk) or via post to Heritage Policy Officer, Growth and Regeneration, West Northamptonshire Council, Lodge Road, Daventry, NN11 4FP.

Slide 10-



Overstone Hall  
SPD

**View the draft SPD on our website:**

[www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/](http://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/)

View the draft SPD on our website at the following link: [www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/](http://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/)

Thank you for taking the time to view this presentation. If you have any queries or comments please use the contact information on the slide above.