

Our Ref: PJF/fm/PF/9559  
(Please reply to Banbury office)

13<sup>th</sup> March 2017

*(Hand Delivered)*

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990  
OVERSTONE HALL, NORTHAMPTONSHIRE**

I am sure you are aware, Overstone Hall, a Grade II Listed Building, suffered a disastrous fire in 2001 which left a substantial part of the building in ruins. The remaining Dorcas Wing was occupied until 2007. Since that date this part of the building has also deteriorated as a consequence of vandalism and theft of materials. I attach a photograph of the Hall showing the scale of the building and state of dereliction.

In 2016 Barry Howard Homes acquired Overstone Hall with the objective of achieving a comprehensive restoration. Daventry District Council as the Local Planning Authority has acknowledged that the restoration of Overstone Hall is likely to require 'Enabling Development'. 'Enabling Development' means the granting of consent for development in a location that ordinarily would not be granted planning permission so as to realise funds to achieve the restoration of a heritage asset.

The Local Planning Authority has to determine whether the impacts arising from the Enabling Development are outweighed by the benefits from achieving restoration of the heritage asset. Historic England have published guidance on this issue titled 'Enabling Development and the Conservation of Significant Places' which can be viewed on: <https://historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/>

Barry Howard Homes has carefully considered a range of options for the restoration of the Hall and has prepared costs for the restoration. It is concluded that restoration for residential use gives rise

enquiries@framptons-planning.com  
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,  
Oxfordshire, OX16 0TH  
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,  
Leamington Spa, Warwickshire, CV32 4PE  
T: 01926 831144

Oxford – Area Office, 4 Staplehurst Office Centre,  
Weston on the Green, Bicester, Oxfordshire, OX25 3QU  
T: 01295 672310

to the least conservation deficit (the difference between the restored value and cost). The scale of the deficit is such that Enabling Development in the order of 220 houses is required to support comprehensive restoration. A location to the north of Overstone Hall has been chosen as the main area for new housing to generate funds to achieve the restoration, as illustrated on the attached plan.

An exhibition has been arranged to display these proposals prior to the submission of an application to Daventry District Council for restoration of the Hall and Enabling Development. You are cordially invited to attend the exhibition and view the proposals.

**THURSDAY 23<sup>RD</sup> MARCH 2017**

**BETWEEN 3PM – 7:30PM**

**AT WOODLANDS CONFERENCE SUITE,  
OVERSTONE PARK HOTEL GOLF & LEISURE RESORT, BILLING LANE,  
OVERSTONE, NORTHAMPTON, NN6 0AS**

Members of the planning team will be in attendance to answer any questions and you will have the opportunity to leave your comments and feedback.

Yours sincerely

A handwritten signature in black ink, appearing to be "Peter Frampton", written in a cursive style.

Peter Frampton

Encl:        Photograph of Overstone Hall  
              Plan Identifying Location of Enabling Development