

Planning Committee: 05 July 2011

Item Number:

Application No: W 11 / 0058 LB

Town/Parish Council: Leek Wootton
Case Officer: Penny Butler

Registration Date: 23/03/11

Expiry Date: 18/05/11

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**Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton,
Warwick, CV35 7QB**

Demolition of wing adjoining Woodcote and other curtilage buildings FOR
Warwickshire Police Authority

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Leek Wootton Parish Council: 1. We have no objection to the renewal of the consent granted for demolition of the buildings identified although we would like the demolition of the Listed Stable Block to be reconsidered because of its listed status.

2. We OBJECT strongly to the proposal for felling of a number of trees as shown on the plan. All trees are now subject to Tree Preservation Orders at Woodcote and this element of the original permission should be withdrawn.

WCC Ecology: If a further planning application is submitted a further updated 'Ecological Assessment' report should be produced if another redevelopment application for the site is submitted. This should be in line with the Hankinson Duckett Associates assessment of 2008, which will include a re-assessment of habitats on site and any updated species surveys required (to include bat and badger surveys). An update of the ongoing programme to eradicate Japanese Knotweed should also be included.

English Heritage: The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

RELEVANT POLICIES

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The site has a long planning history for uses and development connected with Warwickshire Police, for whom it has served as a headquarters since 1948, In addition to the use of Woodcote as police offices, the original outbuildings have been adapted for police purposes. Listed Building consent was given in 2006 (W06/1057/LB) for the demolition of the modern 1960s extension and stables/outbuildings to Woodcote and the erection of an office extension to the north end of the building.

KEY ISSUES

The Site and its Location

Woodcote is approached along its original drive, which leads through landscaped gardens from Woodcote Lane. The site stands on the edge of Leek Wootton village, outside the Conservation Area. The first building seen from the approach is Woodcote, a Grade II Listed Building dating from 1861. There is a large car park in front of the house, but its landscaped setting is largely retained, especially at the rear. A large, flat-roofed 3 storey extension was added to the house in the 1960s and there is a large radio mast to the rear. Woodcote, designed by the architect John Gibson, was built in 1861, with extensions in 1869. Its interior is also of interest, with some good fireplaces and an impressive reception hall.

To the north-east of the house, in front of the 1960s extension, there are some original stables buildings, and to the north of these are a number of later outbuildings and blocks.

Details of the Development

It is proposed to demolish the 1960s extension to Woodcote, the stables and other outbuildings and to remove the aerial mast (the same items approved for demolition in 2007). The wall and gate piers around the forecourt of the stable block would be retained, as would the walls of the walled garden at the rear.

The application is accompanied by an Ecological Statement, a Design and Access Statement and a Heritage Impact Statement.

Assessment

The listed building consent application needs to be judged solely on the impact that the demolitions would have on the character and setting of the listed building.

The removal of the 1960s extension, outbuildings and the aerial mast are to be greatly welcomed as they are of no architectural significance, have a very seriously detrimental impact on the setting of the listed building and their removal is an unqualified improvement.

The issues around the demolition of the stables building are not so clear-cut. These outbuildings are not attached to the main building, but do form part of the original construction, and to that extent, their demolition is to be regretted. However, the building has, in recent years, been used as police social facilities and has been much altered internally and externally. Its contribution to the overall complex of listed buildings is therefore lessened. Whilst acknowledging

that the loss of the building is to be regretted, the retention of its forecourt walls, and the adjoining walls to the walled garden are welcomed by the Conservation Architect. It will be important to control the demolition of the adjoining buildings in order to protect these walls from damage.

A number of trees are shown to be felled on the site plan submitted with the application but these are protected by TPO. Since they have an order on them, an application for TPO works must be made for any works to or felling of these

trees. In addition to this, a Listed Building application cannot over ride the requirement for a TPO application to be made, therefore an advisory note to this effect is to be added to the decision.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (202 submitted on 14 January 2011 and 199A submitted on 23 March 2011), and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 Prior to any demolition works commencing, a method statement detailing how it is intended to demolish Building 4, Building 6b, 6c and Building 7a shall be submitted to and approved by the District Planning Authority. Demolition shall be carried out in accordance with the approved method statement. **REASON**: In order to ensure the protection of the stables forecourt walls and the former walled garden walls and to protect the setting of the Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan 1996 - 2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
