

Planning Committee: 11 September 2018

Item Number: 12

Application No: W 18 / 1363 LB

Town/Parish Council: Bishops Tachbrook
Case Officer: John Wilbraham

Registration Date: 18/07/18

Expiry Date: 12/09/18

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8 Savages Close, Bishops Tachbrook, Leamington Spa, CV33 9RL

Erection of 1no. dwelling after demolition of existing outbuildings FOR Mr & Mrs Wellsted

This application is being presented to Committee as the application is recommended for refusal and the Parish Council are supporting it and more than 5 letters of support have also been received.

RECOMMENDATION

Planning Committee is recommended to refuse planning permission for the reasons set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal seeks to demolish the existing curtilage listed outbuildings and replace them with a new 2 bed, single storey dwelling on a similar footprint to be constructed using a mix of materials. The existing garden would be subdivided to provide a separate long narrow garden for the new dwelling.

THE SITE AND ITS LOCATION

The application site is located at the end of a cul-de-sac that serves a number of dwellings. The site is located in open countryside outside of the village envelope of Bishops Tachbrook. The existing site forms part of the larger garden of 8 Savages Close which is a listed farmhouse located down a private road. The site is situated within the Bishops Tachbrook Conservation Area.

PLANNING HISTORY

Application number	Description of development	Decision
W/13/1526 and W/13/1527/LB	Replacement car port and rear lobby/porch to house	Granted
W/07/1307/LB	External alteration to existing outbuilding and installation of two double glazed timber casement windows	Granted

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Support application as it would create a home from a disused building, good use of old building, proposals sympathetic to and enhance the area and it would be a future proof dwelling

WCC Archaeology: No objection, subject to a condition requiring a written scheme of investigation

WDC Conservation Officer: The plans submitted indicate that none of the existing historic fabric is to be reintegrated into the new structure. The demolition of the existing curtilage listed barn would amount to a significant loss of a designated heritage asset; potentially harm the Listed building's overall historic interest as a former functioning farm. It would therefore also have an adverse effect on the appearance and character of the Conservation Area.

Conservation Advisory Forum: Object due to loss of curtilage listed outbuildings, impact on listed building and unsympathetic design of dwelling

Public Response: 11 letters of support have been received on grounds that the proposal is a sensitive and sustainable design which respects the character of area.

ASSESSMENT

Impact on the character and setting of Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that 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.

Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Policy HE1 states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

The proposal includes the complete demolition of the existing curtilage listed outbuildings which are considered to make a significant contribution to the importance of the heritage asset and the character and appearance of the Conservation Area. They are proposed to be replaced with a new single storey building to provide a new 2 bed dwelling for the current occupants of the farmhouse. The Conservation Officer was consulted on the proposals and is of the view that whilst the barns are showing signs of deterioration, their demolition would amount to a significant loss of a designated heritage asset and potentially harm the Listed building's overall historic interest as a former functioning farm.

There is a lack of justification for the demolition of the buildings rather than the retention, repair and conversion of them which is the thrust of the heritage policies and the NPPF. Based on this it is considered that the proposal to demolish the curtilage listed buildings would cause substantial and unacceptable harm to the character and setting of the listed building contrary to Policy HE1 and the NPPF. It has not been demonstrated that the substantial harm/ total loss is necessary to achieve substantial public benefits that outweigh that harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Conclusion

The proposal is recommended for refusal for the reasons set out below.

REFUSAL REASONS

- 1 Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting. Furthermore, policy HE2 of the Warwick District Local Plan 2011-2029 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Listed Building within a Conservation Area and it is considered that the proposals would be seriously detrimental to the character and appearance of both the building itself and the Conservation Area as a whole, by reason of the demolition of curtilage listed buildings of special historic and architectural importance which would amount to a significant loss of a designated heritage asset and substantial harm to the Listed building's overall historic interest as a former functioning farm.

The development is thereby considered to be contrary to the aforementioned policies.