

Application No: W 11 / 1050 LB

Town/Parish Council: Lapworth

Registration Date: 17/08/11

Case Officer:

Liam D'Onofrio

Expiry Date: 12/10/11

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Packwood House, Packwood Lane, Lapworth, Solihull, B94 6AT

Improvements to visitor facilities and related development, comprising: a new visitor reception building; alterations to the visitor route, including alterations to listed buildings; car park improvements; and alterations to access including creation of new road accesses FOR National Trust

The listed building consent is being presented to Planning Committee for completeness to accompany concurrent planning application W/12/1049.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: No Objection

Conservation: comments provided on the scheme as a whole, noting that the proposals include a ramped path to the boundary wall to give a safer access to the house. (This includes making a gap in the wall.)

English Heritage: No objection to proposed wall alterations, comments made relate to the scheme as a whole, not just the listed building consent and are considered under the planning application W/11/1049.

Baddesley Clinton Parish Council - Support (Comment)

Jeremy Wright MP - Support

Public response submitted to concurrent planning application W/11/1049 - A petition with 4590 signatures has been received stating: "We support the National Trust's plans to create modern visitor facilities at Packwood House. We believe that the Trust's plans will greatly improve the experience for visitors, as well as providing local employment opportunities and helping the Trust to generate income to look after Packwood. We urge the Council to approve the scheme."

91 individual supporting letters have been received largely reflecting those supporting comments made in the submitted petition.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)

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

PLANNING HISTORY

W/09/0610 and 0611LB New garden machinery store: Granted 22nd December 2009

KEY ISSUES

The Site and its Location

The site relates to Packwood House, a substantial country house (Grade I listed) in substantial grounds (Grade II* on the English Heritage Register) located within the Green Belt near Lapworth/Kingswood. The brick wall to which the listed building consent relates is located on the eastern side of Packwood Lane, on the opposite side of the road to the main house and provides a retaining support to higher land levels to the east.

Details of the Development

Listed Building Consent is required for the creation of a 1 metre wide gap within a boundary wall to provide a new pedestrian access. A traditionally designed metal gate painted gloss black will be located within the new aperture. Given the higher land levels behind the wall the land will be graded to create a new pathway within a cutting, with new brickwork detailing to the subsequently exposed section of wall. The scheme is part of the wider pedestrian access improvements and a new visitor centre being considered under concurrent planning application W/2011/1049. A Design and Access Statement, incorporating heritage details, has submitted with the application.

Assessment

The main consideration is whether the proposed gap will result in an unacceptable impact on the character of the structure or any features of architectural or historic interest, which it possesses.

The wall is a plain brickwork structure and the small gap created is largely minor in nature. The change in land levels will expose the rear face of the wall and it is considered important to ensure that new brick materials provide an acceptable finish, which can be successfully controlled by condition. The access will be appropriately gated in a design to reflect the adjacent railings, however a condition is suggested to ensure the finer detailing is acceptable. The proposed scheme will provide an improved pedestrian access route and is not considered to result in any harm to the wall or the wider character or setting of the listed building. English Heritage and the Council's Conservation Officer have not raised any objections to the proposed wall alterations and new access.

Since this wall forms part of the curtilage of a Grade I building, the application will need to be sent to the Secretary of State before a decision can be issued.

Recommendation

Grant, subject to conditions and for the reasons 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 Before development hereby approved commences details must be submitted to and approved in writing by the District Planning Authority showing: (a) samples of facing brickwork materials; (b) details of the metal fence design and associated ironmongery, including decorative finishes and colours to be used. All details shall be carried out as approved. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policies DP1 and 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 structure and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
