

Planning Committee: 11 January 2006

Item Number: 21

Application No: W 05 / 1935 LB

Registration Date: 25/11/05

Town/Parish Council: Barford

Expiry Date: 20/01/06

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS

Alteration to rear elevation of the Bentley Suite and removal of part of boundary wall
FOR The Glebe Hotel

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

SUMMARY OF REPRESENTATIONS

Barford Parish Council: Object since the proposal does not enhance the Listed Building.

Neighbours: Letters of objection have been received from 4 local residents on grounds of contravening a condition on a previous application to protect residential amenities in terms of noise disturbance.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

This site has a long, and complex, history with some large extensions having been built. More recently, planning permission has been granted for 7 Church Lane to be used for ancillary offices and storage for the hotel (which indicated a proposed access through the boundary wall into the main hotel site, although this was not part of the application). An application for a bedroom block extension was dismissed on appeal.

KEY ISSUES

The Site and its Location

The Glebe Hotel lies in the middle of the village, is a Listed Building, and lies in the Conservation Area. It has a substantial car park to the front and is surrounded by residential properties to the north and east, and the church and another dwelling to the south.

Details of the Development

The proposal is to replace the rear windows in the conference suite in the fairly modern extension with a row of French doors, to remove a section of the modern boundary wall with the garden of 7 Church Lane (now with consent to be used as ancillary offices and stores), and to construct a terrace linking the hotel patio and the

garden. Small retaining walls would be provided around the patio/terrace with a taller side wall to separate off the yard behind an existing store and office in the main hotel.

Assessment

The only issue in this case is whether the alterations protect or enhance the character of the Listed Building.

The alterations to the building are to a relatively modern extension, not the historic structure, and the design of the existing fenestration of this part of the building is not of special merit.. In the case of the boundary wall, this is also modern and an opening in it of the proposed width will create a better visual relationship between the hotel and the listed dovecote which is now in the garden of No. 7 Church Lane but was originally in the grounds of The Glebe.

It is considered, therefore, that the proposed changes will protect the character of the Listed Buildings and could, despite the views of the Parish Council, enhance it. Large scale details will be required, however, to ensure that the changes are of an adequate standard.

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 nos. 2028.00 and 2028.04, and specification contained therein, received on 25th November 2005 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 Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of windows and surrounds, and boundary walls at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.
