

Application No: W 11 / 1161

Town/Parish Council: Kenilworth

Case Officer:

Erica Buchanan

01926 456529 planning_west@warwickdc.gov.uk

Registration Date: 14/12/11

Expiry Date: 08/02/12

Tantara Gate House, Abbey Fields, Bridge Street, Kenilworth

Proposed new roof soft capping FOR Warwick District Council

This item is being reported to Planning Committee as Warwick District Council is the applicant.

SUMMARY OF REPRESENTATIONS

KENILWORTH TOWN COUNCIL: Members COMMENTED that they fully supported the proposal and hoped that it could be implemented as a matter of urgency following endorsement by English Heritage.

Ecology: No objections subject to further bat survey and nesting birds condition

Conservation and Design: Application has received Schedule Monument Consent and raises no objection to the proposal.

RELEVANT POLICIES

- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Planning Policy Statement 5 : Planning for the Historic Environment

PLANNING HISTORY

Scheduled Monument Consent has been granted for the proposed new roof.

KEY ISSUES

The Site and its Location

Tantara Gatehouse is part of the remainder of the Kenilworth Abbey ruins and lies in Abbey Fields, a locally important historic park, within the woodland adjacent to St Mary's cemetery. There is a public footpath that runs alongside the gatehouse with a footpath going underneath the cart arch. The gatehouse is constructed of red sandstone, with two vaulted chambers to the west of the cart arch on the ground floor.

Details of the Development

The proposal is to use developed soft capping methods to protect the structure. The soft capping comprises of layers of aggregate and turf. The soft capping would reduce differential thermal movement of the concrete slab, sandstone and lime mortar and to disperse moisture more evenly across the structure to reduce

the ingress of moisture into the areas not currently covered by the concrete slab.

The work involves the consolidation of the rubble core, and the creation of a continuous surface level across the "roof" by building up the perimeter walls as necessary, primarily the west wall and north west corner. The proposed composition of new work of this type is rendered brickwork set back a minimum of 25mm for the face of the extant stobework facing. The render is to be colour matched using sand dust. The render finish is to achieve an "ashlar effect"

The falls of the concrete slab are to be altered to encourage run off caused by more extreme weather events to occur through a chute, over the southwest corner to direct the water away from the foundations of the structure and reduce the need for excavation of this Scheduled monument site. Due to the effect of the soft capping, it is not envisaged that this would cause substantial ground erosion.

As Scheduled Monument consent has been granted, Listed Building consent is not required.

Assessment

The proposed work is essential for the longevity of this important ancient monument as it prevents water damage to the structure. I consider that the proposed work would not harm the scheduled monument or its setting in accordance with Policy DP4 and DAP11 of the District Wide Local Plan 1996-2011.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning 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 application form, site location plan and approved drawings 17831A-1, HPS/TGH/01, HPS/TGH/02, and specification contained therein, submitted on 20/09/11 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 The development hereby permitted (including demolition) shall not commence until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation

plan shall thereafter be implemented in full. **REASON:** To ensure that protection species are not harmed by the development and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011.
note: The bat mitigation measures are likely to have implications for the design and/or layout of the development.

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:
