

Executive
18 March 2021

Title: Baddesley Clinton Conservation Area review

Lead Officer: Robert Dawson

Portfolio Holder: Cllr John Cooke

Public report

Wards of the District directly affected: Kenilworth Abbey & Arden

Contrary to the policy framework: No

Contrary to the budgetary framework: No

Key Decision: No

Included within the Forward Plan: Yes

Equality Impact Assessment Undertaken: No, not applicable

Consultation & Community Engagement: Yes

Final Decision: Yes

Accessibility checked: Yes

Officer/Councillor Approval

Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	15/02/21	Chris Elliot
Head of Service	22/02/21	Philip Clarke
CMT	22/02/21	Chris Elliot, Bill Hunt, Andy Jones
Section 151 Officer	22/02/21	Mike Snow
Monitoring Officer	22/02/21	Andy Jones
Finance	22/02/21	Mike Snow
Portfolio Holder(s)	15/02/21	Cllr John Cooke

1. Summary

- 1.1. The purpose of this report is to provide a review to Executive on the Baddesley Clinton Conservation Area and to seek approval in order to undertake a 3-week public consultation period to adopt a Conservation Area appraisal for Baddesley Clinton Conservation Area.

2. Recommendation

- 2.1. That the Executive authorise a 3-week public consultation period in order to invite representations from residents, Baddesley Clinton Parish Council and Ward Councillors on the adoption of a Conservation Area appraisal. If no material objections are received, then the appraisal will be adopted.

3. Reasons for the Recommendation

- 3.1. It is a requirement under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that local planning authorities determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate these areas as Conservation Areas.
- 3.2. It is a further requirement under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which explains that local planning authorities must review their conservation areas from time to time. Part of this exercise involves the adoption and review of existing conservation area appraisals.
- 3.3. The Council's Principal Conservation Officer has undertaken a review of the existing Conservation Area and has concluded that there is no reason to expand the boundary at this stage. However, no appraisal has yet been adopted for Baddesley Clinton Conservation Area since its designation as a Conservation Area in 2013. The only change therefore proposed is the adoption of a Conservation Area appraisal document (Appendix C).
- 3.4. Conservation Area appraisals are documents that define the special interest and significance of the area that merits Conservation Area designation. These documents also describe and evaluate the contribution made by the different features that contribute towards their overall character and appearance. The appraisal also provides guidance on how the preservation or enhancement of the conservation area can be achieved.
- 3.5. Conservation Area appraisals are also useful for those considering investment in the area for new development, in addition to planning officers, Council members, the Planning Inspectorate and Secretary of State, all of whom are then able to assess the impact of proposals on the area's special interest, character and appearance. The appraisal will therefore become a material consideration in planning decisions affecting the area.
- 3.6. An explanatory letter will be served upon Baddesley Clinton Joint Parish Council, Ward Councillors and residents within the Conservation Area boundary in order to make comments on the document. All material

representations received during this period will be considered and consideration will be given to amending the appraisal as appropriate.

4. Policy Framework

4.1. Fit for the Future (FFF)

4.1.1. The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

4.1.2. The FFF Strategy has 3 strands, People, Services and Money, and each has an external and internal element to it, the details of which can be found [on the Council's website](#).

4.2. FFF Strands

4.2.1 External impacts of proposal(s)

People - Health, Homes, Communities - The appraisal will encourage the retention of important architectural and historic features that contribute directly to the Conservation Area's appearance and character. This in turn will contribute towards the health and wellbeing of residents with the increased protection of the Conservation Area's important characteristics.

Services - Green, Clean, Safe - The proposal will encourage the protection of existing landscape and open space, which forms one of the key characteristics of this particular Conservation Area as highlighted in the document.

Money- Infrastructure, Enterprise, Employment – Historic complexes of buildings, such as Poor Clares Convent, exhibit unique characteristics which contributes towards the overall character of Warwick District. The document will encourage the greater preservation of this character and enhance the attractiveness of the District to visitors. The appraisal also recognises local distinctiveness, which brings about social and economic benefits.

4.2.2. Internal impacts of the proposal(s)

People - Effective Staff – The Conservation Area appraisal will enable officers in Development Services to give informed and constructive advice to members of the public, Councillors and colleagues.

Services - Maintain or Improve Services - The review and adoption of new Conservation Area appraisals relate directly to the responsibilities of WDC's Conservation & Design team. One of the team's objectives is to review existing Conservation Areas, which involves the adoption of new Conservation Area appraisals. A copy of the document will be made available online via the Council's [conservation page](#).

Money - Firm Financial Footing over the Longer Term - A [study undertaken by the London School of Economics](#) has indicated that properties located in conservation areas generally have greater value. Recognising the

qualities of a place that make the area attractive encourages more people to live, work and visit the District, which in turn may result in greater investment and result in benefits for the local economy.

4.3. **Supporting Strategies**

- 4.3.1. Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' that underpin the planning system.
- 4.3.2. In policy HE2 (Conservation Areas) of the Local Plan, explanatory note 5.167 explains that the Council will consider the designation of new conservation areas and the review of existing areas.

5. **Budgetary Framework**

- 5.1. Not applicable.

6. **Risks**

- 6.1. No risks are identified to the Council in the adoption of the Conservation Area appraisal.

7. **Alternative Option(s) considered**

- 7.1. An alternative option would be to not adopt the Conservation Area appraisal. This would however mean that the Conservation Area only benefits from limited recognition and therefore a gradual erosion of the character of the Conservation Area could eventually arise.

Appendix A – Notification letter

BADDESLEY CLINTON CONSERVATION AREA APPRAISAL

Dear Sir/Madam,

The Council is currently seeking views on a Baddesley Clinton Conservation Area appraisal document. It is a statutory requirement that the Council reviews existing conservation areas from time to time. No changes to existing boundaries or current permitted development rights are proposed

A copy of the proposed Conservation Area appraisal can be inspected on our website at: <https://www.warwickdc.gov.uk/conservation>

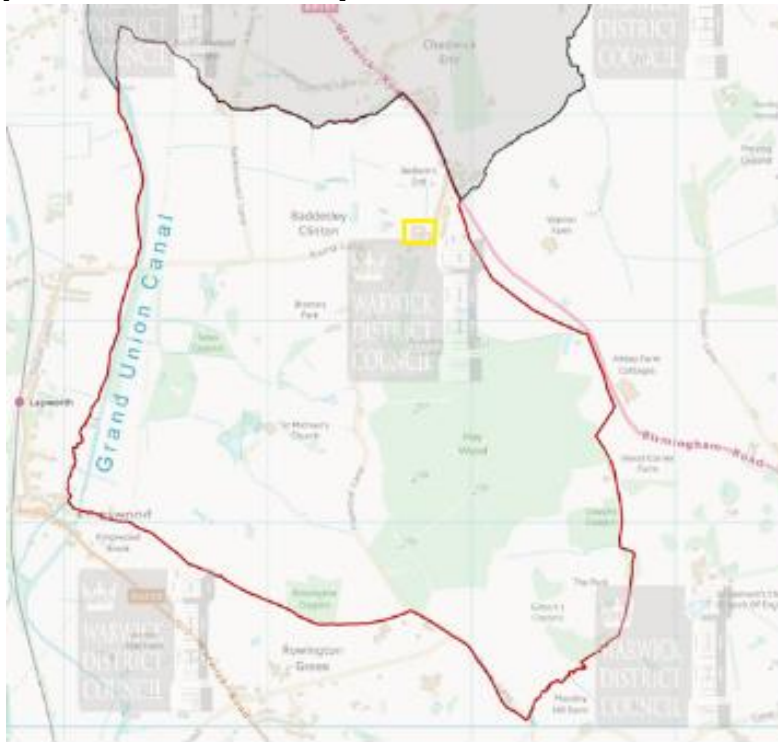
If you wish to discuss any aspect of the document making you may contact the Council's Principal Conservation Officer, Robert Dawson, on 01926 456546 or robert.dawson@warwickdc.gov.uk.

If you are not the owner of the property, please bring this letter and the attached notice to the attention of the owner as soon as possible.

Agenda Item 6

The Council invites representations on the Conservation Area Appraisal between ... to ...and will consider all representations received during this period.

Appendix B – Baddesley Clinton Conservation Area ma



Appendix C – Refer to attachment