

Warwick District Council - by email only

For the attention of Planning Department

Dear Sirs,

1 Castle Hill Kenilworth

My client has requested that we attach an application for Planning and Listed Building Consent as the land subject to the application falls within the grounds of the Listed house. The application is for a new single storey one bedroom eco sustainable dwelling contemporary in style taking the natural elements of the surrounding aesthetic. It takes into account the Planning Inspectors comments in the design some years ago and of course since then the Adopted plan and the precedents set by other granted approvals.

A previous application was refused for the single reason and I quote

1 Harm to the Setting of Heritage Assets The application would harm the setting of heritage assets including the Kenilworth Conservation Area, Grade II Listed Building and Grade II Registered Park and Garden. This would amount to less than substantial harm, but there are insufficient public benefits to outweigh this harm. The application is therefore contrary to Policy HE1 of the Warwick District Local Plan (2011-2029) and Paragraph 196 of the National Planning Policy Framework.

It is noted that *'the harm is less than substantial'* but cites there are *'insufficient public benefits to outweigh this harm'*. To address this a Heritage Statement has been prepared by AB Heritage Ltd and is attached, as with a revised Design and Access Statement.

The proposed building does not affect the Listed Building in its position or design and does not detract from the host building on the site, which is indicated by the CGI's which will be attached as part of the application and forwarded to the case officer as the portal will not accept them. The proposal is for a small dwelling which is sensitively designed in shape and orientation to protect the Listed Building and the environs. It will not be visible from Castle Hill as the perspective shows with the wall 'ghosted' out to show this more clearly. It is sustainable both in its location so close to the town's facilities and in its proposed eco construction. It also meets the policies of the LPA. The specialist arboriculturist has considered the trees in relation to the proposal and it has no effect on the tree root system or with the canopies by the way it is proposed to be built. The Ecological study also reasons that the proposals will not affect the wildlife of the site or the greater area. The materials have sustainable credentials being timber and a true green roof with rainwater storage within it. No car access will be required onto the site as the parking survey shows that the parking is readily available on street, and it would not be unreasonable to only expect one car to the property of this size and being one bedroomed. A resident parking scheme operates.

Precedent has in a way been set by the approvals granted at the old Abbotsford School site where the new build swamps the *original grade two star listed building* and is seen predominately from New Street as one enters the town. In proportion the new area exceeds the existing. That site was also encouraged by Historic England to use more modern and contemporary design decisions and was supported by them. This proposal in Castle Hill is less visible in all regards and a much smaller scale.

The drawings and various reports attached to the application explain the rationale behind the design which is considered a minor application are,

- Tree Report
- Archaeological Evaluation (old but not changed since writing)
- Design and Access Statement
- Heritage Statement
- Parking Survey
- Historic Building and Garden Report
- Preliminary Ecological Appraisal
- Sustainability Building Statement
- CGI from street with wall '*ghosted*' out to show proposal behind wall and not visible
- CGI from within wall to show design
- Location Plan
- Block Plan
- Proposals for new dwelling design drawing

I trust this will find approval and my clients would appreciate an early validation and of course approval. Any initial queries please advise.

Yours Faithfully

Michael Ramus Dip Arch Leics. Architect