

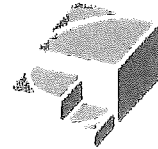
PLANNING & HERITAGE STATEMENT

Chartered town planners

01564 730 191

info@progressiontownplanning.com

10a Gray, Upwood Road, Tapworth, LE14 6EJ



RTPI

Chartered Town Planner

WDC PLANNING
Ref
Officer
19 MAY 2021
SCANNED
CC OF P/MA
PRE GEN DIS

OUR REF PPL.COXCV81PT

DATE 11/05/2021

SITE ADDRESS Rudfyn Manor Birmingham Road Kenilworth CV8 1PT

PROPOSAL Internal and external alterations to Coach House (renewal of LBC approval reference W/10/1360/LB)



CONTENTS

1. Introduction
2. Site and Surroundings
3. Proposed Development
4. Relevant Planning Policy
5. Relevant Planning History
6. Principal Issues
7. Amplification of Principal Issues
8. Summary and Conclusion



1. INTRODUCTION

We have been instructed to prepare a Planning & Heritage Statement concerning proposed internal and external alterations to the Coach House at Rudfyn Manor Birmingham Road Kenilworth CV8 1PT.

Listed Building Consent (LBC) approval has been previously granted for the works included in the current application under application reference W/10/1360/LB. That consent was not implemented.

The application building is not a designated heritage asset. The building is within the curtilage of North Chase and a barn associated with North Chase. Both buildings are Grade II Listed.

The proposed works were assessed against relevant planning policy that was in place at the time of the previous application. This included a review of the development by the Council's Conservation Officer. The development was acceptable subject to safeguarding conditions.

The application site is located in the Green Belt. The works included in the application relate to relatively minor changes to the exterior appearance and internal layout of the building. There is no extension to the building.

The key consideration in this case is therefore whether there has been a material change in circumstances since the previous LBC consent was granted that would now lead to a different recommendation.

There have been no changes to the application building or the land surrounding the site.

The NPPF was introduced in 2012. The current version of the Local Plan was adopted in September 2017.

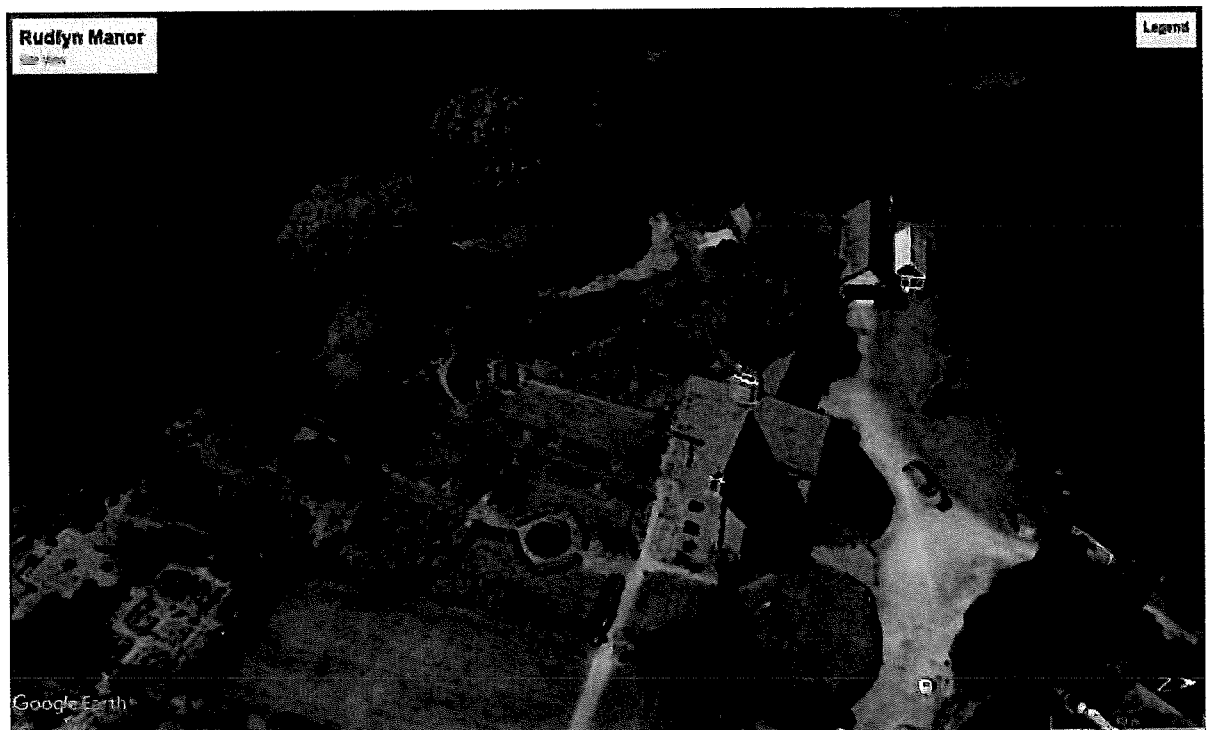
The planning policy framework is therefore different to the framework that was in place when the previous LBC consent was granted. However, the principle of protecting and preserving heritage assets has been carried forward from the previous versions of national and local planning policy. The criteria used to assess the proposed development is fundamentally unchanged.

This statement will demonstrate that the development can be provided without detrimentally affecting the setting and character of designated heritage assets.

2. SITE AND SURROUNDINGS

The application building is a detached Coach House located within the Green Belt.

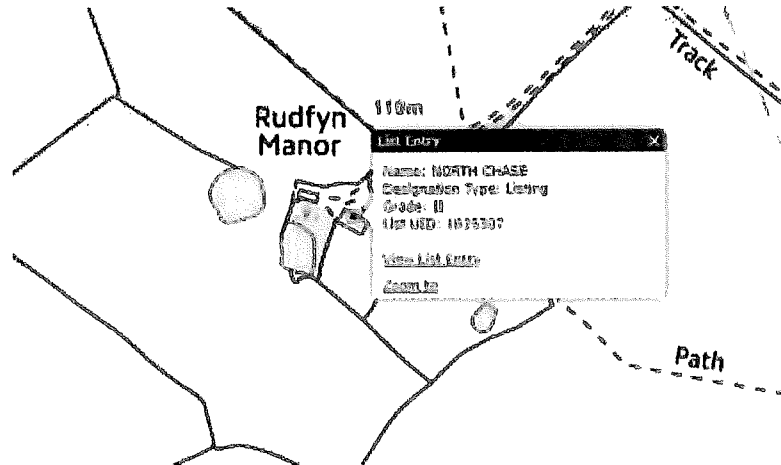
An aerial view of the site is set out below



The application building is a simple gable end structure with a gable end glass greenhouse attached to it.



The adjacent house is a Grade II Listed building. The map and list description from the Historic England web site are set out below.



Location

Locality Address: NORTH CHASE, CHASE LANE

The building or site itself may lie within the boundary of more than one authority:

County: Warwickshire

District: Warwick (District Authority)

Parish: Kenilworth

National Grid Reference: SP 25693 73625

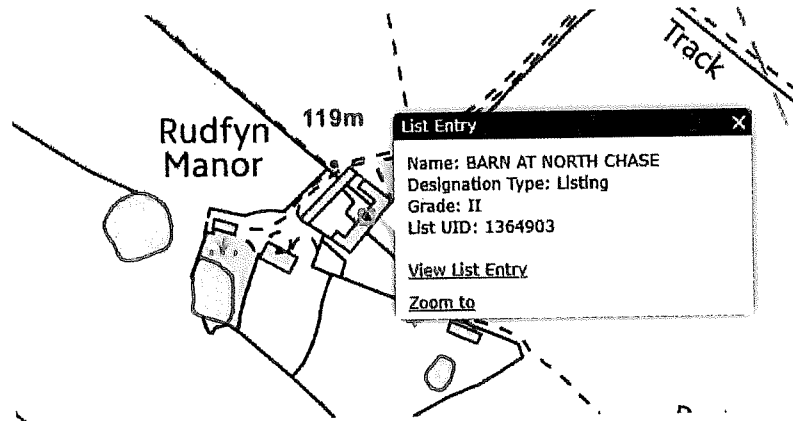
Details

CHASE LANE 1, 1270 North Chase (Formerly listed as Rudfyn Old Manor) SP 27 5E 1451 26 4 65
 1-2. Probably 2nd half of the C16 or early C17; recorded as newly built 1609. Tall post and pan timber-framed house 2 storeys and attic with brick nogged panels and tiled roof. Early mid C18 Tuscan style cast iron casement windows with patterned glazing. Front facing north, of 4 unequal bays the right hand having one 2-light window on each floor, the upper floor with modern tile hanging. 2nd bay from right projects as a full height gabled wing with an oriel window on brackets on each floor. Jetted 1st floor, tile hung gable with small casement. Bay adjoining narrow and in same plane the roof being a continuation of the slope of the roof on the main part of the house. One 2-light casement on 1st floor, open porch on ground floor with round arch and finial. End bay corresponds to that at opposite end; no tile hanging and with an oriel on brackets on each floor. East front of C19 brick, built when half of the original house was destroyed by fire at the time. South front is of similar height but is of square panel timber framing with brick nogging. Various casements in various positions; one storey kitchen wing. West front timber framed. Interior is original and unspoiled with timber walls and ceilings and open fireplaces. Very good oak wall staircase (c.1800) with elaborate newel tops and turned balusters, and 1st floor drawing room with 2 tier stone chimney-piece of similar date said to have come from Kenilworth Castle. Very attractive house set in old fashioned style gardens on a hill top with fine views. For history, see Dugdale's Warwickshire and VCH, VI, p.134.

Listing NGR: SP2569373625



The house is adjoined by a range of buildings that are also Grade II Listed



Location

Statutory Address: BARN AT NORTH CHASE, CHASE LANE

The building or site itself may lie within the boundary of more than one authority

County: Warwickshire

District: Warwick (District Authority)

Parish: Kenilworth

National Grid Reference: SP 25741 73843

Details

CHASE LANE 1 1070 Barn at North Chase SP 27 58 1/41A 03 Probably C16. Originally timber-framed with square brick panels, much of it now rebuilt in brick. Long barn with open timber roof covered in old tiles.

Listing NGR: SP2574273843

The application site falls within the same group of buildings as the designated heritage assets.

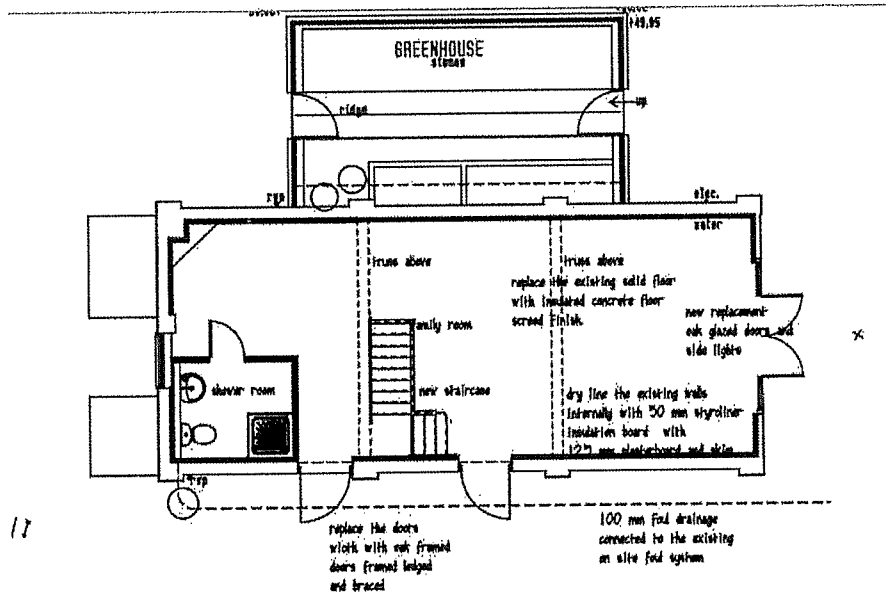
The site and land surrounding it include traditional buildings of a rural design within the Green Belt.



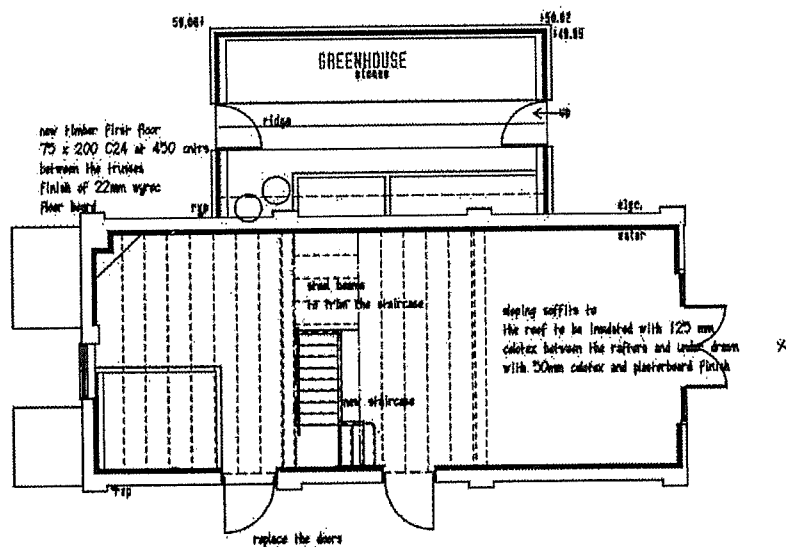
3. **PROPOSED DEVELOPMENT**

The application includes development that was approved under application reference W/10/1360/LB but was not implemented.

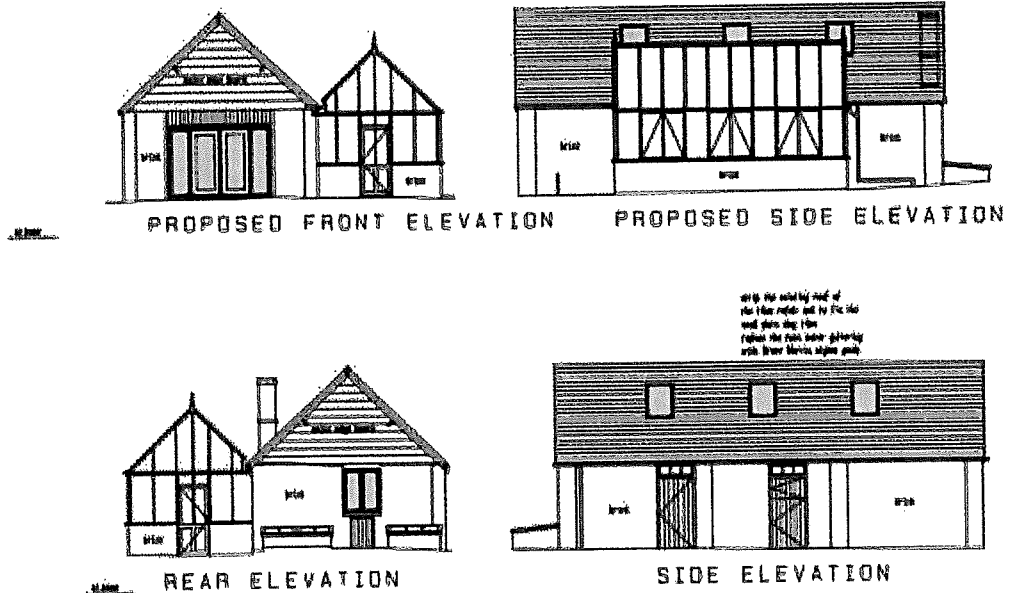
It is proposed to make internal and external alterations to the existing building. The proposed internal layout is set out below.



PROPOSED FLOOR PLAN



The alterations to the exterior of the building are minimal. The proposed plans are set out below.



The alterations include new timber glazed doors to the front of the building and three roof lights to the side elevations of the building.

4. **RELEVANT PLANNING POLICY**

It is necessary to consider the policies of the Warwick District Local Plan and the National Planning Policy Framework when considering the proposed development.

Warwick District Local Plan

Policy DS18 deals with the Green Belt. It states,

DS18 Green Belt

The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.

Policy HE1 deals with the conservation and protection of heritage assets.

HE1 Designated Heritage Assets and their setting

Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) **The nature of the heritage asset prevents all reasonable uses of the site; and**
- b) **No viable use of the heritage asset itself can be found that will enable its conservation; and**
- c) **Conservation by grant funding or charitable or public ownership is not possible; and**
- d) **The harm or loss is outweighed by the benefit of bringing the site back into use.**

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Green Belt location of the site and nearby heritage assets make policies DS18 and HE1 the principal policy considerations. It will also be necessary to consider Local Plan policies controlling matters such as design (BE1), amenity (BE3) and car parking (TR3).

National Planning Policy Framework (NPPF) February 2019

Paragraph 127 of the NPPF deals with design. The most relevant criteria set out in the policy that affects the proposed development is set out below.

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 134 of the NPPF sets out the 5 purposes of including land within the Green Belt. These purposes are:

- *To check the unrestricted sprawl of large built up areas;*
- *To prevent neighbouring towns from merging into one another;*
- *To assist in safe guarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.*

Paragraph 143 of the NPPF confirms that inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances.

Paragraph 145 goes on to confirm the circumstances where new development can be supported within the Green Belt. This includes:

- ***The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.***

It is also necessary to consider the heritage policies of the NPPF.

Paragraph 189 requires an assessment of the significance of a heritage asset. It states,

- 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.**

Paragraph 192 deals with the determination of applications that affect a heritage asset.

- 192. In determining applications, local planning authorities should take account of:**
- a) **the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
 - b) **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
 - c) **the desirability of new development making a positive contribution to local character and distinctiveness.**

Paragraph 193 deals with the conservation of a heritage asset

- 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.**

Paragraph 196 deals with the assessment of any harm to a heritage asset.

- 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.**

Paragraph 197 deals with development that affects a non-designated heritage asset.



- 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5. RELEVANT PLANNING HISTORY

The lapsed LBC approval (W/10/1360/LB) for the works included in the current proposal is the most relevant item of Planning History.

The principle of preserving, enhancing and protecting heritage assets was equally important when the previous consent was granted as it is now.

The Council's Conservation Officer commented on the application as follows

MEMORANDUM

TO: Policy Project & Conservation
 FAD: Alan Moyes/Roger Cullimore

SUBJECT: Rugby Motor, Birmingham Road,
 Kenilworth, CV8 1PT
 My Ref: W/10/1360/LB
 Highways: 01226 456527
 Email: planning_west@warwick.gov.uk
 DATE: 13/11/2010

The above application has been received by us and you are invited to comment on it. A copy of the details can be found on our web site at www.warwick.gov.uk/planning. If you have been consulted by memo, a copy of the application documents is enclosed. If you have been consulted by email, you can click on the link in the email to access the documents on our website.

If you have any observations on the plans you may reply using this form to me quoting the application number, to be received by 01/13/2010. If I do not hear from you within this time, I shall assume you consider the proposals to be satisfactory. Nevertheless, I would appreciate a written response, even if it is "no objection".

Yours faithfully
 Steven Wallingrove - Senior Planning Officer

Response:

- Raises no objection; (SUBJECT TO THE FOLLOWING AGREEMENT)
- Raises objection on the following grounds:

Observations:
 (wherever needed & required)

• LARGE SCALE DETAILS OF WINDOWS, ROOFLINES, GABLES ETC SHOULD BE PROVIDED

The application was approved subject to conditions. This includes a condition requiring large scale details of windows etc to be submitted and approved prior to the commencement of the development.

Pre-Commencement Condition:

- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) 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 : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy

A condition requiring a photographic record of the building was also attached to the approval.

6. **PRINCIPAL ISSUES**

The application brings forward the following issues,

- *Whether the proposed development is appropriate in the Green Belt*
- *The impact of the development on the heritage assets.*
- *Design*
- *Other relevant matters*

7. **AMPLIFICATION OF PRINCIPAL ISSUES**

The Principle of the Development

The issues raised by the application are concerned with the principle of the proposed development in the Green Belt, the impact of the development on the heritage assets, the appearance of the proposed development and the impact it has on amenity.



The application site is controlled by the policies of the NPPF and the Local Plan that relate to new development in the Green Belt.

Paragraph 145 of the NPPF confirms that the extensions or alteration of existing buildings in the Green Belt is appropriate provided that the development does not result in disproportionate additions over and above the size of the original building.

Policy DS18 of the Local Plan confirms that national Green Belt policy will be applied to development proposals within Warwick.

The application includes the insertion of roof lights and new doors to the exterior of the building. The remainder of the works are internal. There is no extension to the building and its character is unchanged.

There has been no change to the site conditions since the previous consent was granted.

The principle of the development therefore remains acceptable in the Green Belt.

The impact of the Development on the Heritage Assets

The application building is located close to, two designated heritage assets.

The application building is not referred to in the list descriptions for either of the designated heritage assets.

The map of the site on the Historic England web site shows the application building as an undesignated building within the curtilage of the heritage assets.

It is therefore necessary to consider if the proposed development has any impact on the setting and character of the designated heritage assets.

The maps and list descriptions for the adjoining properties are set out earlier in the statement.

North Chase was first listed in April 1968 and the barn at North Chase was first listed in November 1971. Both buildings were therefore statutory Listed Buildings when the previous consent was granted.

The Council's Conservation Officer fully assessed the development and raised no objection to the proposed works subject to conditions being attached to the approval requiring large scale details of some design features to be agreed by the Council before work commenced.

There has been no change to the material circumstances within the site since the previous consent was granted.

The Local Plan and PPG policies that were in place when the previous consent was granted have been superseded by the current adopted Local Plan and the NPPF. However, the ethos of the previous policies associated with the conservation and protection of heritage assets has been brought forward into the current planning policy framework.

The application building is detached from the listed buildings. There is no proposal to extend the application building and, only minor alterations are proposed to the exterior of the building. These include nothing more than the insertion of a roof lights and a new entrance door.

The appearance of the application building and the way that it relates to the listed buildings will be no different to the current situation.

The Council took the view on the previous consent that the impact of the proposed development on the designated heritage assets was acceptable.

There has been no change to the material circumstances of the site or planning policy that would alter that view.



The impact of the development on the heritage assets is therefore acceptable.

Design Issues

The proposed development does not include any extension to the building.

The minor alterations to the exterior appearance of the building are in keeping with the existing character of the building.

The proposed internal alterations will bring the building into a viable ancillary use.

Other Relevant Matters

The proposed development will not harm visual or residential amenity.

The application raises no issues of highway safety, access or vehicle parking.

8. SUMMARY AND CONCLUSION

The application proposes to renew a lapsed LBC consent for internal and external alterations to the Coach House at Rudfyn Manor.

The changes to the exterior of the building are minimal. The interior of the building will be remodelled to create a functional and useable ancillary building.

There are no extensions to the building.

The application building is within the curtilage of two Grade II Listed Buildings. The impact of the proposed development on these heritage assets was fully assessed as part of the lapsed LBC consent (W/10/1360/LB) and was found to be acceptable.



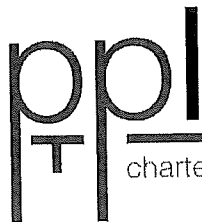
There has been no material change to the site or the surrounding area since the previous consent was granted. The current planning policy framework echoes the commitment to protect heritage assets that was included in the policies that were in place at the time of the previous decision.

The impact of the development on the heritage value of the site is therefore acceptable.

The development is appropriate in the Green Belt.

The application raises no issue of amenity or access.

We therefore request that LBC consent is given for proposed development.



chartered town planners

INVOICE

01564 730 191

info@progressiontownplanning.com
the dairy packwood road lapworth b94 6ej



RTPI

Chartered Town Planner

REF PPL.COXC81PT.01

DATE 20/04/2021

CLIENT Mike Cox

SITE ADDRESS Rudfyn Manor
Birmingham Road
Kenilworth
CV8 1PT

CORRESP. ADDRESS: Cross & Craig Architects Vine House Station Road Dorridge Solihull B93 8HB

PROPOSAL Preparation of Planning & Heritage Statement for the renewal of consent for internal and external alterations to Coach House

INVOICE FOR:

Prepare planning and heritage statement - 5 hours at £76.50 = £382.50

FEES:	£382.50
EXPENSES (details attached):	£0.00

AMOUNT NOW DUE: £382.50

Payment due now.

Payment Information:

CHEQUE: Cheque's payable to: Progression Town Planning Ltd
(post to : the dairy, packwood rd,
lapworth, solihull, west midlands, b94 6ej)

PAYMENT VIA CHEQUE INCURS A 2% HANDLING FEE (PLEASE ADD £7.00)

or

BANK TRANSFER: Bank: Santander
Account Name: Progression Town Planning Ltd
Sort Code: 09 - 01 - 29
Account Number: 06149419

Ref: PPL.COXC81PT.01

NO HANDLING FEE FOR BACS PAYMENTS

Mike Cox

From: Neal Kennedy <neal@progressiontownplanning.com>
Sent: 15 April 2021 10:30
To: Mike Cox
Subject: Re: FW: Nilam Shergill Rudfyn Manor
Attachments: PPL.COXCV81PT Planning and Heritage Statement.pdf; PPL.COXCV81PT Planning and Heritage Statement.doc

Hi Mike

Thought this needed to be done looking at the emails.

Kind regards

Neal

From: Mike Cox <mike@crossandcraig.co.uk>
Sent: 14 April 2021 08:20
To: Neal Kennedy <neal@progressiontownplanning.com>
Subject: FW: FW: Nilam Shergill Rudfyn Manor

From: nilam Shergill <nilam.shergill@gmail.com>
Sent: 13 April 2021 16:51
To: Mike Cox <mike@crossandcraig.co.uk>
Cc: A <nilam.shergill@virgin.net>
Subject: Re: FW: Nilam Shergill Rudfyn Manor

Hi Mike ,
noted with thanks, please go ahead although I thought the application had already been put in place,
BW
Nilam

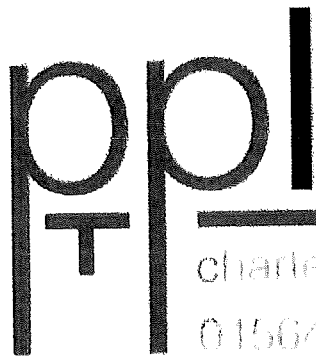
On Tue, Apr 13, 2021 at 12:49 PM Mike Cox <mike@crossandcraig.co.uk> wrote:

Hi Nilam
As noted below the quote from the planning consultant
Regards

--

Michael J Cox
CROSS + CRAIG ASSOCIATES LTD

Vine House
462a Station Road
Dorridge
Solihull
West Midlands
B93 8HB



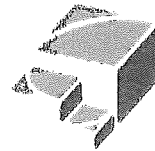
PLANNING & HERITAGE STATEMENT

Chartered town planners

01564 730 191

info@pro-precisiontownplanning.com

The Priory, Arrowood Road, Tapworth, B91 1JW



RTPI

Chartered Town Planner

OUR REF	PPL.COXCV81PT
DATE	11/05/2021
SITE ADDRESS	Rudfyn Manor Birmingham Road Kenilworth CV8 1PT
PROPOSAL	Internal and external alterations to Coach House (renewal of LBC approval reference W/10/1360/LB)

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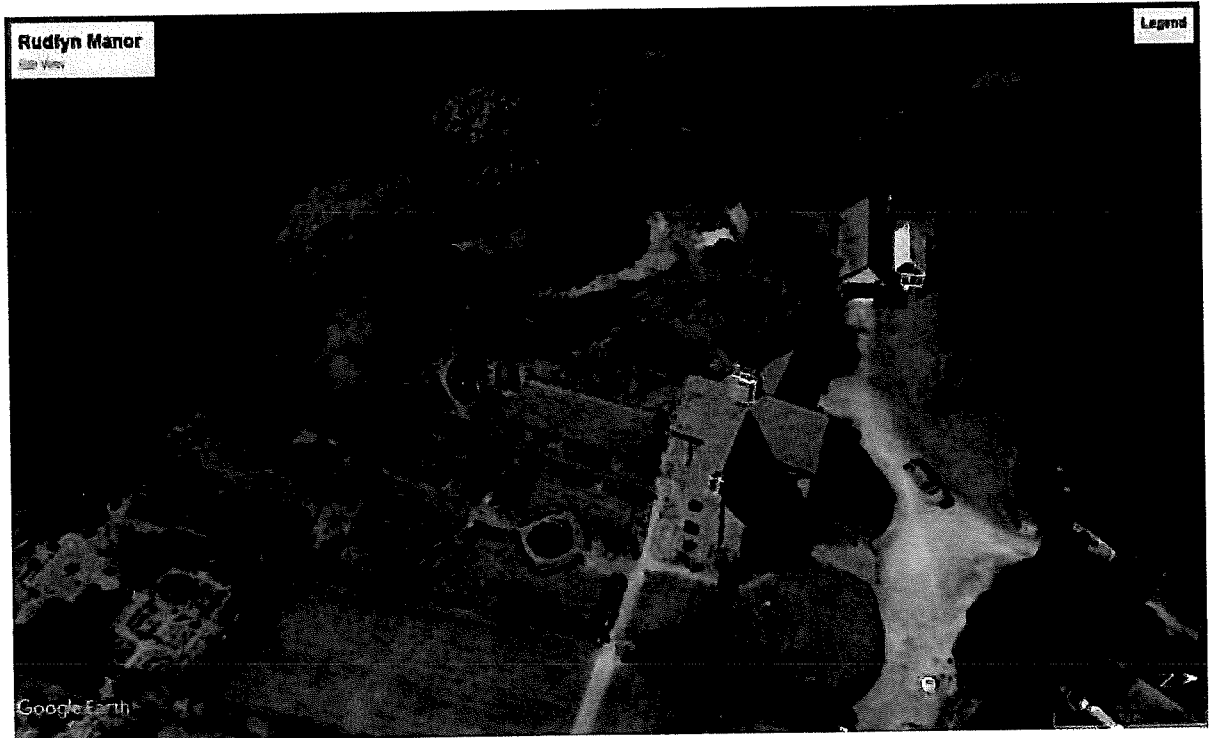
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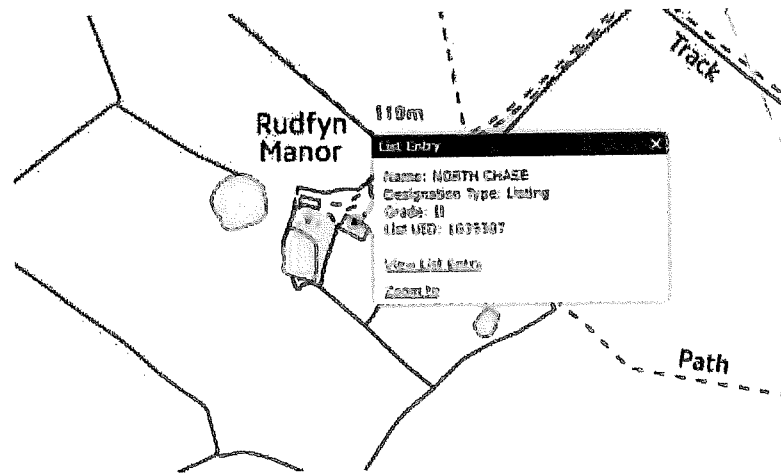
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An aerial view of the site is set out below



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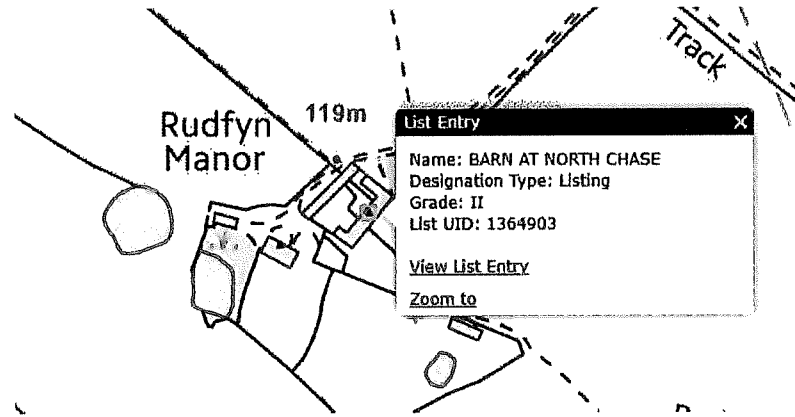
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Listing NGR: SP2568273625



The house is adjoined by a range of buildings that are also Grade II Listed



Location

Secondary Address: BARN AT NORTH CHASE, CHASE LANE

The building or site itself may lie within the boundary of more than one authority

County: Warwickshire

City: Warwick District Authority

Parish: Kenilworth

National Grid Reference: SP 25742 75843

Details

CHASE LANE 1 1270 Barn at North Chase SP 25738 17314 (12) Probably C16. Originally timber-framed with square brick panels, much of it now rebuilt in brick. Long barn with open timber roof covered in old tiles.

Listing NGR: SP2574275843

The application site falls within the same group of buildings as the designated heritage assets.

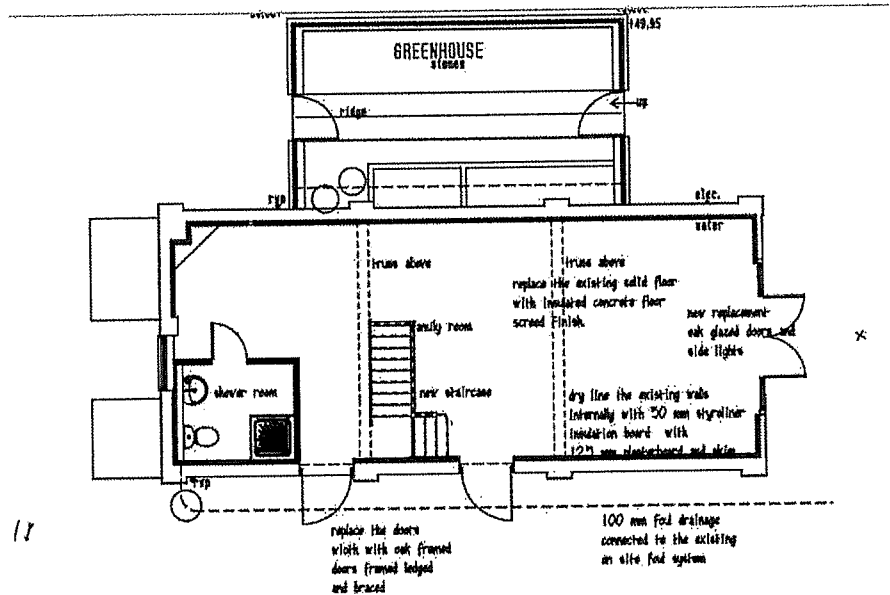
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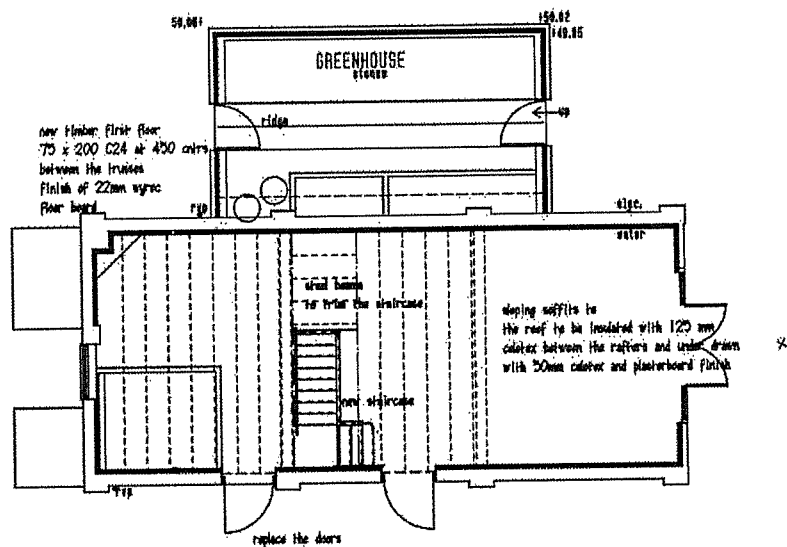
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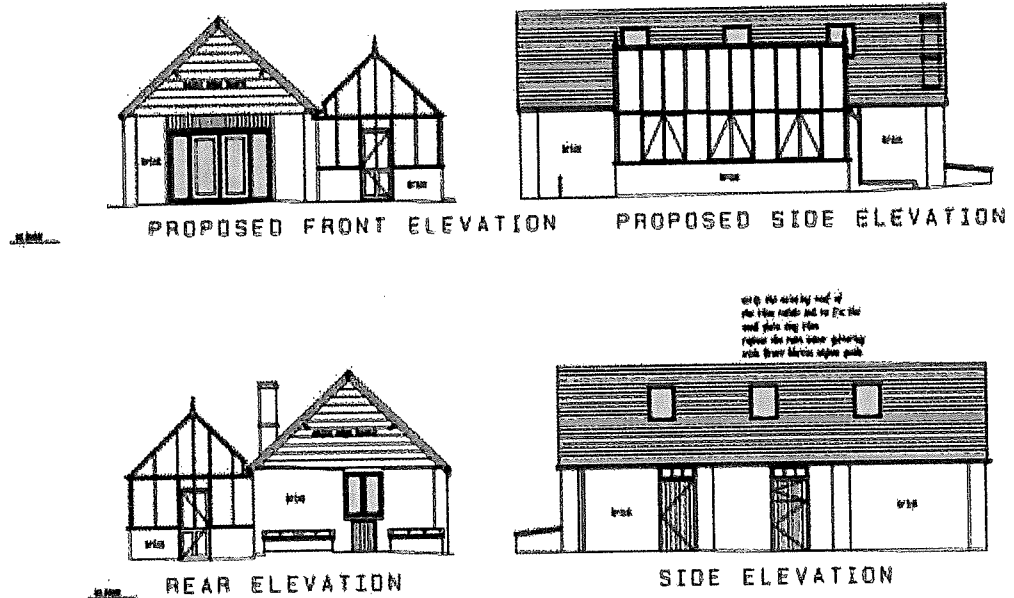
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Policy HE1 deals with the conservation and protection of heritage assets.



HE1 Designated Heritage Assets and their setting

Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and**
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and**
- c) Conservation by grant funding or charitable or public ownership is not possible; and**
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.**

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Green Belt location of the site and nearby heritage assets make policies DS18 and HE1 the principal policy considerations. It will also be necessary to consider Local Plan policies controlling matters such as design (BE1), amenity (BE3) and car parking (TR3).

National Planning Policy Framework (NPPF) February 2019

Paragraph 127 of the NPPF deals with design. The most relevant criteria set out in the policy that affects the proposed development is set out below.

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**

Paragraph 134 of the NPPF sets out the 5 purposes of including land within the Green Belt. These purposes are:

- To check the unrestricted sprawl of large built up areas;**
- To prevent neighbouring towns from merging into one another;**
- To assist in safe guarding the countryside from encroachment;**
- To preserve the setting and special character of historic towns; and**
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.**

Paragraph 143 of the NPPF confirms that inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances.

Paragraph 145 goes on to confirm the circumstances where new development can be supported within the Green Belt. This includes:

- ***The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.***

It is also necessary to consider the heritage policies of the NPPF.

Paragraph 189 requires an assessment of the significance of a heritage asset. It states,

- 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.**

Paragraph 192 deals with the determination of applications that affect a heritage asset.

- 192. In determining applications, local planning authorities should take account of:**
- a) **the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
 - b) **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
 - c) **the desirability of new development making a positive contribution to local character and distinctiveness.**

Paragraph 193 deals with the conservation of a heritage asset

- 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.**

Paragraph 196 deals with the assessment of any harm to a heritage asset.

- 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.**

Paragraph 197 deals with development that affects a non-designated heritage asset.



- 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5. RELEVANT PLANNING HISTORY

The lapsed LBC approval (W/10/1360/LB) for the works included in the current proposal is the most relevant item of Planning History.

The principle of preserving, enhancing and protecting heritage assets was equally important when the previous consent was granted as it is now.

The Council's Conservation Officer commented on the application as follows

MEMORANDUM

TO: Policy Projects & Conservation
 FROM: Alan Meyer/Roger Cullimore

SUBJECT: Rubyn Manor, Birmingham Road,
 Kenilworth, CV8 9PT
 App no: W 10/1360 LB
 FUGED no: 01026 456577
 email: planning_west@warwickts.gov.uk
 DATE: 09/11/2011

The above application has been received by us and you are invited to comment on it. A copy of the details can be found on our web site at www.warwickts.gov.uk/planning. If you have been consulted by memo, a copy of the application documents is enclosed. If you have been consulted by email, you can click on the link in the email to access the documents on our website.

If you have any observations on the plans you may reply using the form to me quoting the application number, to be received by 01/12/2011. If I do not hear from you within this time, I shall assume you consider the proposals to be satisfactory. Nevertheless, I would appreciate a written response, even if it is "no objection".

Yours faithfully
 Steven Wallgrove - Senior Planning Officer

Response:

- Raises no objection. (SUBJECT TO THE FOLLOWING COMMENTS)
- Raises objection on the following grounds:

Observations:
 (any other needed or required)

* LARGER SCALE DETAILS OF WINDOWS, ROOFLINES, GABLES ETC SHUD BE PROVIDED



The application was approved subject to conditions. This includes a condition requiring large scale details of windows etc to be submitted and approved prior to the commencement of the development.

Pre-Commencement Condition:

- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) 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 : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy

A condition requiring a photographic record of the building was also attached to the approval.

6. **PRINCIPAL ISSUES**

The application brings forward the following issues,

- *Whether the proposed development is appropriate in the Green Belt*
- *The impact of the development on the heritage assets.*
- *Design*
- *Other relevant matters*

7. **AMPLIFICATION OF PRINCIPAL ISSUES**

The Principle of the Development

The issues raised by the application are concerned with the principle of the proposed development in the Green Belt, the impact of the development on the heritage assets, the appearance of the proposed development and the impact it has on amenity.



The application site is controlled by the policies of the NPPF and the Local Plan that relate to new development in the Green Belt.

Paragraph 145 of the NPPF confirms that the extensions or alteration of existing buildings in the Green Belt is appropriate provided that the development does not result in disproportionate additions over and above the size of the original building.

Policy DS18 of the Local Plan confirms that national Green Belt policy will be applied to development proposals within Warwick.

The application includes the insertion of roof lights and new doors to the exterior of the building. The remainder of the works are internal. There is no extension to the building and its character is unchanged.

There has been no change to the site conditions since the previous consent was granted.

The principle of the development therefore remains acceptable in the Green Belt.

The impact of the Development on the Heritage Assets

The application building is located close to, two designated heritage assets.

The application building is not referred to in the list descriptions for either of the designated heritage assets.

The map of the site on the Historic England web site shows the application building as an undesignated building within the curtilage of the heritage assets.

It is therefore necessary to consider if the proposed development has any impact on the setting and character of the designated heritage assets.

The maps and list descriptions for the adjoining properties are set out earlier in the statement.

North Chase was first listed in April 1968 and the barn at North Chase was first listed in November 1971. Both buildings were therefore statutory Listed Buildings when the previous consent was granted.

The Council's Conservation Officer fully assessed the development and raised no objection to the proposed works subject to conditions being attached to the approval requiring large scale details of some design features to be agreed by the Council before work commenced.

There has been no change to the material circumstances within the site since the previous consent was granted.

The Local Plan and PPG policies that were in place when the previous consent was granted have been superseded by the current adopted Local Plan and the NPPF. However, the ethos of the previous policies associated with the conservation and protection of heritage assets has been brought forward into the current planning policy framework.

The application building is detached from the listed buildings. There is no proposal to extend the application building and, only minor alterations are proposed to the exterior of the building. These include nothing more than the insertion of a roof lights and a new entrance door.

The appearance of the application building and the way that it relates to the listed buildings will be no different to the current situation.

The Council took the view on the previous consent that the impact of the proposed development on the designated heritage assets was acceptable.

There has been no change to the material circumstances of the site or planning policy that would alter that view.



The impact of the development on the heritage assets is therefore acceptable.

Design Issues

The proposed development does not include any extension to the building.

The minor alterations to the exterior appearance of the building are in keeping with the existing character of the building.

The proposed internal alterations will bring the building into a viable ancillary use.

Other Relevant Matters

The proposed development will not harm visual or residential amenity.

The application raises no issues of highway safety, access or vehicle parking.

8. SUMMARY AND CONCLUSION

The application proposes to renew a lapsed LBC consent for internal and external alterations to the Coach House at Rudfyn Manor.

The changes to the exterior of the building are minimal. The interior of the building will be remodelled to create a functional and useable ancillary building.

There are no extensions to the building.

The application building is within the curtilage of two Grade II Listed Buildings. The impact of the proposed development on these heritage assets was fully assessed as part of the lapsed LBC consent (W/10/1360/LB) and was found to be acceptable.



There has been no material change to the site or the surrounding area since the previous consent was granted. The current planning policy framework echoes the commitment to protect heritage assets that was included in the policies that were in place at the time of the previous decision.

The impact of the development on the heritage value of the site is therefore acceptable.

The development is appropriate in the Green Belt.

The application raises no issue of amenity or access.

We therefore request that LBC consent is given for proposed development.