



PLANNING STATEMENT

INCLUDING AFFORDABLE HOUSING STATEMENT AND HOUSING MIX STATEMENT

in respect of
Former Glebe Hotel, Church Street, Barford
on behalf of
High Desert International Limited

3 November 2021
Client Reference: RCA754a

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EXECUTIVE SUMMARY

This is a Planning Statement prepared in support of an application for the redevelopment of the vacant former Glebe Hotel and associated land at Church Street, Barford by High Desert International Limited (the applicant). This application represents a resubmission of a previously withdrawn planning application (W/21/0384).

The application site comprises the large former hotel building, which is made up of a former rectory with several large, modern additions. The site contains two listed buildings (Grade II) and falls entirely within the Barford Conservation Area.

The former Glebe Hotel is situated within the village of Barford, within Warwickshire. Barford is a relatively small village but has recently accommodated a number of medium sized developments at the western side of the village, near to the A429.

Despite its size, the village benefits from a number of important services and facilities, including a village shop, primary school, playing fields, church, village hall, pubs and car dealership.

The application is accompanied by:

- **Plans and drawings;**
- **Design and Access Statement;**
- **Heritage Statement;**
- **Archaeological Assessment;**
- **Ecology Survey;**
- **Tree Survey;**
- **Topographical Plan;**
- **Alternate Use Report;**
- **Hotel Viability Report,**
- **Financial Viability Assessment; and,**
- **Transport statement.**

The remainder of this statement is set out as follows:

- **Site Context and Planning History**
- **The Proposals**
- **The Development Plan and Other Material Considerations**
- **Non-Technical Summary and Planning Balance**
- **Conclusions**

1. SITE CONTEXT AND PLANNING HISTORY

- 1.1. The former Glebe Hotel is a substantial building located in heart of Barford. It is a mix of historic and later modern additions, which sit within a large plot and framed by a number of significant mature trees.
- 1.2. The hotel was in decline for some years prior to the Covid pandemic and required substantial investment in its appearance and internal décor in order to be able to continue as a business. However, the pandemic effectively hastened its demise, and it has now been vacant for over a year.



Figure 1 Image showing former hotel, set behind a driveway and mature Cedar of Lebanon

- 1.3. The historic part of the hotel (Grade II Listed) and the Cedar of Lebanon to the front make a positive contribution to the character of the Barford Conservation Area.
- 1.4. The site is fairly well 'developed' with grounds to the front, side and rear. The side and rear garden areas are visually well-contained and screened by significant vegetation around the boundary. Some of the hotel additions are shown below:



Figure 2 Hotel Additions

- 1.5. The site is accessed via Church Street, which winds its way through the village and forms the 'main street'. The Glebe also falls within the setting of the adjacent St Peters Church (Grade II*) and its associated burial grounds. To the rear of the site is Church Lane, a small, modern cul-de-sac of detached bungalows.
- 1.6. Adjacent to the boundary of the bungalow at No7 Church Lane is a large C18th dovecote, which is also listed (Grade II), together with the oldest part of the hotel (Grade II). The two buildings formed the original Georgian rectory complex associated with the church, which was constructed much earlier. As described in the Heritage Statement, it is clear that the significance of the two historic buildings within the site and their collective value result, in part, from how grand they are.
- 1.7. The wider site is generally level, with slightly raised ground in the gardens to the rear, part of which is walled.
- 1.8. The surrounding uses are generally residential and the pattern of development in this part of the village being quite mixed. There are a number of significant timbered historic buildings interspersed by modern post-war and contemporary development, Victorian and Georgian terraces, early C20th Arts and Crafts properties and other early C20th structures arranged along the main thoroughfares and in cul-de-sacs.

Planning History

- 1.9. A search of Warwick District Council's website shows the following site history:

Site Reference	Description	Decision	Date
W/98/1370	Erection of a conservatory and covered way (retrospective)	Withdrawn	Unavailable
W/98/1371/LB	Erection of a conservatory and covered way (retrospective)	Withdrawn	Unavailable
W/80/1315	Erection of externally illuminated mounted sign (6 x 4).	Approved	24/11/1980
W/82/0909	Erection of single storey w.c. extension to side	Approved	09/11/1982
W/84/0830	Alterations to elevations and internal alterations to staff house	Approved	25/09/1984
W/84/1026	Erection of a front portico; alterations to two windows to form french doors at the ground floor (south elevation)	Refused	27/11/1984
W/84/1223	Alterations to two ground floor windows to form fire- escape doors	Granted	29/01/1985
W/87/1171	Erection of a conservatory	Granted	01/12/1987
W/88/0192	Demolition of external fire escape, stores, staff flat and a hut; Erection of extensions to provide 20 guest bedrooms, kitchen with associated storage and preparation areas, staff bedrooms, conference room and swimming pool.	Granted	18/11/1988

W/89/0892/LB	Erection of a single and two storey extensions to provide 25 guest bedrooms, kitchen, conference room, lounge area and swimming pool.	Granted	20/06/1989
W/89/0891	Erection of a single and two storey extensions to provide 25 guest bedrooms, kitchen, conference room, lounge area and swimming pool.	Granted	20/06/1989
W/91/0305/LB	Display of 5 wall mounted globe lights and 6 freestanding lighting columns fronting Church Street and driveway.	Refused	13/03/1991
W/91/0304	Display of 5 wall mounted globe lights and 6 freestanding lighting columns fronting Church Street and driveway.	Refused	13/03/1991
W/91/0822/LB	Conversion of staff bedrooms into 6 residential bedrooms and ancillary works; erection of new glazed link.	Refused (Appeal Allowed)	15/08/1991
W/91/0821	Conversion of staff bedrooms into 6 residential bedrooms and ancillary works; erection of new glazed link.	Refused (Appeal Allowed)	15/08/1991
W/92/0335	Installation of 5 wall mounted lights and 6 lighting columns.	Approved	21/07/1992
W/92/0654/LB	Erection of a link building (amended design) and office extension	Approved	21/07/1992
W/92/0653	Erection of a link building (amended design) and office extension	Approved	21/07/1992
W/99/1076/LB	Construction of flat roof extension with lantern roof lights (retrospective application)	Approved	23/07/1999
W/99/1076/LB	Construction of flat roof extension with lantern roof lights (retrospective application)	Approved	23/07/1999
W/03/0951/LB	Erection of a 2 storey and single storey extensions and demolition of boiler house/store and wall.	Refused	19/07/2003
W/03/0950	Erection of a 2 storey and single storey extensions, conversion of bungalow to staff accommodation and alterations to car park.	Refused	18/07/2003
W/04/0408/LB	Internal and external alterations to Glebe Hotel, dovecote at 7 Church Lane and demolition of boundary wall.	Refused (Appeal Dismissed)	06/07/2004

W/04/0411	Erection of single-storey and two-storey extensions and screen walls and use of 7 Church Lane as part of hotel.	Refused (Appeal Dismissed)	04/03/2004
W/05/1935/LB	Alteration to rear elevation of the Bentley Suite and removal of part of boundary wall	Approved	13/01/2006
W/05/1934	Alteration to rear elevation of the Bentley Suite. Removal of part of boundary wall and construction of terraced area.	Approved	13/01/2006
W/15/1217/TCA	T3 - Leylandi Hedge/Trees - Reduce side back to boundary line, cut to 0.5-1 metre from tip/end of branches	TPO not made	27/08/2015
W/20/0814/TCA	(4) - 5 x Conifers - Reduce sides back to boundary line, cut to 0.5-1 metre from tip/end of branches and reduce height by 2 metres	TPO not made	22/06/2020
W/21/0384 LB	Listed Building Consent for works to redevelop the former Glebe Hotel, including partial demolition.	Withdrawn	26/07/2021
W/21/0384	Redevelopment of former Glebe Hotel, including partial demolition and conversion of 2no. dwellings; demolition of contemporary extension and development of 9no. apartment buildings; demolition of 7 Church Lane and development of a further 7no. mews dwellings to the rear and conversion of dovecote, including new access, car parking, bin stores, cycle parking, landscaping and associated infrastructure.	Withdrawn	26/07/2021

Heritage Assets:

- 1.10. There are two designated heritage assets within the site boundary, their listing descriptions are contained below:
- 1.11. The Glebe Hotel (REF: 1364911):

“House, now private hotel. Early C19. Red brick with hipped slate roof. Three storeys, three-bay facade, the central bay having a slight projection. Painted band between ground and first floors. Rendered parapet over facade cornice and frieze band. The entrance is treated as a centre piece with two pairs of pilasters supporting an entablature. A wide C20 glazed door, with a rectangular fanlight with glazing bars over, and a narrow sidelight between each pair of pilasters. A large tripartite window with narrow sidelights and wide central opening to either side of entrance: all openings with sashes, original glazing bars. Three sash windows with glazing bars at first and second floors with rendered cills and rusticated flat arch lintels with keyblocks. Two brick ridge chimney stacks. A lower two-storey wing of three bays at rear. Interior contains original staircase and marble chimney pieces.”

1.12. Dovecote at rear of number 7 (REF: 1364908):

“Circa C18 red brick dovecote. Square on plan. Steeply pitched plain tile roof with four gables. Decorative late C19 bargeboards. C19 glazed lantern with pyramidal tile roof and flight holes. C19 wrought iron weather vane. Two storeys and attic. Entrance doors on north and south elevations and four slatted window openings, one per elevation, at first floor. Interior: First and attic levels lined with brick pigeon holes and ledges.”

1.13. A further statement of significance and assessment of heritage impact has been included within the Heritage Statement and Design and Access Statement that accompanies this application.

Pre-Application Public Consultation

1.14. The applicants recognise that this is an important site for the village, with the people of Barford having helped to finance some of the maintenance of the dovecote and cedar tree in the past. As such, as part of these revised proposals, the applicants met with the Parish and discussed the options for the redevelopment of the site, given the importance of it within the context of the village and its history. This involved the publication of a short news article in the Parish Magazine, containing the following visual:



Figure 3 Visual publicised locally

1.15. The reduction in the overall scale of the development, to only 8 dwellings (including 4 apartments), appeared to have been received more positively in comparison to the previous application.

2. THE PROPOSALS

- 2.1. The proposals involve the replacement of the modern hotel additions with 4no. dwellings, and the conversion of the original rectory building into 4no. apartments.
- 2.2. The previous application included the demolition of the bungalow to facilitate access to the rear, but the proposed development involves no development to the rear of the former hotel building, with the dovecote and bungalow being retained.

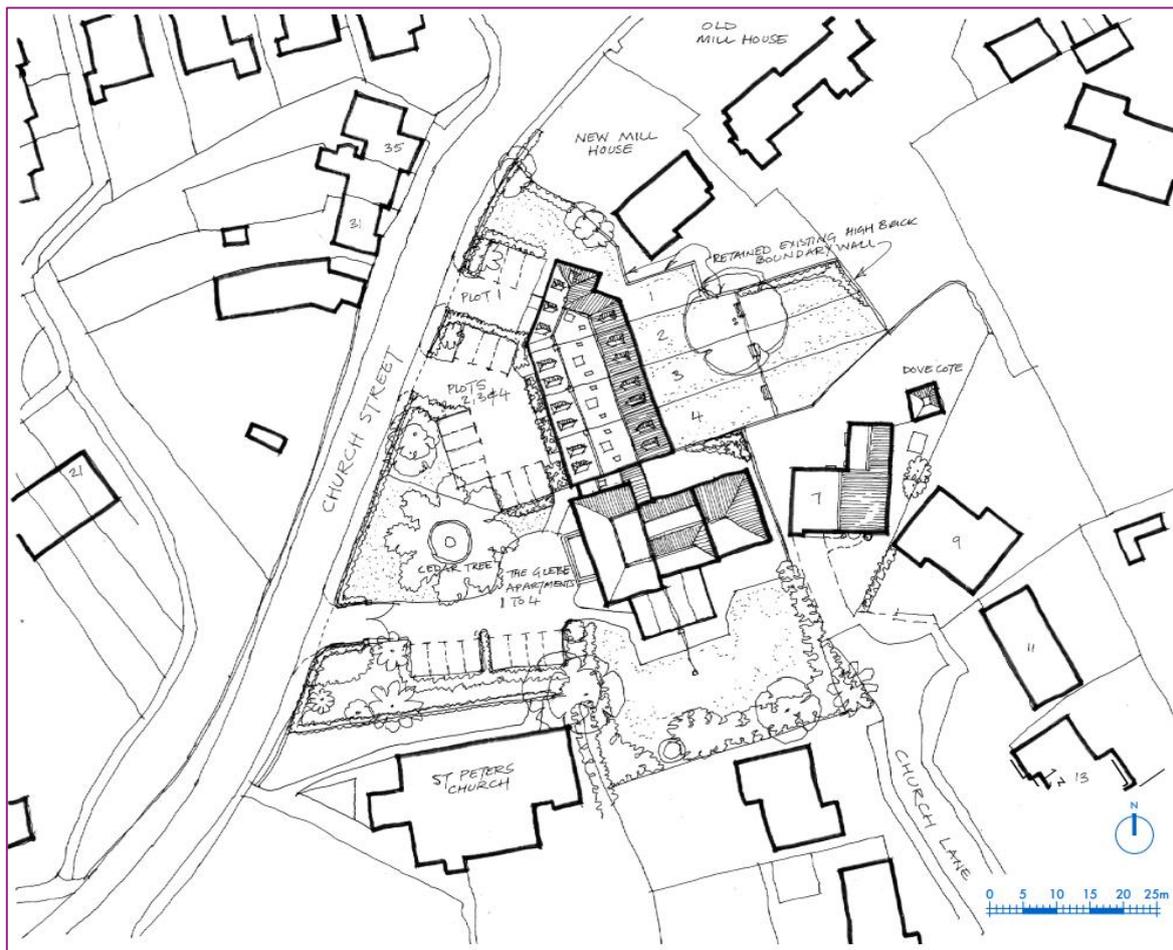


Figure 4 Proposed Site Layout (Sketch)

- 2.3. At the site frontage there is a large, open parking area, which would be subdivided into three distinct parking areas. The existing entrance would be retained, with 8no. spaces to serve the 4no. 3-bed apartments. Further to the north, two new accesses would be created, one to serve plots 2-4 and another to serve plot 1.
- 2.4. Plots 1, 2, 3 and 4 each have 5-beds, with the four apartments in the historic part of the site each having 3-bedrooms.
- 2.5. The proposals have taken careful account of the setting of the adjacent church, as well as the overall contribution currently made by the group of buildings that form the hotel complex currently.
- 2.6. The existing contemporary side extension would be demolished to make way for the row or four dwellings, instead of the apartments that had previously been proposed.

- 2.7. The rear of the building would be left largely unaltered, with a garden being reinstated for the bungalow (7 Church Street) which is outside of the application boundary.
- 2.8. The design rationale for the proposals is set out in more detail within the Design and Access Statement, which accompanies the application.
- 2.9. The redevelopment would result in the following proposal, as set out in the following schedule of accommodation:

Dwelling Type	Size (sqm)	Bedrooms
Apartment 1	259.99	3
Apartment 2	225.39	3
Apartment 3	167.81	3
Apartment 4	150.02	3
Plot 1	281.45	5
Plot 2	266.71	5
Plot 3	266.71	5
Plot 4	266.71	5
TOTAL	1884.79	

- 2.9.1. The proposals contain the following mix of housing:

No. Bedrooms	Amount	Percentage
3-beds	4	50%
5-beds	4	50%
Total	8	100%

- 2.10. The existing hotel, including extensions totals 2306.44sqm, meaning that the proposed development provides a substantial net reduction in development at the site.

Affordable Housing Statement

- 2.11. Vacant Building Credit (VBC) provides an incentive to bring previously developed sites back into use. VBC would apply in this instance as the building has not been abandoned and was only made vacant due to the unsuitability of the building for continued hotel use, and finances which had been suffering for some time. The development has also not been made vacant for the purposes of re-development and it remains secure.
- 2.12. The existing floor area of the hotel is 2,306.44sqm, and the proposed development is 1,884.79sqm. Given that the proposed floor space is less than the amount of existing floorspace, there is no affordable housing requirement on this development.

3. THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

The Development Plan

3.1.1. The development plan comprises the Warwick District Local Plan (2017) (LP) and the made Barford Neighbourhood Plan (2016) (NP).

3.1.2. We consider the relevant policies of the LP to be as follows:

Table 1 - Relevant LP Policies

Policy Ref and Name	Details
DS5 Presumption in Favour of Sustainable Development	This policy reflects the presumption in favour of sustainable development set out in the NPPF.
EC3 Protecting Employment Land and Buildings	This policy seeks to protect employment land and buildings, which will not be permitted unless the development meets one of a number of conditions, such as if the continued use would not be viable.
H0 Housing	This policy seeks to ensure the right amount, quality and mix of housing is secured.
H1 Directing New Housing	This policy sets out the spatial distribution of new housing, stating that new development will be permitted within Growth Villages. Barford is identified as a growth village.
H2 Affordable Housing	This policy sets out the requirements to provide affordable housing.
H4 Securing a Mix of Housing	This policy seeks to ensure an appropriate mix of dwellings types and sizes are secured, in accordance with the latest SHMA.
SC0 Sustainable Communities	This overarching policy contains a number of requirements for new developments to ensure they are sustainable.
BE1 Layout and design	New development should be permitted where it contributes to the character and quality of its environment through good design, developments are required to demonstrate compliance with a significant number of requirements, such as relating well to the settlement pattern, using appropriate materials and producing an attractive environment.
BE3 Amenity	This policy ensures high standard of amenity for existing and future residents.
TR1 Access and Choice	This policy seeks to ensure safe and suitable access will be provides for all users, whilst promoting sustainable modes of transport.
TR2 Traffic Generation	New developments that create significant traffic movements need to be supported by a Transport Assessment.
TR3 Parking	This policy seeks to ensure sufficient and appropriate parking is provided.
HS1 Healthy, Safe and Inclusive Communities	This policy encourages the potential for creating healthy, safe and inclusive communities.

HS6 Creating Healthy Communities	This policy expands on HS1, providing key considerations and measures to promote the aims of the policy.
HS7 Crime Prevention	Through a number of considerations, this policy encourages developments to reduce the potential for criminal activity through good design.
CC1 Planning for Climate Change Adaption	This policy requires all developments to be designed in a way which is resilient and adapts to climate change.
FW1 Reducing Flood Risk	This policy seeks to ensure new developments would not be at risk of flooding, whilst ensuring that new development would not increase the risk of flooding elsewhere.
FW2 Sustainable Drainage	New developments must include SuDS.
HE1 Designated Heritage Assets and their setting	Developments will not be permitted where they would lead to substantial harm to or the total loss of the significance of the heritage asset, unless it is demonstrated that the loss is necessary to achieve the substantial public benefits. Where the development would lead to less than substantial harm to the significance of the asset, the harm will be weighed against the public benefits, including securing its optimum viable use.
HE2 Conservation Areas	There will be a presumption in favour of the retention of unlisted buildings which make a positive contribution to the character and appearance of the Conservation Area. Demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character and appearance of the CA. Measures to restore or bring back into uses that presently make a negative contribution will be taken.
NE1 Green Infrastructure	The Council will seek to protect and enhance the districts green infrastructure.
NE3 Biodiversity	New development will be permitted provided it protects, enhances or restores habitat biodiversity.

3.1.3. We consider the relevant policies of the NP to be as follows:

Table 2 - Relevant NP Policies

Policy Ref and Name	Details
Policy B1 – Future housing development	New housing will be permitted within the settlement boundary for Barford where it is a preferred site or does not conflict with the policies of the NDP. In particular, where it would not result in the loss of open space, has appropriate access and parking.
Policy B2 – Ensuring an appropriate range of tenures, types and sizes of future housing and meeting local housing need	Developments over 40 dwellings will be affordable homes, and proposals will have to demonstrate a mix of tenures, types and sizes within the Parish.

Policy B3 - Ensuring the provision of accommodation and/or facilities to enable the elderly, infirm or disabled population to remain within the Parish of Barford	The NDP will promote and support opportunities to fulfil this ambition.
Policy B4 – Supporting existing local employment	Existing sources of local employment will be protected. Redevelopment of employment premises will only be permitted where it has been empty for a significant period, has been marketed without securing alternative viable use. Equivalent or better provision is made to replace the loss of employment space.
Policy B6 – Heritage Assets	All new development within the CA or within the setting of a listed building will be expected to preserve and enhance the positive attributes of the heritage asset.
Policy B7 – General Design Principles	This policy seeks to achieve high quality design and provides a number of requirements which must be met. These include enhancing and reinforcing local distinctiveness and should be sensitive to the local context in terms of materials, scale and structure.
Policy B11 – Traffic Management	This policy seeks to ensure appropriate access, mitigation for potential impacts and appropriate parking, as well as other key ambitions.
Policy B12 – Transport Improvements	This policy provides further information on developer contributions.
Policy B13 – Parking	This policy sets out parking requirements.

3.1.4. The above policies have been considered carefully as part of the evolution of the proposals for this site. In particular, the policies seeking the preservation and enhancement of historic assets and their settings is key, together with policies relating to character and appearance. Further, those policies seeking to retain trees and enhance biodiversity are also important in redeveloping the application site, which plays host to not only significant protected trees, but also bat species, as set out in the ecology report.

3.1.5. The site falls within the settlement boundary for the village, and in light of the failure of the hotel business, it has become necessary to explore alternative uses and opportunities for regeneration. In light of the significant housing need within the District and limited housing choice in the area, there are a number of policies within the LP and NP which, in principle, support the redevelopment of the application site, subject to other considerations. The site would therefore be classed as a 'windfall' in housing terms, for which there is an allowance in the LP.

Other Material Considerations

3.1.6. The **National Planning Policy Framework (2021)** (Framework) sets out a number of considerations required in decision taking, and the proposals have been prepared in light of these.

3.1.7. In particular, the applicant is aware that section 16 'Conserving and Enhancing the Historic Environment' sets out what decision-takers must consider in determining applications that affect historic assets (whether subject to statutory protection or not).

3.1.8. Paragraphs 199 and 200 state that:

“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.”

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

3.1.9. Further, the applicant is also aware that decision takers have a general duty (under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas or Listed Buildings.

3.1.10. Similarly, in relation to sites providing habitats for protected species, paragraphs 175 and 177 set out where significant harm to habitats arises that mitigation and compensation will be required and where this cannot be provided, planning permission should be refused.

3.1.11. The Framework also makes provision for safe and suitable accesses to be included within development (paragraph 108); the efficient use of land, without harming living conditions (paragraph 117) and the promotion of the re-use and re-development of brownfield sites (paragraph 84).

3.1.12. The **Warwick District Residential Design Guide (2018)**¹ is a Supplementary Planning Document (SPD) used to support policies BE1, DS3, H1, SC0, TR1, HS1 and HS7 (amongst others) in the LP.

3.1.13. It sets out how local distinctiveness, densities, scale, mix, design and appearance, gardens, materials, access, landscaping and parking should be considered within the design process and seeks to drive design quality. The SPD includes examples of good design, including on sites affected by historic assets.

3.1.14. The **Warwick District Parking Standards (2007)** SPD sets out parking design requirements and ratios for all new development around the district. The proposals have taken account of expected parking standards, as well as the location of the site within a sustainable village and in light of the other constraints of the site.

¹ https://www.warwickdc.gov.uk/downloads/file/4782/residential_design_guide

4. NON-TECHNICAL SUMMARY AND PLANNING BALANCE

- 4.1. The proposed development is for the redevelopment of the former Glebe hotel including the creation of four apartments within the original building; the replacement of existing modern extensions with four dwellings and associated works.
- 4.2. The proposals are a resubmission of a previous application, which following extensive consultation with Warwick District Council, was withdrawn. The proposals follow careful consideration of feedback provided within that application.
- 4.3. As set out earlier in this document, and within the submitted supporting statements, this application arises because of the financial situation of the hotel, which has been forced to close. A prolonged closure would potentially result in the building falling into disrepair, so an alternative viable use must be sought. This is even more important, given the delays created by the previously withdrawn application.
- 4.4. The historic context of the site has been the most important driving factor behind the site layout, including the need to better reveal the significance of the heritage assets within the site, as well as that of the Barford Conservation Area and the setting of the adjacent St Peters church.
- 4.5. The proposals would bring the remaining rectory site back into active use and the additions to the hotel, many of which would be considered to be incongruous, would better reveal the original rectory. It would also return it to its original use, which was of course residential. The listing description notes the grand entrance, which it notes is a centre piece. By removing the extensions, this would return to be the centre piece of the building.
- 4.6. The significant expanse of parking is also considered to harm the setting of the Regency/Georgian Rectory. The development would reintroduce a garden setting to the building which would further enhance the setting of the Rectory. The existing boundary would also be improved through the improvements to landscaping, new iron railings and hedge planting. This will improve the setting within the conservation area, far more successfully than the existing layout.
- 4.7. Paragraph 201 of the Framework states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage, planning authorities will refuse consent unless it can be demonstrated that the loss of a heritage asset is necessary to achieve a substantial public benefit. Whilst the historic part of the rectory will remain, it is acknowledged that the development involves the loss of some of the associated extensions. As it has been set out, these are considered incongruous additions, which wrap around the building and obscure the heritage asset. There are substantial public benefits associated with the proposal, in bringing the site back into active use and ensuring the ongoing security and longevity of the heritage assets.
- 4.8. Nevertheless, paragraph 201 of the Framework also states that compliance with four criteria, which would also allow the Local Authority to permit development in this context. An analysis against these criteria is contained below:

NPPF Paragraph 201 Criteria	Compliance
a) The nature of the heritage asset prevents all reasonable uses of the site	An Alternative Use Report has demonstrated that residential use is the only appropriate use

	for the site. The conversion of the extension is made difficult by the shape and nature of the building being subdivided into multiple rooms. To convert would be tantamount to a replacement, which is considered a far more appropriate and viable option, given the improvements facilitated to the setting of the rectory.
b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation	A Marketing Report has been provided which demonstrates compliance with this criterion.
c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible	Charity or grant funding would not be available to retain incongruous additions to a listed building and would not be a good use of public or charitable money.
d) The harm or loss is outweighed by the benefit of bringing the site back into use	This criterion applies, as set out in paragraph 3.13.

- 4.9. Paragraph 207 of the Framework also states that not all elements of a Conservation Area will contribute to its significance. This applies in terms of the 1980s extensions. The development also complies with paragraph 206, which states that local planning authorities should look for opportunities within the setting of designated heritage to better reveal their significance.
- 4.10. The four, 2.5 storey dwellings would replace the incongruous 1980s additions to the hotel, and as shown on the plans and elevations are sympathetic to the Rectory, whilst being subservient in terms of height. The shape of the building is also designed intentionally to reinforce the separation from the Rectory.
- 4.11. Following feedback as part of the previous application, the Dovecote will now not be brought into active use, as the Council considered that additional development to the rear of the building would create insurmountable harm. The Dovecote will remain within the curtilage of 7 Church Lane.
- 4.12. As is shown through the Design and Access Statement, great effort has been placed on ensuring that the design is to a high standard and would secure a viable use for the Rectory and Dovecote, whilst respecting the setting of these buildings together with the Grade II* Church. It is considered that the proposals accord with Policy B7 of the NDP, reinforcing local distinctiveness. It is also considered that the development would respond appropriately to the Conservation Area and would accord with Policy B6 of the NDP, together with BE1 and HE2 of the Local Plan.
- 4.13. The site is positioned within a Growth Village, so as the principle for residential development is established in accordance with Policy H1. The development also therefore complies with policy B1 of the NDP.
- 4.14. Policy H4 states that the market housing mix will be required to contribute towards a mix of housing types and sizes, in accordance with the latest SHMA. The latest SHMA mix stipulates that the greatest need is for two and three bed homes. The proposed development in part addresses

this, given that half of the units are three bed apartments, amounting to 50% of the overall housing split of the proposed development. Whilst the mix proposed does not exactly follow the mix set out in the SHMA, Policy H4 is clear that there is a great degree of flexibility to be applied because there are circumstances where it may not be possible to provide this.

- 4.15. In this instance, the application site contains two listed buildings which need to be retained and incorporated into what is considered to be an attractive layout. Whilst an important benefit of the proposals, which make this a unique situation, the listed buildings do provide a constraint in terms of providing a generic housing mix. In view of sub sections c) and d) of Policy H4, and the overall site constraints, the Housing Mix is considered acceptable in this location.
- 4.16. The proposals have also been designed to consider the risk of crime, with public areas – including parking - being overlooked to provide natural surveillance. This meets the ambitions of Policy HS7 of the Local Plan.
- 4.17. It is considered that great weight should be attributed to securing a viable use for the designated heritage assets, in accordance with Policy HE1 of the Local Plan.

Previous Application

- 4.18. The previous application was withdrawn, following feedback from Warwick District Council. The following extract shows the proposed site layout:



Figure 5 Previous Proposed Site Layout

- 4.19. Concern was raised in relation to the loss of 7 Church Street, which was required to provide access to the rear of the hotel building. The development to the rear of the site included the provision of a small 'mews' courtyard, designed to reflect a stable yard which was once in this part of the site.
- 4.20. Nevertheless, there was concern that the loss of the bungalow would have a harmful impact on the setting of the Glebe, and the courtyard development represented an 'over development' of the site. The buildings proposed to bring the dovecote back into active use, but it was felt that the form of development would 'swamp' the dovecote. In response, the application proposes no development to the rear of the site.
- 4.21. In addition, there was concern about the proposed 3 storey apartment building, considered to compete with the rectory in terms of height, massing and scale.
- 4.22. Discussions implied that a 'conversion' application, would be more likely to gain support. As such, the former rectory is to be converted into apartments. However, the applicants do not consider that the 1980s extensions are a positive addition and do not lend themselves to a conversion development due to their internal arrangement. As such, it was considered that a replacement of part of the extensions, with a higher quality development of 4 dwellings was more suitable. This also overcomes the previous concerns in relation to the provision of an apartment block.
- 4.23. The following street scene shows the positive relationship between the proposed dwellings and the historic rectory, being subservient in height and scale, whilst reflecting some key design features, such as the window detailing:



Figure 6 Front Elevation

Non-Technical Summary

Heritage Statement

- 4.24. The Heritage Statement is a very detailed document which establishes the significance of the Conservation Area, and the listed buildings within and adjacent to the site. The Statement reiterates the importance of finding a suitable use for the significant building within a timely manner, given the risk of their condition deteriorating whilst the buildings remain vacant. The development will bring the rectory site back into use, in a way which blends well with the neighbouring uses and setting in the conservation area. The Statement notes that the current setting of the building is harmed by the extensive car parking area. The Statement concludes that the development will enhance the setting of all listed buildings and the Barford Conservation Area.

Archaeological Report

- 4.25. An Archaeological Desk Based Assessment has been produced by Orion Heritage, which found that the site has a low potential to contain finds from all periods beneath the Rectory, but a moderate potential beneath the car park and gardens. The report concludes that below ground assets are unlikely to be a design constraint to the development, and any further studies could be secured by way of a condition.

Transport Statement

- 4.26. A Transport Statement has been produced by Banners Gate. The Statement finds that the safe and suitable access could be achieved at all parts of the site, including the new accesses to serve the four dwellings, with appropriate visibility available based on average speeds. Parking for the development is provided in accordance with guidelines.

Ecology Assessment

- 4.27. The Ecology Assessment finds the site to be outside any wildlife destination and is not a Local Wildlife Site. There were no rare or uncommon plant species and no invasive species. The small ornamental pond on the site was considered to be of no value to GCN. No further bird surveys were required, but the report does make recommendations in relation to the construction process. The report recommended a further bat survey due to the moderate potential provided by the buildings.
- 4.28. A Dusk/Dawn Bat Survey was therefore carried out. It found no behaviour or evidence of bats in the main hotel building. The report includes suggested mitigation, including the provision of roosts. The report was updated as a result of the amendments to the planning application, therefore concluding that the surveys remain valid.

Arboricultural Impact Assessment

- 4.29. Godwins have prepared an Arboricultural Impact Assessment (AIA). The AIA finds that one tree was recorded as Category 'A', six individual trees as Category 'B' and a fourteen individual trees, ten groups and six hedges as Category 'C'. Trees were generally in good condition. Trees within and surrounding the site are protected by Tree Preservation Orders and the site is located within the Barford Conservation Area. All but one tree proposed for removal is a Category 'C' trees, which offers limited amenity value and could be replaced as part of a post development tree planting scheme.

Market Assessment and Financial Viability Assessment

- 4.30. A comprehensive Hotel Viability Report has been conducted in support of this application. The report found The Glebe to be an unviable business for a multitude of reasons. The building is regarded as a destination venue but just 39 bedrooms is hard to manage efficiently and is out of proportion for the conference and function room which could accommodate up to 150 people. The building is inefficiently laid out due to its former residential use and profits had been falling substantially, with risk of moving to losses.
- 4.31. A separate study has been conducted to establish the suitability of the site for other uses:
- **Care Home (or similar) – The owners of the hotel own care home businesses and do not consider this building to be suitable. The building would not convert easily to this type of use and there is an over provision of care facilities already.**

- **Conversion of existing building to apartments** – The extensions would not convert easily to apartments (as set out above) and would create poor quality spaces. The report has consulted with agents who do not consider this to be viable.
 - **Office** – The location would not be suitable and office use is not in demand.
 - **Residential use** – As established, the building could not readily be converted in its current form. There is a requirement to demolish the additions because the rectory itself could be converted, but primarily for one or two dwellings. The demolition would improve the setting of the Rectory and Dovecote, but would require funding, hence the proposed development.
- 4.32. Parts of the site have been vacant for a period but have not been abandoned and would likely qualify for Vacant Building Credit. The PPG sets out that VBC is to incentivise brownfield development including the redevelopment of empty and redundant buildings. The site has not been deliberately made vacant, whilst the buildings are all in relatively good condition but have remained vacant and unused for some time. The development provides a good opportunity to bring this previously developed land back into active use.

Planning Balance

- 4.33. The Framework is clear that the purpose of the planning system is to contribute towards the achievement of sustainable development. There are three overarching objectives:
- **Economic Objective** – This is achieved through the provision of local construction jobs, particularly valuable in the current economic climate. The development will also increase spending locally and will therefore help to sustain businesses and services within the village and wider parish. Ensuring new homes are in the right location is vital to supporting sustainable growth. The business has been unviable for some time, and the development would, from an economic perspective, allow for the restoration of the Rectory.
 - **Social Objective** – The creation of a number of new homes will improve housing choice in the village and wider parish in the heart of the village. New residents could easily become involved in village life and would be able to join local clubs and societies, many of which operate from the village hall and local playing fields.
 - **Environmental objective** – The site is sensitive and affected by both natural and historic ‘constraints’. However, these have been seen as more of an opportunity, with the development seeking to preserve and enhance a number of historic buildings important to the village as a whole. The presence of bat habitat, bird habitats and significant trees have been carefully considered and integrated into the design of the scheme. The longer-term preservation of the historic assets and mitigation integrated into the scheme design are considered to contribute positively to the longer term environmental sustainability of the site.
- 4.34. In conclusion, the development positively contributes to the three pillars of sustainability, and broadly accords with the relevant policies of the LP and NP. The proposals submitted follow detailed and careful consideration of the ‘constraints’ and opportunities at the site. They also follow a previous application and have been revised in accordance with the feedback provided.
- 4.35. The development facilitates the removal of the expanse of parking at the site frontage, and all of the unsympathetic additions. This means that the overall impact will be positive and will enhance the setting of the dovecote and former rectory building. The high-quality nature of the development will also have a positive contribution in terms of the wider conservation area.
- 4.36. The orientation of the proposed apartments and mews buildings, together with the removal of the expanse for parking at the former hotel frontage and removal of unsympathetic

development mean that the overall impact of the development will be positive, both in terms of the setting of the listed buildings and the wider conservation area.

4.37. It is respectfully requested that these proposals are therefore supported.

