



Historic England

Mr David Hickie
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Direct Dial: 0121 625 6857

Our ref: PA01151585

Your ref: /

28 May 2021

Dear Mr Hickie

Pre-application Advice

OFFA HOUSE, VILLAGE STREET, OFFCHURCH

I write in response to your pre-application submission with respect to this scheme following our online meeting on 5 May 2021. You subsequently sent me copies of the appeal documents which I have also now had the opportunity to read.

Summary

The Heritage Statement emphasises the significance of the main house as a former rectory with the associated lodge and the coach house.

Your previous planning and listed building consent applications were refused, and your subsequent appeals were dismissed.

These proposals offer improvements to the previous scheme including the complete removal of the later extensions of the house and improvements to the preservation of the coach house. The latter is, in our view, satisfactory from a heritage perspective.

Advice

The Initial Heritage Statement dated 5 March 2021 which you sent is much as I remember the situation in terms of the history of the site which has been thoroughly researched. It emphasises the significance of the main house as the former rectory with the associated lodge and the coach house. The appeal decision endorsed the view of the planning authority that the coach house should be considered as a curtilage structure to the Grade II listed house. The site is also, of course, within the setting of the Grade II* listed parish church and sits within the village Conservation Area.

In terms of the recent planning history Warwick District Council refused your planning and listed building consent applications on 31 January 2019. Your subsequent appeals were dismissed on 23 December 2019.



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Historic England was involved at the outset in view of the extensive works proposed to the Grade II listed house, which remains the main focus for us.

The scheme that was refused was different in a number of respects from that which you are now offering.

The main house

The proposals for the house are much as they were in the last iteration which we saw before the whole scheme was dismissed on appeal. We were content at that point with the proposals for the house.

Your scheme involved the demolition of almost all the extensions to the rear of the house. However, you retained a portion of the recent extension to the one side of the house and proposed its conversion to an independent house. Your current proposals offer a considerable improvement to that scheme with the complete removal of the side extension, leaving the immediate setting of the house free of any recent intrusions. This provides a fitting setting for the historic house.

Other development

The other elements of your proposals are a new small house (Plot D) adjoining Lodge Cottage and a different scheme for a new house (Plot C) adjoining rather than attached to the coach house.

The proposals at the coach house leave it as a freestanding building with its attached wall forming a screen to a new house behind. This is set relatively low in the landscape and will be largely hidden when viewed from the listed house.

The proposal for a new house adjoining Lodge Cottage has a low impact on the setting of the main house and on the character of the Conservation Area.

Conclusion

In our view the proposals for the Grade II listed house are acceptable, although we are content to leave matters of detailed design to the local planning authority. The overall scheme provides the house with an appropriate extensive setting.

The development adjoining the coach house is satisfactory from a heritage perspective, although we understand it introduces Greenbelt issues. However, we will leave the judgement on those matters to the local planning authority to apply their own policies.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may



have.

Yours sincerely

Nicholas Molyneux
Principal Inspector of Historic Buildings and Areas
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OFFA HOUSE, VILLAGE STREET, OFFCHURCH
Pre-application Advice

List of information on which the above advice is based
Initial Heritage Statement
Project Overview, including site plans
Appeal documents from 2019



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