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Officer
16 MAY 2022
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PLANNING & HERITAGE STATEMENT

chartered town planners

01564 730 191

info@progressiontownplanning.com

the dairy · packwood road · lapworth · b94 6ej



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OUR REF

PPL.COXB945RB

DATE

09/05/2022

SITE ADDRESS

Foremans Cottage Brome Hall Lane Lapworth B94 5RB

PROPOSAL

Internal alterations to existing utility room and replacement windows.



chartered town planners

01564 730 191
info@progressiontownplanning.com
the dairy, peckwood road, lapworth, b94 6sj



RTPI

Chartered Town Planner

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1. **INTRODUCTION**

We have been instructed to prepare a Planning & Heritage Statement to accompany the application to make minor alterations to the internal layout and to replace windows at Foremans Cottage Brome Hall Lane Lapworth B94 5RB.

The building is the former lock managers accommodation. The building is Grade II Listed and is within the Canal Conservation Area.

The proposed works include the removal of an internal wall to open up the existing utility area to be used as part of the kitchen area.

The external appearance of the building will be altered through the removal of existing openings to be replaced by bi-fold doors.

It is also proposed to replace existing windows with double glazed units that are of the same design and size as the existing windows. The front door will also be replaced.

There is no proposal to extend the building and there will be only minor changes to exterior of the building through the creation of the opening to contain the bi-fold doors.

This statement will demonstrate that the proposed works will protect the heritage value of the building and will also respect the character and setting of the Canal Conservation Area.

2. **SITE AND SURROUNDINGS**

The application site includes a former lock keepers cottage and associated curtilage.

The building is now a family dwelling house.

The building is Grade II Listed. It was first listed in February 1990. The List Description is set out below.

Location

Statutory Address: **LOCK KEEPERS HOUSE APPROXIMATELY 30 METRES SOUTH WEST OF LOCK 21, STRATFORD UPON AVON CANAL**

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

County: **Warwickshire**
 District: **Warwick (District Authority)**
 Parish: **Lapworth**
 National Grid Reference: **SP 18596 70878**

Details

LAPWORTH STRATFORD-UPON-AVON CANAL SP175E (West side) 1/62 Lock-keepers house approx. 30m SW of lock 21 GV II Lock-keepers house. Early C19. Roughcast on brick; slate hipped roof; brick end stack to right, ridge stack to left of centre. 2-storey, 3-window range. 6-panel part-glazed door to centre with wood architrave surround and pediment. 3-light wood mullion and transom window to right. 16-pane unhorned sashes to first floor left and right. 2-storey angled bay to left end with angled bay window to ground floor, and 16-pane unhorned sash to first floor. Brick dentil course to eaves. Interior not inspected. [63]

Listing NGR: SP1859670878

The building is part rendered. The historic OS maps of the site show the block of building that currently exists in situ well before the property being Listed in 1990.

Photographs showing the front and rear elevations of the building are set out on the next page.



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01564 730 191

info@progressiontownplanning.com
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There is a clear division between the rendered part of the building and the red brick area of the building.

The application site is one of a number of Listed Buildings and structures around the canal locks.

An extract from the Historic England Map showing the position of adjacent Listed structures is set out below.



The blue arrows on the map mark the position of other Listed Buildings.

The site is within the Canal Conservation Area. The Conservation Area runs along the length of the canal as it passes through Warwick and the surrounding districts.

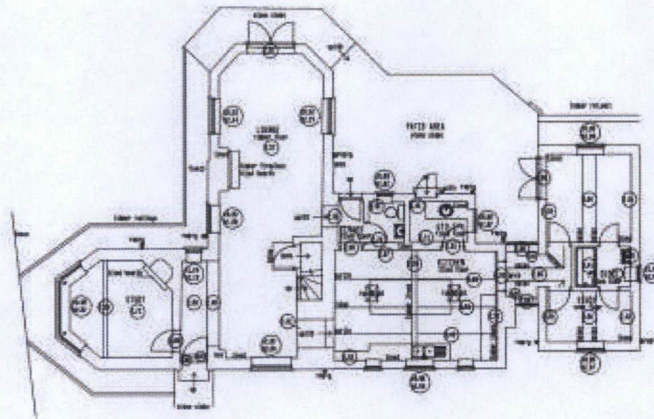
The site is located within a built-up settlement that has a number of local services including a railway station, school, shops and entertainment venues.

The application site is located on the edge of the built-up area but, it does have excellent access to the services that are available within the area.

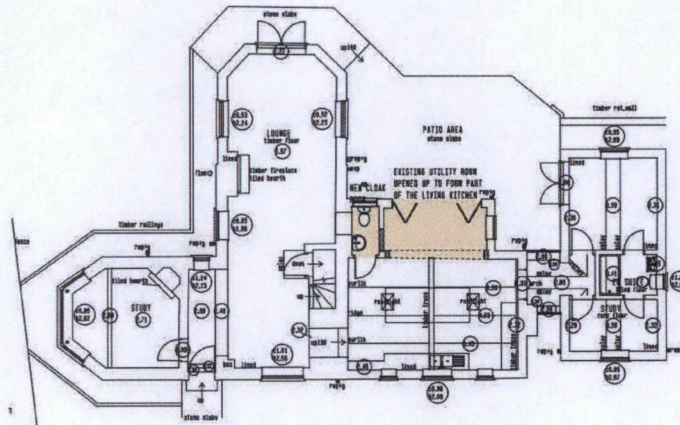
3. **PROPOSED DEVELOPMENT**

The application includes the minor reconfiguration of the internal layout of the building to use the existing utility area as part of the kitchen and the replacement of existing windows.

The existing and proposed internal layouts of the building are set out below.



Existing Plan



Proposed Plan

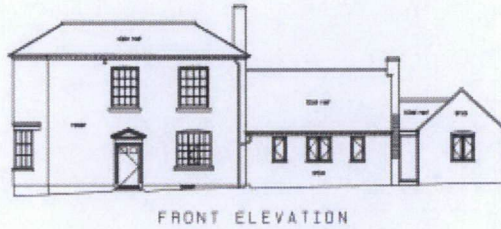
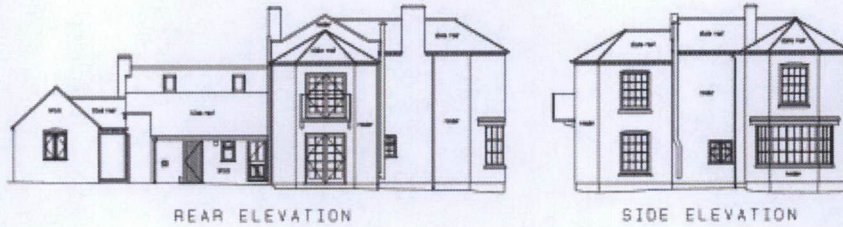
The existing layout includes a utility area that is split into two rooms.

It is proposed to open up the space by removing the rear and the dividing wall to create an open space that will be used as part of the existing kitchen area.

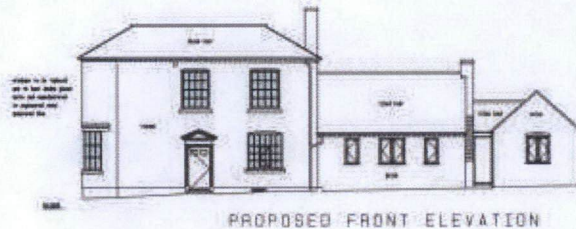
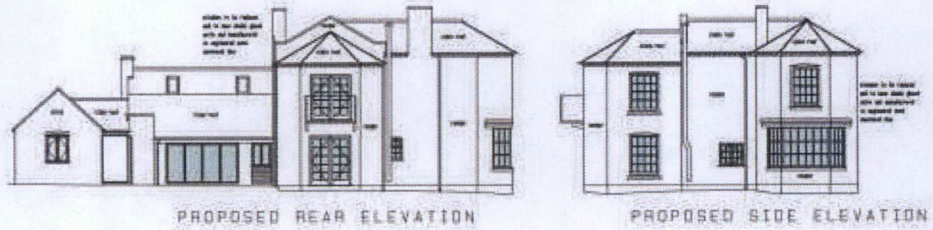
The existing cloak room will be reduced in size to include a W.C. and wash basin.

The proposed works will include some changes to the external appearance of the building.

The existing and proposed elevations of the building are set out below.



Existing Plans



Proposed Plans

The changes to the external appearance of the building will be on the rear elevation of the building.

An existing doorway and window will be removed to create the opening for the bi-fold doors.

The door into the existing cloak room area will be changed to a window that will serve the proposed W.C. area.

The remaining areas of work include the replacement of existing windows with double glazed units of an engineered wood construction.

The windows that will be replaced are shaded blue on the submitted plans.

It is also proposed to replace the front door due to the existing door having gaps around it that allows heat to escape from the house.

4. **RELEVANT PLANNING POLICY**

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

Warwick District Local Plan 2011-2029

The following Local Plan polices are relevant.

Policy BE1 deals with layout and design. It states

BE1 Layout and design

New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features (see policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;



- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;
- p) ensures that layout and design addresses the need for development to be resilient to climate change

Policy BE3 deals with amenity issues

BE3 Amenity

Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.

Policy HE1 deals with designated heritage assets.

The policy is set out below.

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 commentary refers to the character, setting and distinctiveness of the canal around the Lapworth area.

National Planning Policy Framework July 2021

The Heritage policies of the NPPF are a material consideration. These include the following policies.

Paragraph 194 identifies the criteria that proposals should be assessed against.

194. 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 197 deals with determining applications that affect a Heritage Asset.

197. 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.

5. **RELEVANT PLANNING HISTORY**

The Council's on-line planning history search brings up the following applications.

Address: **Planning History (8)**

Planning Applications (6)

- Erection of a two storey and a single storey extension to existing dwelling
Ref No: WFD810802/18 | Status: Decided



- Erection of a two storey and a single storey extension to existing dwelling
 Ref No: W/01/0803 | Status: Decided
- Proposed construction of detached garage, vehicular entrance gates and side walls
 Ref No: W/02/0212 | Status: Decided
- Proposed construction of detached garage
 Ref No: W/02/0212/1E | Status: Decided
- Erection of a two storey and a single storey extension to existing dwelling (as approved scheme p.
 Ref No: W/02/0546 | Status: Decided
- Erection of a two storey and a single storey extension to existing dwelling (as approved scheme p.
 Ref No: W/02/04715 | Status: Decided

6. **PRINCIPAL ISSUES**

The application brings forward the following issues,

- ***The impact of the development on the character and heritage value of the building and surrounding area.***
- ***Design Issues***
- ***The impact of the development on amenity***
- ***Other relevant matters***

7. **AMPLIFICATION OF PRINCIPAL ISSUES**

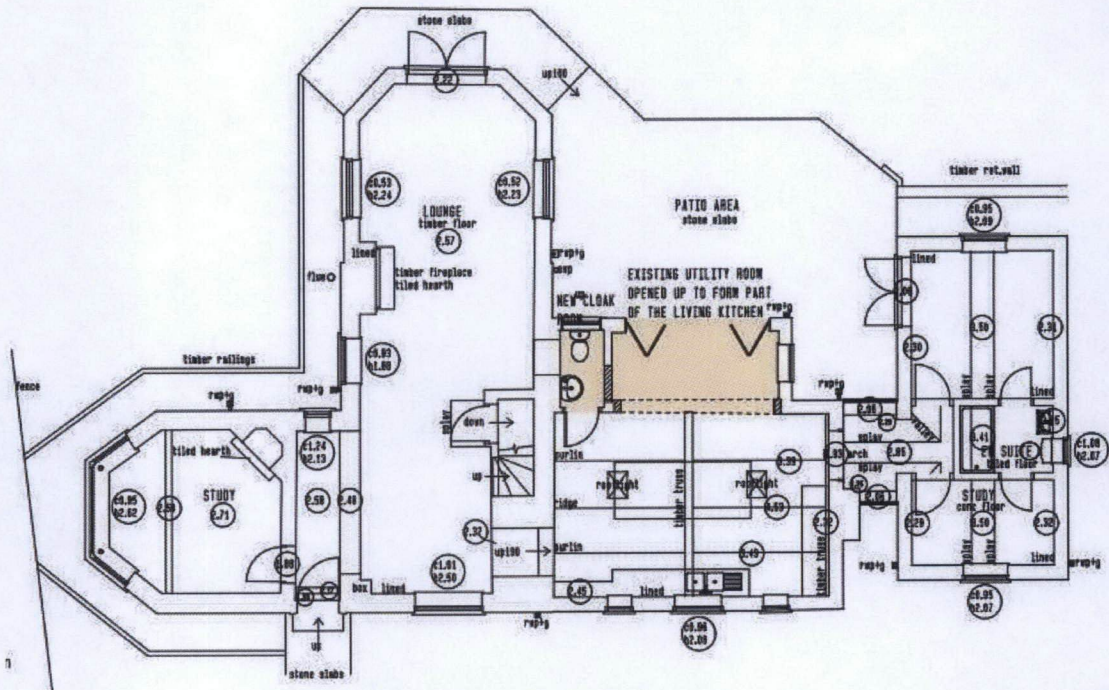
The impact of the development on the character and heritage value of the building and surrounding area.

The first consideration is the impact on the character and setting of the Listed Building.

The building is Grade II Listed. The List Description relates to the external parts of the building. It confirms that the interior of the building was not inspected.

The proposed development includes internal and external alterations to the building.

The internal alterations to the building include the removal of an internal wall to open up the existing kitchen area.



The area of the building that is affected by the proposed development has been shaded on the above plan.

The shape of the existing room remains legible within the design of the building.

Moreover, the creation of the new cloak room retains the sub-division of space within that part of the building.

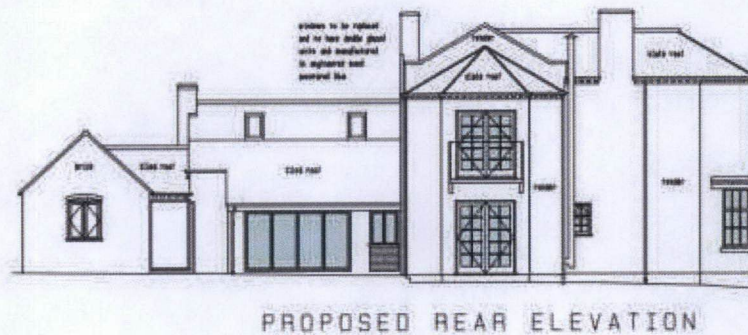
The layout and flow of the building is therefore not harmed by the removal of the wall.

The proposed internal alterations to the building do not harm the character of the Listed Building.

There will also be some modest alterations to the external appearance of the building as part of the reconfiguration of the kitchen area.

There is no extension to the building. The changes relate to the alteration of the window and door openings that will serve the kitchen area.

The proposed plans are set out below.



The existing door to the right-hand side of the building becomes a window serving the new cloak room.

The overall size of the existing opening is retained in the proposed design.

It is also proposed to remove an existing door and window to be replaced by bi-fold doors that will enable the kitchen area to be opened up onto the patio.

The proposed opening and doors are of a simple design. This follows and respects the character of the existing building.

The changes that are proposed to the kitchen area will open up the building giving it a better flow.

It is important that Listed Buildings are able to adapt to meet changing needs. This is an essential element of ensuring that buildings remain functional and relevant which in turn ensures that they are protected and remain in use.

The proposed development will enable the building to continue to adapt to the needs of modern family living.

The historic context of the building is living accommodation for the lock keeper. It has always had a residential use. The proposed development will allow that use to continue.

It is also proposed to replace some existing windows with double glazed units.

The windows that will be replaced have been annotated in blue on the submitted plans.

There is no change to the design of the windows or the window openings. The window frames will be manufactured from engineered wood.

The only difference between the existing and proposed windows is that the proposed windows will be double glazed.

The front door will also be replaced. The design and materials of the replacement front will respect the existing door.

The character of the building will not be affected and, the proposed windows and front door will help with the energy efficiency of the building.

The proposed changes to the interior and exterior of the building do not change its character or setting and are not harmful to the heritage value of the Listed Building.

The second consideration is the impact of the proposed development on the Canal Conservation Area.

The issues raised regarding the Conservation Area are very similar to the issues raised by the impact of the development on the Listed Building.

The purpose of the Canal Conservation Area is to protect the heritage value of the canal, its buildings and the structures that form part of its heritage.

The application site falls within a part of the Conservation Area where there are a number of other Listed Buildings and structures.

We have included plans earlier in the statement showing the Conservation Area boundary and the position of adjoining listed buildings and structures.

The application site is one of a number buildings that lie around the locks and overflow ponds at Lapworth.

The area was historically an integral part of the local canal network.

The designation of the Conservation Area and the Listed status of buildings and structures within it has ensured that the historic heritage value of the area is preserved.

The proposed development does not change the overall appearance or function of the application building.

There is no extension to the building and there is no change to the site curtilage or the structures within it.

The historic context of the site as a lock keepers' cottage is therefore preserved.

The proposed development does not therefore harm the character or setting of the Canal Conservation Area.

Design Issues

The external changes to the appearance of the building are modest.



They include the replacement of an existing door, the insertion of bi-fold doors, the replacement of existing windows with double glazed units of the same design as the existing windows and a replacement front door.

The bi-fold doors are of a simple design that will sit comfortably within the context of the building.

They are part of the ongoing use of the building as residential accommodation.

The other alterations are on a like for like basis.

The design is therefore acceptable.

The Impact of the Development on Amenity

The proposed development will have no adverse impact on residential amenity.

Other Matters

The development will improve the living conditions within the building by opening up space within it and replacing existing windows with double glazed units that will improve the energy efficiency of the building.

The Council has issued an all-party Climate Emergency Action Programme. The objectives of the Action Programme are set out below.

What does it mean to declare a 'Climate Emergency'?

Declaring a Climate Emergency makes it a requirement to take immediate action to drastically reduce carbon emissions. This means the Council is now accountable for delivering the requirements of its Climate Emergency Declaration.

The commitments of the declaration are as follows:

- Being a carbon-neutral organisation by 2025, including with all contracted out services.
- Facilitating decarbonisation by local businesses, organisations and residents, in order for Warwick District to be as close to zero by 2030 as possible.
- Working with other local councils to lobby the central government to provide funding and change regulations to ensure the commitments can be adequately addressed.
- Engaging with and listening to all relevant stakeholders, including the members of Warwickshire Youth Parliament, regarding approaches to tackling the climate emergency.
- Ensuring that tackling the Climate Emergency, in terms of adaption and mitigation, is central to the strategic business plan.
- Producing, by November 2019, an action plan to implement these commitments. Councillor Alan Rhead as the portfolio holder for Environment and Business, has formed a group with shadow portfolio holders for this purpose.

This cross-party initiative seeks to address the climate change crisis with immediate action.

The application building is not currently energy efficient. The front door has gaps around the edges that allow heat to escape from the building.

The windows also have gaps that allow heat to escape and rainwater to enter the building.

There is a balance between preservation of the building and adapting it to meet modern standards.

The proposed alterations to the building will contribute towards it having zero emissions and positively contributing towards addressing the issues raised by the climate change crisis.

This will be done without harming the character or setting of the building and should therefore be supported.

8. **SUMMARY AND CONCLUSION**

The application relates to modest internal and external alterations to a Grade II Listed Building within the Canal Conservation Area.

The internal alterations involve the removal of a wall to open up the kitchen area and the creation of a new cloak room.

There is no extension to the building. This ensures that the existing layout of the building remains clearly legible.

The opening up of the kitchen area involves some changes to the external appearance of the building.

An existing doorway will be replaced by a window serving the new cloak room and, a door and window will be removed and replaced by a single opening to house bi-fold doors.

It is also proposed to replace existing windows with double glazed units of the same design and to replace the front door.

The design of the alterations to the building follows the simple character of the existing structure.

The proposed works do not harm the setting or character of the Listed Building and there is harm to the Conservation Area.

The alterations to the building will also make a positive contribution towards meeting zero emissions which is in accordance with cross party climate change emergency that has been raised by the Council.

The development is of an acceptable design and there is no impact on residential amenity.

We trust that the Council will support the proposed development.