



Head of Planning and Development
Solihull Metropolitan Borough Council
Planning Department
Solihull MBC Council House, Manor Square
Solihull
B91 3QB

25th October 2022

Ref: SP21-1077

Dear Sir / Madam,

**Application for Planning and Listed Building Consent,
The Beeches, Marsh Lane, Hampton-in-Arden, Solihull, B92 0AH
Retrospective Planning Application for the Installation of a Paved Patio Area**

Simply Planning Limited (SPL) is instructed by our client, Westfield Leisure Ltd, to submit the enclosed Planning, Design and Access and Heritage Statement to support the retrospective application for a Planning and Listed Building Consent at the above address.

We enclose with this application the following information provided by Bott Cruise Architects:

- Site Location Plan / Block Plan – Drawing no.2108-PL-2-01
- Proposed Site Plan – Drawing no.2108-PL-2-03

This covering letter identifies the relevant heritage assets within the site and its vicinity, details the proposed addition of a patio garden and then assesses the development on the significance of the heritage assets consistent with national policy contained in the NPPF and local planning policy for the historic environment for the site. Other material considerations, including design and visual impact are also assessed.

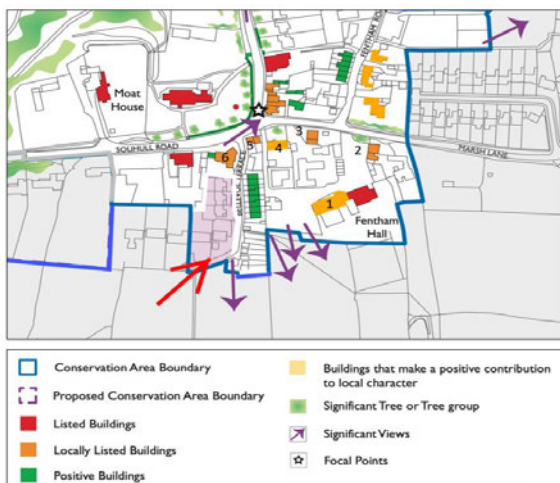
Factual background

The site is located within the village of Hampton-in-Arden, approximately 5km to the east of Solihull. The Beeches is situated on the southern edge of Hampton-in-Arden village, off Marsh Lane, a short distance from the junction of High Street and Solihull Road. The site in context is shown in the below map.



The Beeches is a two storey Grade II Listed building (List entry: 1342829). The Beeches is now currently undergoing refurbishment following its closure during the Covid-19 pandemic. The building is located on the footway with an area of hardstanding parking to the side of the building and a large garden situated to the rear.

The Beeches is located within Hampton-in-Arden Conservation Area and adjoins the locally listed Fentham community hall with several other locally listed buildings within close vicinity of the site. This is shown on the below map taken from the Hampton-In-Arden conservation appraisal.



There are no site-specific landscape, or policy designations which relate to the site. The site is of no ecological standing and falls within the Environment Agency's Flood Zone 1.

Planning History

The following applications are relevant in the context of this submission.

Application Reference Number	Description of Development	Decision	Decision Date
PL/2022/00656/LBC	Listed building consent for the Erection of glass balustrade and widening of existing window opening to form a door to facilitate the formation of a roof terrace.	Awaiting Determination	N/A
PL/2022/01312/PPFL	Erection of a pavilion extension	Awaiting Determination	N/A
PL/2022/01313/LBC	Listed building consent for the erection of a pavilion extension	Awaiting Determination	N/A
PL/2022/00655/PPFL	Erection of glass balustrade and widening of existing window opening to form a door to facilitate the formation of a roof terrace.	Awaiting Determination	N/A
PL/2022/00289/PPFL	Extension of existing kitchen	Granted	26/05/2022
PL/2022/00290/LBC	Listed building consent for extension of existing kitchen.	Granted	26/05/2022
PL/2021/02469/LBC	Listed building consent for internal refurbishment including the removal of structural columns and installation of temporary disabled bathroom	Granted	17/12/2021
PL/2007/00745/LBW	Listed building application for retention of timber decking and enclosure	Granted	01/06/2007
PL/2007/00891/CU	Retrospective application for change of use from private members club (sui generis) to bar and restaurant (Class A3)	Granted	25/04/2007

Originally, Listed building consent (PL/2021/02469/LBC) was supported by the council owing to the overall internal refurbishment of the Beeches being considered necessary to meet the requirements of modern hospitality and ensuring the buildings long term future.

Both planning and listed building consent was granted on the 26th May 2022 for the extension of the existing kitchen extension.

The proposed patio area alongside the formation of the roof terrace and pavilion extension (awaiting determination) needs to be viewed in the same context. They are vital components in introducing viable restaurant offer at this location.

Proposals

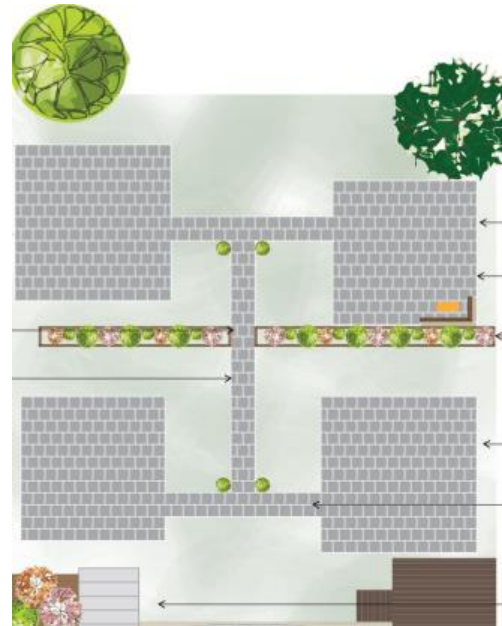
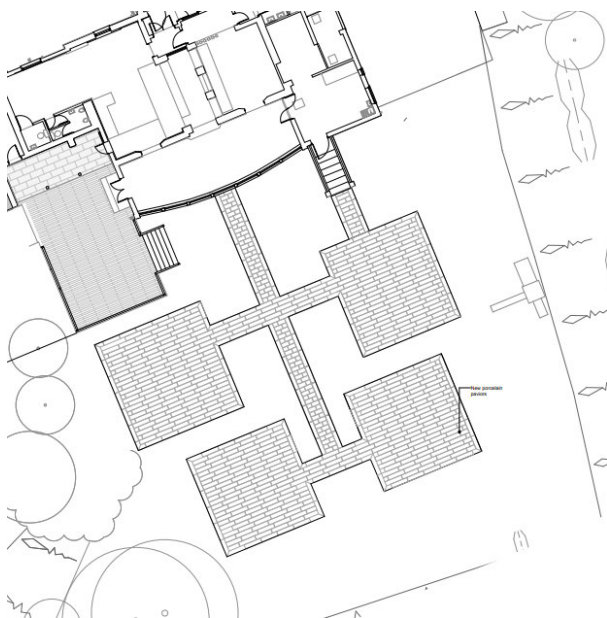
This retrospective application seeks to regularise the erection of a hard landscaped patio area located to the rear of The Beeches.

The patio area has been constructed with grey washed Proclaim paving slabs and is designed so paved pathways lead from the exits of The Beeches bar and restaurant to four larger areas of paved hardstanding to accommodate outdoor seating.

The works are vital in achieving a high-quality restaurant environment by protecting and maintaining the grass from excessive use and providing a more safe, attractive and durable surface for outdoor seating/dining.

The patio area forms part of a wider soft landscaping scheme which will provide an attractive setting to the Listed building and Conservation area. This soft landscape scheme includes shrubs, raised bedding and a planted area near to the kitchen door.

The design of the patio area together with the soft landscaping concept scheme is shown in the below images.



Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The statutory development plan for the site comprises the Solihull Local Plan (2013). The key relevant policies include:

- Policy P3- Support Economic Success
- Policy P10- Natural Environment
- Policy P15- Securing Design Quality
- Policy P16 – Conservation of Heritage Assets and Local Distinctiveness

Other key material considerations are the Hampton in Arden Neighbourhood Plan (2013) and the National Planning Policy Framework (NPPF) 2021.

Heritage Legislation, Policy and Guidance

The application proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duty, national policy and guidance, regional and local plan policies relevant to the application are considered below:

The Planning (Listed Buildings and Conservation Areas) Act 1990

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Policy

In July 2021, the government issued a revised National Planning Policy Framework (NPPF) as the full statement of Government planning policies covering all aspects of the planning process. Section 16 of the NPPF deals with ‘conserving and enhancing the historic environment’.

At Paragraph 190, the NPPF states:

“In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 199 advises local planning authorities 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 (the more important the asset, the greater the weight should be).”

Paragraph 202 states 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.

Solihull Local plan (2013)

Policy P16 of the Solihull Local Plan concerns the conservation of heritage assets and local distinctiveness. It recognises, inter alia, the value of the historic villages and hamlets of the Arden landscape. Policy P16 states that

development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place.

Policy 15 of the Solihull Local Plan states all development proposals will be expected to achieve good quality, inclusive and sustainable design. In particular development will be expected to conserve and enhance local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment.

Policy 15 further states that development proposals will also be expected to contribute to or create a sense of place. Such measures may include; reflecting heritage assets and their setting in the design process and integrating landscaping into the development.

Hampton-in-Arden Neighbourhood Plan

In June 2013 Solihull Metropolitan Borough Council designated the Parish of Hampton-in-Arden as a Neighbourhood Area.

Policy ENV1 of the Hampton in Arden Neighbourhood Plan states that all development proposals should include a landscaping scheme that wherever possible retains existing mature and established trees.

Policy ENV4 relates to the area's heritage assets. It states that 'All the Parish heritage assets, whether designated or not, and their settings are valued. All development proposals that may affect an asset must sensitively consider and address their potential impact.'

The Neighbourhood Plan builds on the aims set out in the Conservation Area Appraisal. Two of the twelve core principles which underpin the Plan are to:

1. conserve heritage assets; and
2. drive sustainable development in Hampton-in-Arden

Character and Appearance of the Grade II Listed Beeches and Hampton-in Arden Conservation Area

The Beeches is a two storey Grade II Listed building (List entry: 1342829). The Listing for the building describes the property as:

"Early C19 Neoclassical building with stucco facing, Welsh slated roof. 2 storeys, channelled ground floor, 1st floor band, eaves level cornice with cyma recta moulding. 2 sash windows, 1st floor eared architraves. Central 3 panel door, fret pattern above between capitals of Greek Doric fluted half columns supporting entablature."

The Heritage Impact Assessment prepared by Keystone Heritage accompanying recent previous submissions notes that the original house is a good example of neo-classical design which is expressed in its detailing of the first floor band, the columns and entablature surrounding the main entrance and eared architraves to the first floor windows. The Beeches is defined of medium heritage significance.

The Beeches is located within Hampton-in-Arden Conservation Area and adjoins the locally listed Fentham community hall with several other locally listed buildings within close vicinity of the site.

The central part of Hampton-in-Arden village was first designated as a Conservation Area by Warwickshire County Council in November 1969 in order to preserve the historic core of the settlement. A review of the Conservation Area was undertaken by Solihull MBC, the results of which were published in March 2015 as the Hampton-in-Arden Conservation Area Appraisal.

Impact on Heritage Assets

This section assesses the impact of the proposed development on the significance of the identified Grade II listed building known as the Beeches and the Hampton-in Arden Conservation Area, considering national policy in the NPPF together with local planning policy, as outlined in the previous section.

The patio areas and paved passageways have been erected to protect the grass from being churned up through excessive footfall by customers. In this context, the proposals will ensure the grass is kept well maintained and aesthetically pleasing which will preserve and enhance the immediate local character and setting of the listed building.

In addition, the high-quality grey washed proclaim paved tiles complements the white stucco paint and neo classical design of the Grade II Listed Beeches and the proposed patio area is modest in scale and subservient to the Listed building by sitting flush to the ground. The proposed works will, therefore, respond positively to the Beeches character and appearance.

The proposals are also necessary as part of a wider package of works to ensure a new viable restaurant concept to the Beeches.

Moreover, the site is located within a highly competitive market whereby in order to maximise chance of success our client will need to maximise the sites positive characteristics which are afforded by the south facing lawned garden and the expansive views which are offered to the open countryside. In this context, the proposed works are crucial in ensuring the grass can be maintained and preserved while also providing a more attractive durable, clean and safe surface for outdoor seating.

The works are, therefore, vital in achieving a high-quality restaurant environment, which, in a competitive marketplace, is key to the Beeches long term optimum use. A benefit which is given great weight in line with paragraph 199 of the NPPF.

The proposals will preserve the historic value of the listed building and conservation area which will satisfy the objectives of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF (Paragraph 190, 199 and 202), and relevant local policy and guidance for the historic environment and relevant planning documents/guidance.

Other Considerations

Design and Visual Impact

The proposed development has been carefully considered to respond to the character and appearance of the existing building and surrounding built environment.

The high quality grey washed proclaim tiles complement the neo classical features of the Listed building and is of a modest subservient scale to the Listed Building. Furthermore, the patio area and associated pathways from the



buildings will maintain and protect the grass from becoming worn out through excessive footfall and thereby ensure an attractive setting to the site and surrounding area.

Furthermore, the hard landscaping scheme will be complemented by a soft landscaping scheme of raised bedding, shrubs and planted area located near to the kitchen door which will result in significant landscaping enhancements. In addition, as shown on the proposed block plan, the root protection areas fall outside of the patio area and will therefore cause no impact to the existing trees to the rear of the site.

The patio area is also in keeping with the large areas of patio hardstanding associated with the neighbouring Feltham Institute.

Overall, the proposals are therefore of a high design quality which conserves and enhances the local character and appearance of the site and surrounding area. The proposal accords with policy 15 of the Solihull Local Plan and Policy ENV1 of the Hampton in Arden Neighbourhood Plan.

Accordingly, against this background, I trust these details can now be approved.

If there is any reason why the application cannot be registered, please contact me immediately otherwise we look forward to discussing this proposal with you.

Yours faithfully,



Nathan Halloran

Planner

Encs.