

## HERITAGE STATEMENT

**Crown House  
67 Lillington Rd  
Leamington Spa  
CV32 6LF**

**Application: W/24/0458**

**Date: 22<sup>nd</sup> April 2024**

**Proposal:** To raise our northern elevation brick wall to 2.4 metres, a boundary wall which belongs to Crown House, separating Crown House from the Beaty's Gardens estate, which is situated on higher ground. From the Beaty's Gardens side, the wall is only 1.60 metres high, and the bungalow of 2 Beaty's Gardens is situated only 80 cms from our boundary wall. This proposal would raise the boundary wall to 2 metres on the Beaty's Garden side but would be 2.4 metres on our side.

In addition, to remove the fence between Crown House and Bentley House and replace with a 2.4 metre brick wall to create a more traditional walled garden in keeping with the style of the Georgian, Edwardian, and Victorian periods.

**History:** As the Beaty's Garden site was previously a garden centre, the issues with privacy and amenity did not arise until the estate was developed. To protect our historic property and because development was exceptionally close (less than 1 metre) to our boundary, all permitted development rights were withdrawn, and each bungalow was enclosed by a 2-metre-high fence. This was to protect the privacy of the occupants of the bungalows built, and the occupants of Crown House.

The householder of 2 Beaty's Garden has chosen to remove the 2-metre-high fence surrounding their property which previously protected the amenity and privacy of Crown House. The removal of the surrounding fence enables the owner to have full view of the rear of our home.

In addition, several windows to 2 Beaty's Gardens were added along our north elevation in clear glass; one to create a bedroom in 2020 by the current owner; and another to the sunroom, by a previous owner. The current owner has also chosen to install a further two full length clear windows to their lounge in July 2023, again overlooking our north elevation. This has significantly magnified the problem because of the proximity to our boundary being only 80 cms from the main living area of 2 Beaty's Gardens. These developments, compromise our privacy by enabling prying into our home, garden, and patio areas which was not the original intent when the estate was built.

**Description of the heritage asset:** Crown House is a detached Georgian property that falls within the Lillington Conservation area. Crown House was built circa 1750 and is one of the oldest properties in Leamington Spa. Originally built as a coaching inn it has had many previous lives as a public house, auction rooms, coroners court, market

garden and ultimately a family home to many previous generations and with successful renovation, should provide a home for future generations.

Purchased by us in 2018, Crown House had fallen into extreme levels of disrepair and was virtually derelict and certainly uninhabitable. We have endeavoured to restore many of the original features that had been removed in previous years. We continue to sympathetically renovate this property and wish to return it to its original splendour. This extends to protecting the integrity of the house by reducing the opportunity for prying into the private areas of the garden and home. This has arisen with the removal of the surrounding 2-metre-high fence and installation of four additional windows at 2 Beaty's Gardens, that directly overlook into our garden and property.

**Assessment of Impact:** The impact upon 2 Beaty's Gardens will be minimal and will not affect other residents on the estate. The additional windows installed by the owner were not originally permitted along our north elevation, being a solid brick wall. Consequently, none of the four windows installed in recent years, constitute primary sources of light.

Furthermore, the installation of the windows has also negatively impacted upon light pollution at night (please refer to our photograph taken at the end of January 2024).

There is also the issue of increased security if the boundary wall is raised, as the boundary wall is currently easy to scale, given that it is so low on the Beaty's Garden side.

Raising the boundary wall will also decrease noise from the estate generated by neighbours and their vehicles. Vehicles entering and leaving the walled car port on the estate are not troublesome and we would hope to achieve a similar effect with raising the boundary wall.

In addition, the 2-metre fence surrounding the property was a stipulation of the planning granted, when the estate was developed (Please see photograph provided showing the 2-metre fence in situ). The removal of that 2-metre fence and the addition of another four clear glass windows along our boundary in recent times, has led to this application.

The impact of a successful application on Crown House, will be to restore its previously held integrity as a house of some substance and having historic value that adds to Leamington Spa's historic character. Raising the wall between the newer estate of Beaty's Gardens and this historic property will enhance the heritage significance of Crown House, that has been diminished by prying and overlooking and significantly will reduce light pollution, help decrease noise from residents and vehicles on the estate and increase our security.

The architectural and historical merit will be enhanced by the restoration of privacy and amenity that a property of this calibre deserves, and most householders take for granted. Even on newer estates, privacy of the occupants is considered and respected

in the development and build, however, our privacy and amenity has not been respected.

There will be no damage to the historic fabric of Crown House, no removal of, or blocking of architectural features and the impact will not compromise the historic layout. Restoration of our property continues within the planning permissions granted, but we are at pains to protect the privacy of the previously private areas of the house and gardens. It is neither comfortable or acceptable to be pried upon in the privacy of one's own home and gardens.

The positive impact of raising the boundary wall between Crown House and the Beaty's Garden estate will have immediate effect of protecting the property from further developments by a neighbour, who has removed the fence and has installed several windows that directly enable views into our property and gardens.

The addition of a wall between Bentley House and Crown House will enhance the Georgian features of the property and create a walled garden in keeping with the original expectations, as part of the original garden was sold to Bentley House.

This restoration of amenity to our property, will fulfil the expectations of most householders who anticipate and expect privacy within their home and private areas. Further advantages include a reduction in noise from the estate, improved security, and a significant decrease in light pollution.

**Mitigation of Impact:** The proposal we make is to enhance rather than detract from the historical significance of Crown House and reinstate privacy and amenity. The materials will be matched to the materials used when the wall was built circa 1940. In responding to the historic context of the site or area, we aim to restore and not diminish the significance of Crown House in the historical context of maintaining the character of Georgian properties in Leamington Spa.