

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2020/0582 and PAP/2020/0583

Background Paper No	Author	Nature of Background Paper	Date
1	The Agent to Case Officer	e-mail correspondence	13/4/21
2	The Agent to Case Officer	e-mail correspondence	19/4/21
3	The Agent to Case Officer	e-mail correspondence	23/4/21
4	The Agent to Case Officer	e-mail correspondence	29/4/21
5	The Agent to Case Officer	e-mail correspondence	30/4/21
6	The Agent to Case Officer	Revised Plans and Supporting Documents	10/5/21
7	The Agent to Case Officer	e-mail correspondence	14/5/21
8	The Agent to Case Officer	e-mail correspondence	20/5/21
9	The Agent to Case Officer	e-mail correspondence	25/5/21
10	The Agent to Case Officer	e-mail correspondence	1/6/21
11	The Agent to Case Officer	e-mail correspondence	3/6/21
12	The Agent to Case Officer	e-mail correspondence	7/6/21
13	Case Officer to Agent	e-mail correspondence	13/4/21
14	Case Officer to Agent	e-mail correspondence	19/4/21
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22	Case Officer to Agent	e-mail correspondence	11/6/21

23	Historic England	Consultation reply	13/4/21
24	The Georgian Group	Consultation reply	13/4/21
25	WCC Ecology	Consultation reply	22/4/21
26	The Georgian Group	Consultation reply	27/4/21
27	The Gardens Trust	Consultation reply	13/5/21
28	The Gardens Trust	Consultation reply	21/5/21
29	The Gardens Trust	Consultation reply	25/5/21
30	WCC FRM	Consultation reply	25/5/21
31	NWBC EHO	Consultation reply	28/5/21
32	Historic England	Consultation reply	28/5/21
33	The Georgian Group	Consultation reply	2/6/21
34	WCC Highways	Consultation reply	4/6/21
35	Case Officer to Georgian Group	e-mail correspondence	19/4/21
36	Case Officer to Georgian Group	e-mail correspondence	21/4/21
37	Case Officer to Georgian Group	e-mail correspondence	29/4/21
38	Case Officer to Georgian Group	e-mail correspondence	3/6/21
39	Case Officer to WCC Ecology	e-mail correspondence	11/6/21

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix A – Previous Board Report in Full

General Development Applications

(4/g) Application No: PAP/2020/0582 and PAP/2020/0583

The Stables, Packington Estate, Meriden, CV7 7HF

Applications for Planning Permission and Listed Building Consent for the conversion and extension of late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation, car park, supporting facilities and landscaping, for

Packington Estate Enterprises Ltd

Introduction

These applications are reported to the Board in light of the significance of the buildings involved.

The Site

The site is the highly significant grade 2* listed building known as Packington Hall which was designed by Matthew Brettingham in the 1760s and encased an earlier building on the site. Its significance as a substantial country house is acknowledged by its listing at Grade II* status. In addition, the surrounding parkland is included as Grade II* on the Register of Historic Parks and Gardens. The park is an early C17 park re-modelled in the mid C18 after a scheme by Lancelot Brown, with late C18 and early C19 picturesque elements. The stable block is Grade 2 and sits immediately to the north of the Hall and was constructed between 1762 and 1766. The site is bounded to the south by the A45 Birmingham Road, and to the east by a minor road, Maxstoke Lane. The context of the site and the layout of the proposed works are illustrated at Appendix A.

The Proposals

The proposal requires the conversion and extension of the late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation together with the creation of a car park, supporting facilities and landscaping.

The refurbishment of the stable block is proposed in order to re-purpose redundant space. It would be a venue for a range of uses for groups of up to 150 guests to include seminars, board meetings, networking events, screenings, exhibitions, award ceremonies, team building and workshops, with a hospitality base for events held on the estate grounds and black tie banquets and an artisan crafts learning centre together with the restoration of existing residential accommodation for rent, creating an estate hub for the family, staff, tenants and the Estate community.

The original fabric of the existing building is to be maintained and repaired wherever possible throughout. Later additions such as 1970's interventions and non-original fabric will be treated with less sensitivity including the removal of modern interventions. The scheme proposes the following:

- The infilling of the north and south arches which are to be removed to recreate access into the central courtyard.
- The extent of external landscaping would include the central courtyard and the building forecourt to the east elevation.
- The internal renovation is to create flexible space for corporate, media, entertainment or meeting uses with a distinctive entrance and strong links to the central courtyard for the expansion of activities.
- Inclusion of a canopy feature within the courtyard (east elevation) which comprises a staircase.
- Car-park area to be created in the existing yard area north of the stable block with landscaping and removal of an existing modern barn.
- Associated works include selective areas of demolition, new fenestration, internal stripping out and upgrading, a new courtyard canopy and landscaping works.

Background

Situated in North Warwickshire the Packington Estate is an early 17th century park remodelled in the mid-18th century after a scheme by Lancelot (Capability) Brown, with late 18th and early 19th picturesque elements. The Hall itself was initially built by Sir Clement Fisher in 1693 and was re-modelled and re-faced by Matthew Brettingham in 1766. The site has 'significant internal vistas' both to and from the Hall from the surrounding gardens and parklands. The park land predominantly occupies the areas to the south, north and east of the Hall with the eastern portion incorporating a deer park.

The site also comprises the grade 2* listed Hall and grade 2 stable block of grand proportions. It is a magnificent house set within a historic park and garden and within the green belt. The land levels are relatively even in the vicinity and presently put to lawn with peripheral tree planting around the house and with the ancillary buildings. To the north and south are further garden areas, with further parkland to the west.

The Historic England list entry is detailed as it includes an entry for the Historic Park and Garden and an entry for the Hall along with an entry for the Church of St James. Overall, the number of assets within the immediate surroundings of Packington Hall collectively form part of the significance of the Heritage Asset. The stable block list entry is described as follows:

"Stable block at Packington 11/11/52 Hall (Formerly listed as Packington Hall and Stable block) GV II Stable block, now office. 1762-66. By William or David Hiorne for 3rd Earl of Aylesford. Buff sandstone ashlar to the front range and stucco to the rear. Low pitch slate roof with pyramidal roofs to the corner towers. Moulded main cornice of stone. Courtyard plan with square corner towers. 2 storeys. East front in 9 bays including pedimented Tuscan Doric recessed portico. Doorway with moulded stone architrave having the cornice carried on console brackets. Panelled reveals, but late C20 glazed double doors. First floor late C20 12-pane hung sashes. Ground floor has larger 12-pane hung sashes. Corner towers have raised surrounds to first floor hung sashes and a Venetian window at ground floor with pedimented centre light. The courtyard has red brick walls. 7 recessed round-headed bays to each wall, with the centre bay pedimented."

The stable block earmarked for a change of use sits to the north of the Hall and was constructed between 1762 and 1766. Originally constructed to house the carriages, horses and ancillary rooms, its last use was that of offices with some residential quarters

and storerooms. It has been long redundant as a stable block for horses. The stable block has been remodelled twice in its history. Minor works were completed in 1860, but with more extensive remodelling works being carried out in 1970 when the eastern half of the building was converted into offices.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW5 (Split of Housing Numbers), NW10 (Development Considerations), NW12 (Quality of Development), NW 14 (Historic Environment) and NW13 (Natural Environment)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV13 (Building Design), ENV14 (Access Design) and ENV16 (Listed Buildings, non-Listed Buildings of local historic value and sites of archaeological importance)

Other Material Planning Considerations

The Submitted Regulation 19 Local Plan 2018 – LP1 (Sustainable Development); LP3 (Green Belt), LP11 (Economic Regeneration), LP14 (Landscape), LP15 (Historic Environment), LP16 (Natural Environment), LP31 (Development Considerations), LP32 (Built Form) and LP35 (Water Management)

Proposed Main Modifications to the Regulation 19 Local Plan 2021 – MM21 (in respect of Policy LP1); MM28 (in respect of LP3), MM55 (in respect of LP11), MM59 (in respect of LP14), MM52 (in respect of LP15), MM60 (in respect of LP15), MM61 (in respect of LP16), MM53 (in respect of LP16), MM74 (in respect of LP31) and MM75 (in respect of LP32)

National Planning Policy Framework 2019 – (the “NPPF”)

Consultations

Historic England - No objection following the receipt of revised plans.

Environmental Health Officer - No objection subject to an agreed Construction Management Plan.

The Georgian Group – No objection to the principle, however it recommends refusal because of some possible harmful impacts and thus requests referral to the Secretary of State

The Gardens Trust – No comments

Warwickshire County Council as Lead Flood Authority – No objection subject to standard conditions.

Warwickshire County Council (Ecology) – No objection subject to conditions.

The Highways Authority, The Society for the Protection of Ancient Buildings, the Ancient Monuments Society, the Council for British Archaeology and The Victorian Society – These are all yet to be received, but the Highway Authority has raised particular issues with the use of the access onto the A45.

Representations

None have been received following the posting of a site notice and the publication of a press notice.

Observations

a) Introduction

This is a major and significant application in the context of an historic site and will need to be assessed in terms of the potential impacts arising from the proposal and whether harm on the significance of the heritage assets would occur. The main focus of the application is to provide a sustainable and viable use for the stable block, as presently it is agreed that the condition of the building requires significant maintenance and repair.

The application is to be determined against the policies of the Development Plan. The Core Strategy is one part of that Plan and it is currently under review. The Council has published proposed Main Modifications to the policies which were originally submitted to the Secretary of State. There is now a period of consultation on these proposed Modifications. The Modifications however do carry greater weight than the policies in the Submitted Plan, as they follow on from the Examination in Public into that Submitted Plan. They do not however carry full weight as they are still the subject of consultation. They may however amount to a change in the planning considerations affecting a proposal, should they be materially different to the policies in the Core Strategy. Where there have been no representations or proposed main modifications, these policies may now carry significant weight. The weight to be given to the relevant policies in respect of the current application will be dealt with in this report

b) Principle

The principle of the proposal needs to be established. The wider site benefits from many heritage assets which require continued maintenance and up-keep. Presently the stable block is vacant following the closure of the 1970's office space which covered more than half of its floor plan. The existing apartments covered part of the floor plan to the west of the courtyard. The remainder of the structure included a former laundry room and boiler house, and other spaces within the building retain the utilitarian appearance of the former stable block. Essentially the stable block is now redundant and requires maintenance to its exterior and to parts of the interior. As un-used historic buildings deteriorate quickly it is advantageous to promote a sustainable use which will enable a viable future for the unused stable block and to future proof the up-keep of one of the estate buildings which comprise the many heritage assets here.

The thrust of the NPPF encourages the re-use of rural buildings, particularly where the development would represent the optimal viable use of a heritage asset. Furthermore, there is an economic benefit in that a prosperous rural economy should be supported, particularly where there is a sustainable growth and expansion of business in rural areas,

through conversion of existing buildings and for sustainable leisure developments which respect the character of the countryside.

Green Belt requirements under paragraph 146 of the NPPF advise that the re-use of rural buildings may not be inappropriate development provided that the buildings are of permanent and substantial construction. The proposal would also appear to achieve the objectives encouraged by the NPPF, where the re-use of the rural building is essentially a leisure and business use operating out of an existing building which optimises the use of the asset, subject to transport considerations. The final comments of the Highway Authority are yet to be received. In general terms it is considered that in principle the proposal could well meet the sustainability objectives of the NPPF.

c) Heritage Assets and Balancing Harm and the Public Benefit

In terms of the heritage principles at the site then the statutory provisions under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 state that, "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have regard to the desirability of preserving the building or its setting or any features of special architecture or historic interest which it possesses".

Furthermore, the provisions of the NPPF under section 16, identify the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation indicating the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

In terms of harm on significance, then the Heritage Assessment submitted with the application outlines the significance of the asset, which draws on the architectural features which the building possesses and its context within the collective historic environment of the Grade 2 * Listed Hall and the Grade 2 * historic park and garden. Indeed, the assessment of significance submitted with the application concludes that there is high significance at the site. This assessment is agreed.

i) Assessing Harm

A comprehensive scheme of renovation works is proposed for the stables, with works almost entirely confined to internal areas and to the courtyard. The proposed development will have both positive and negative impacts on the architectural and historic interest of the Grade II listed stables. Positive impacts include removal of deleterious internal and external fabric associated with the 1970's conversion. The extent of alteration caused on the 1970's conversion is illustrated in the archived photographs at Appendix B. The existing elevations of the stable block are shown in photographs at Appendix C and these can be compared with the proposed elevations also appended at D. Additionally, the proposals for the opening up of the cardinal gateways restores a sense of permeability and interaction with the surrounding designed landscape and buildings securing the prospect of a series of new uses for the vacant building.

Harmful aspects include localised areas of demolition, both internally and externally, and the introduction of a two-storey canopy into the courtyard area. The latter will impact upon the proportions and designed aesthetic of the courtyard, requiring partial and selective removal of elements of its regular arcaded design. The works, which enable the creation

of staircases to the canopy (rather than internally within the stables) and covered access between north and south wings at first floor level, but also will require the loss of the apex of the two easternmost arched bays. The bays form part of the arcaded pattern of openings that characterise the inner courtyard elevations and are consistently applied across each elevation regardless of internal historic uses. Although the pattern will not be lost entirely, demolition of the two archways in favour of rectangular openings will bring a notable and high degree of harm to the designed aesthetic of the courtyard.

Internally, harmful aspects are almost entirely confined to the historic laundry and first floor accommodation, which survive with good levels of historical integrity. Further opportunity, through the alteration of designs and more detailed specifications of works, could be taken to avoid, minimise and mitigate harmful impacts of the proposed development. The existing arrangement with the interior is illustrated in a range of photographs included in the Design and Access Statement submitted with the application and the extent of removal of historic fabric has been diluted following the comments made by the Georgian Group which is evidenced by the submission of an addendum to the Design and Access Statement with revised demolition plans illustrated in the floor plans and elevations at Appendix D.

The NPPF requires 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 and where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”*

In all respects the degree of impact to the architectural and historic interest of the Grade 2 stable block, both individually and cumulatively, is considered to be less than substantial. In many instances, the works are necessary and commensurate with a much-needed upgrade of internal spaces to modern day standards.

The response from the Georgian Group is understood, however the proposed development will only cause neutral harm to the setting of the grade II* Packington Hall and the significance of the Grade II* Park and Garden within which it stands. The experience of those surrounding built designated heritage assets that form part of the immediate setting of the hall, including the walled gardens, gate piers and garden terrace, will not be negatively impacted upon. In conclusion, the proposed scheme will bring about a less than substantial degree of harm to the Grade II Packington stables and have a neutral impact upon other designated Heritage Assets.

ii) Balancing the Public Benefit

A number of proposed internal works alongside localised aspects to better avoid, minimise and mitigate negative impacts can be addressed through planning conditions. However any works that fail to preserve the architectural and historic interest of the Grade II stables even if they bring about a less than substantial degree of harm, need to be

weighed against the public benefits of the proposed development in the final planning balance.

In this case, the degree of harmful impact is outweighed by the public benefits. Positive weight should be given to those elements that conserve the architectural and historical interest of the stables and enhance the experience of designated heritage assets from within their settings. Paragraph 192 of the NPPF also states that the viable use of heritage assets and their contribution to the economic vitality of communities should be accounted for, so securing a new, adaptable and viable use for the building. In so doing the scheme will enable access and experience of the Packington Estate for those visitors to the venue, including through events open to the public. The public benefits of the approach are well-attested by attendance at numerous estates, in both private and charitable ownership.

Following revised plans, the extent of harm has been justified and it is a material consideration of some significant weight that Historic England has no objection to the scheme. Overall, the majority of works are considered to bring about a neutral or beneficial impact, satisfying Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NW14 of the North Warwickshire Core Strategy (2014) alongside Saved Policies ENV15 and ENV16 of the North Warwickshire Local Plan (2006), which are echoed in policy LP15 of the emerging Local Plan. The proposed Main Modifications in respect of LP15 to the Regulation 19 Local Plan 2021 do not affect this policy assessment.

c) Design

This is a conversion of an existing building and so the methodology for any interventions relating to historic fabric would be conditioned so as to provide a Method Statement and a schedule of detailed specifications.

New designs include the opening up of the gateways and the canopy with the glass structure which provides an entrance atrium and stairways. There is also the alterations to the opening up of the loggia, otherwise the remainder of the scheme involves new openings for windows, where historically some of these were closed up.

There is the opportunity to repair and maintain the entire stable block as the structural report has highlighted areas for repair. With regards to the arrangement of the conversion from the exterior perspective then even with new apertures, the external architecture of the stables still conveys a very strong sense of its 18th century classically designed aesthetic, striking a clear and intentional relationship with the adjacent Packington Hall, particularly to the front.

Internally, despite the 1970's alterations there is a remarkable survival of fabric at first and second floors associated with accommodation within the western range plan form of the accommodation, which is accessed from a pair of stairs flanking the western courtyard entrance, retaining flooring, wall and ceiling finishes, doors, architraves, and some notable fitted cupboards to a good degree, although many finishes are falling into disrepair.

Skirting boards are more irregular and date from the 18th, 19th and 20th centuries. Fireplaces have been entirely replaced, although chimney breasts remain intact. The accommodation appears to have been upgraded to some degree in the Inter-war period,

with partitions and new doors created. In the main the quality of interior fixtures and fittings within the rooms is utilitarian and of no remarkable craftsmanship, save for some panelled doors and cupboards. One highly remarkable observation was the re-use of early 17th century cupboard doors to rooms F18 and F19, the origins of which are unclear but may relate to a precursor of the main hall constructed by John Fisher.

The northern range, including Rooms G21 and F20 retain few notable features of interest having been stripped out for use as a dairy in the mid-20th century at ground floor level and as a filing area in the 1970s. The scissor braced floor is of interest, although the bracing may be later, supporting what appear to be a lime ash floor on lathes and bound with reed matting. Roof trusses above retain much of their original asymmetrical structure but have been adapted in places

The re-opening of the stables' cardinal gateways brings significant enhancement to the character of the building, as derived from its architectural and historic interest. A sense of permeability will be restored, creating an interaction between external areas and the courtyard, reinstating a sense of functionality to the utilitarian building which has been much lost. Proposed treatments to the openings are well-conceived around the existing and its historic interest and are thus considered appropriate.

Internal courtyard elevations are, in the main, retained in their current configuration, with minor works proposed to lower windows to create doorways and infill coach house openings with crittall style glazing to enable the re-use of internal areas. The glazing system works well with the designed aesthetic of the courtyard and is, subject to detailed specification, considered appropriate.

The proposed replacement canopy to the eastern elevation will bring a degree of harm to the dimensions and aesthetic of the courtyard through infill of the symmetrical space, obscuring its continuous arcaded walls, ridge and eaves lines, all of which are considered core parts of its designed aesthetic. The lightweight structure with large areas of glazing will alleviate the impact, ensuring a strong degree of visual permeability through to the solid eastern courtyard façade remains. The well-balanced traditional façade will however be obscured to a degree by internal staircases which, although they acceptably respond to the elevation's balanced symmetrical form, will be intrusive features.

Many of the works appear necessary and are commensurate with a need to upgrade the spaces, however several works are not well-formed around the rooms' sensitivities and qualities, including elements of architectural and historic interest. Under the current proposal however some 18th century and re-used 16th century fabric will be removed.

Paragraph 131 of the NPPF requires that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Therefore, the proposal is generally considered to comply with saved policies ENV13 of the North Warwickshire Local Plan and policy NW12 of the Core Strategy and policy LP1 of the emerging Local Plan. The Proposed Main Modifications to the Regulation 19 Local Plan 2021 would not alter this assessment.

d) Landscape Setting

The visual impact of the proposals is a key consideration here. The history of the parkland and pleasure grounds is well documented in the Historic England listing; in brief the parklands were originally set out in the middle to late 17th Century. Lancelot Brown was then commissioned to produce sketches in 1750 and 1751, which were implemented in a piecemeal fashion over the following 20 years. Various improvements and alterations were made up to the early 19th Century. This area has been in its current form since the 18th Century when the southern access drive from the Birmingham Road was created around 1785 with the eastern carriage turn or East Terrace in front of the house being levelled shortly after in 1787.

This entire scheme will allow the softening of the eastern and northern approach with some herbaceous planting to the courtyard wall and house. The proposal will also create a sense of arrival heralded by the two cattle grids and the change in surface materials, which should also have the welcome effect of slowing the car speeds immediately in front of the hall.

Proposed landscaping to the front of the stables will not detract from the ability to experience the hall and should improve the general configuration of a large poor-quality tarmac apron within the immediate setting of the hall. Planting should avoid any domestic character, ensuring the functional historical association between the main house and its stables remains clearly struck. Proposed lighting to the stables is minimal and will not unduly promote the stables within the setting of the main house.

Courtyard landscaping includes a decorative geometric pattern of granite flags, setts and reclaimed cobbles, the arrangement of which formalises the utilitarian space to a degree, but reflects the architectural form of the courtyard well. The associated impact of the works, which remove a poor-quality covering over much of the courtyard are considered beneficial.

Internal and external works to the stables will not impact upon the significance of the registered park and garden. The proposed area of parking within the area of farm buildings to the north is ideally located and will avoid the appearance of large areas of car parking that often form visual intrusions within similar estates that afford public access. The landscaping scheme is of a high quality and will not be a conspicuous feature within the designed landscape. Materials, layout, and planning reflect the status of the estate well. Lighting should be minimised and kept low level to ensure the presence of the stables and main hall in the parkland is retained during hours of dusk. Overall, the proposed development for hard and soft landscaping is considered to be satisfactory and in accordance with landscaping policies NW13 of the Core Strategy and policies LP14 and LP16 of the emerging Local Plan. The Proposed Main Modifications would not alter this conclusion.

e) Highways

The access from the A45 already exists and the proposal will not require the access to be altered. The highway authority has queried the extent of the use and the likely intensification in terms of compatibility with the parking required and a revised transport assessment has been provided during the application process. The final highway response is awaited.

f) Drainage

The Flood Risk Authority has been consulted given the ground area covered by the proposal with regards to the car-parking area. Further information was requested and it has subsequently provided. A response of no objection, subject to a condition has been received.

g) Ecology

The NPPF requires the protection and enhancement for biodiversity; the conservation, restoration and enhancement of priority habitats, ecological networks, the protection and recovery of priority species; and the pursuit of opportunities for securing measurable net gains for biodiversity.

There are bats present at the site and the bat activity survey shows that part of the northern wing is in use by roosting bats. The site contains a maternity colony roost for soprano pipistrelle (*Pipistrellus pygmaeus*) bats and day roosts of both brown long-eared (*Plecotus auritus*) and common pipistrelle (*Pipistrellus pipistrellus*) bats. Foraging, commuting, and roosting bats are also within the local landscape and their presence has been confirmed from the desktop study data and recent bat activity surveys.

The ecological value of the buildings has thus been deemed as 'high' for bats. The recommendations in a recent survey require further surveys to be carried out and specifically restrict the phasing of the proposed works.

The presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on any protected habitat (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the project would not adversely affect the integrity of that habitat. Further information has been submitted to overcome these concerns. The response provided by the Warwickshire Ecologist is thus one of no objection subject to further surveys to be required by condition and consequential mitigation measures agreed.

h) Summary

Policy NW14 of the North Warwickshire Core Strategy sets out that the quality of the historic environment should be protected and enhanced, commensurate to the significance of the asset. Policy NW12 sets out that all development proposals must demonstrate a high quality of sustainable design that positively improves the environmental quality of an area and sustain, conserve and enhance the historic environment.

Furthermore, saved design policies ENV12 and ENV13 of the North Warwickshire Local Plan 2006 require developments to harmonise with their immediate settings, to positively integrate into the wider surroundings and to respect local distinctiveness.

As such, the proposal accords with the objectives of the NPPF and complies with policies NW12 and NW14 of the North Warwickshire Core Strategy, Saved policy ENV16 of the 2006 Local Plan and policies LP1, LP15 and LP32 of the emerging Local Plan. The Proposed Main Modifications to the emerging Local Plan do not alter this assessment.

Conditions

Conditions are not yet finalised given that further consultation responses are awaited.

Planning Regulations set out that if any of the National Amenity Societies object to an application then it must be referred to the Secretary of State for his determination. An objection has been received from the Georgian Group. The recommendation is one support for the proposal and hence the referral to the Secretary of State is necessary unless the nature of their objection can be resolved.

Recommendations

a) That the Board is minded in principle to grant both planning permission and Listed Building Consent for these applications.

b).Notwithstanding the current position of the Highway Authority, conditions for both applications be delegated to the Head of Development Control in consultation with the Chairman of the Board and the Planning Opposition Spokesperson.

c) That if the Highway Authority objects to the proposals, then a further report is brought back to the Board for consideration.

d) Notwithstanding the outcome of recommendation (c), if the objection from the Georgian Society cannot be overcome through the submission of amended plans or by planning conditions, then the applications be referred to the Secretary of State to see if he wishes to intervene.

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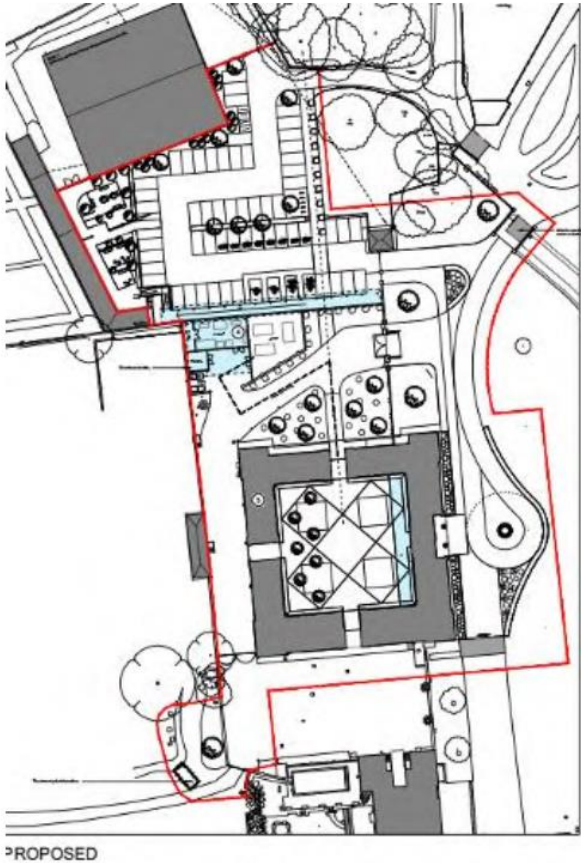
Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	30.10.20
2	Case Officer to Agent	e-mail correspondence	16.11.20
3	Case Officer to Agent	e-mail correspondence	18.11.20
4	Case Officer to Agent	e-mail correspondence	21.12.20
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20	Case Officer to Agent	e-mail correspondence	25.3.21
21	Agent to Case Officer	e-mail correspondence	9.11.20
22	Agent to Case Officer	Supporting information on roof repairs	12.11.20
23	Agent to Case Officer	e-mail correspondence	17.11.20
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28	Agent to Case Officer	e-mail correspondence	5.1.21
29	Agent to Case Officer	e-mail correspondence	7.1.21
30	Agent to Case Officer	Supporting information on car park drainage	8.1.21
31	Agent to Case Officer	e-mail correspondence	11.1.21
32	Agent to Case Officer	e-mail correspondence	25.1.21
33	Agent to Case Officer	e-mail correspondence	3.2.21
34	Agent to Case Officer	e-mail correspondence	8.2.21
35	Agent to Case Officer	Supporting Information and plans and transport statement	10.2.21
36	Agent to Case Officer	e-mail correspondence	15.2.21
37	Agent to Case Officer	e-mail correspondence	23.2.21
38	Agent to Case Officer	e-mail correspondence	26.2.21

39	Agent to Case Officer	e-mail correspondence	1.3.21
40	Agent to Case Officer	Supporting information on drainage	2.3.21
41	Agent to Case Officer	Supporting information ecology	3.3.21
42	Agent to Case Officer	e-mail correspondence	4.3.21
43	Agent to Case Officer	e-mail correspondence	9.3.21
44	Agent to Case Officer	Supporting information addendum and plans	18.3.21
45	Agent to Case Officer	e-mail correspondence	24.3.21
46	Agent to Case Officer	e-mail correspondence	25.3.21
47	NWBC Green Space Officer	Consultation reply	4.12.20
48	The Gardens trust	Consultation reply	8.12.20
49	WCC FRM	Consultation reply	16.12.20
50	NWBC EHO	Consultation reply	16.12.20
51	The Gardens Trust	Consultation reply	22.12.20
52	WCC Fire and Rescue	Consultation reply	23.12.20
53	WCC Ecology	Consultation reply	7.1.21
54	WCC Highways	Consultation reply	7.1.21
55	The Gardens Trust	Consultation reply	17.2.21
56	Historic England	Consultation reply	8.1.21
57	Historic England	Consultation reply	26.2.21
58	The Georgian Group	Consultation reply	1.3.21
59	WCC Highways	Consultation reply	15.3.21
60	WCC Ecology	Consultation reply	19.3.21
61	WCC FRA	Consultation reply	25.3.21

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

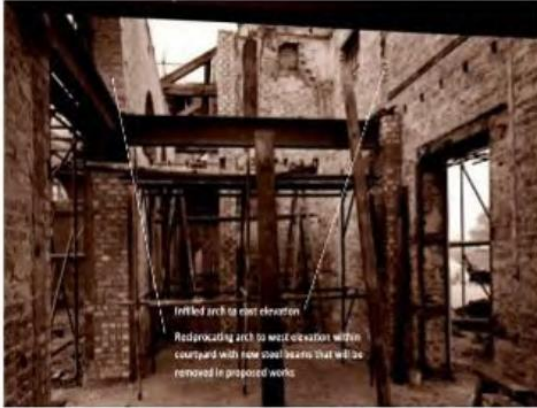
Appendix A



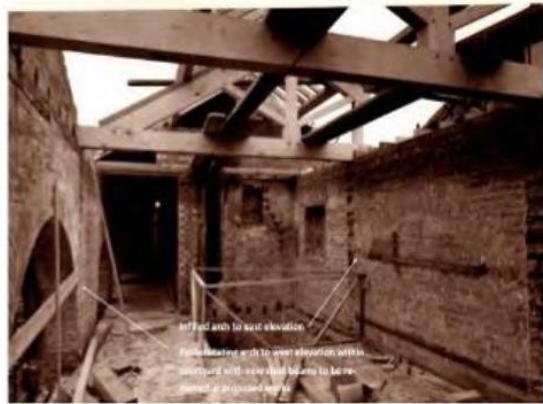
4G/84

Appendix B

Extent of previous historic alterations to the stable block



Ground floor looking north with the current front door opening visible on the right and the original arch into the courtyard on the left.



First floor looking north with the bricked up arch to the east elevation visible on the right and the original arch into the courtyard on the left.





Illustrations from 1970 demonstrating the extent of fabric removal undertaken during the refurbishment works

APPENDIX C

Existing elevations



East Elevation



North Elevation



South Elevation – facing north elevation of Hall

4G/87



West Elevation



Courtyard south-west



Courtyard north east

4G/88



Courtyards windows

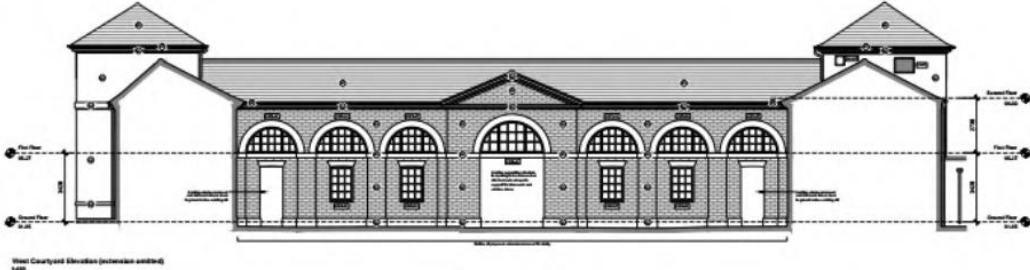
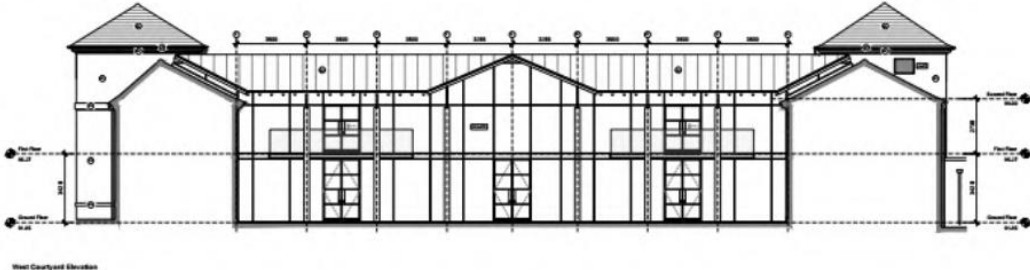


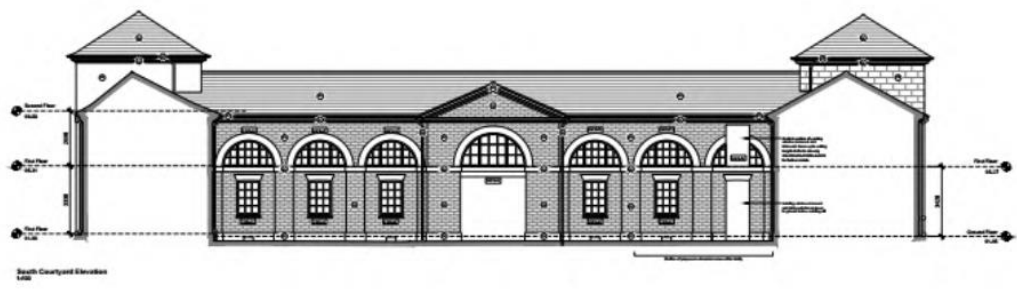
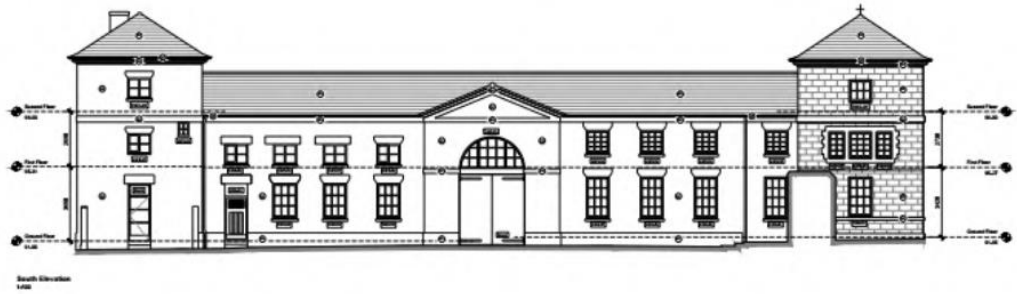
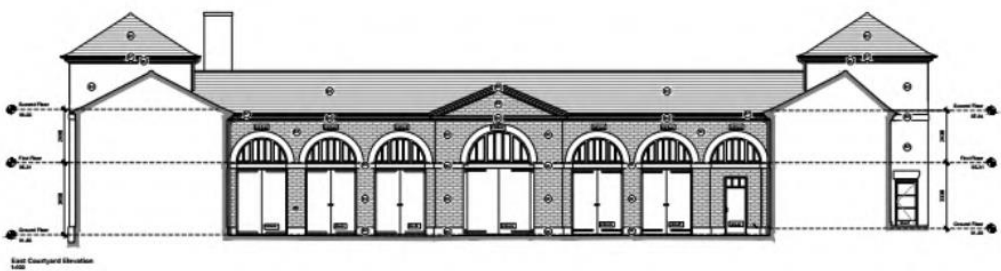
7 Part West Courtyard Elevation

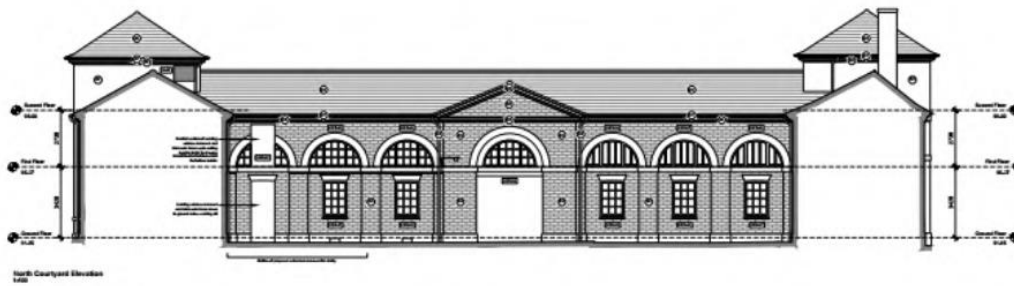
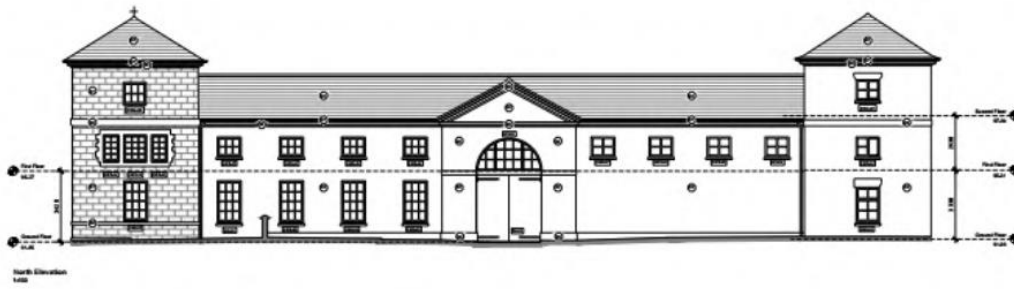


8 Part South Courtyard Elevation

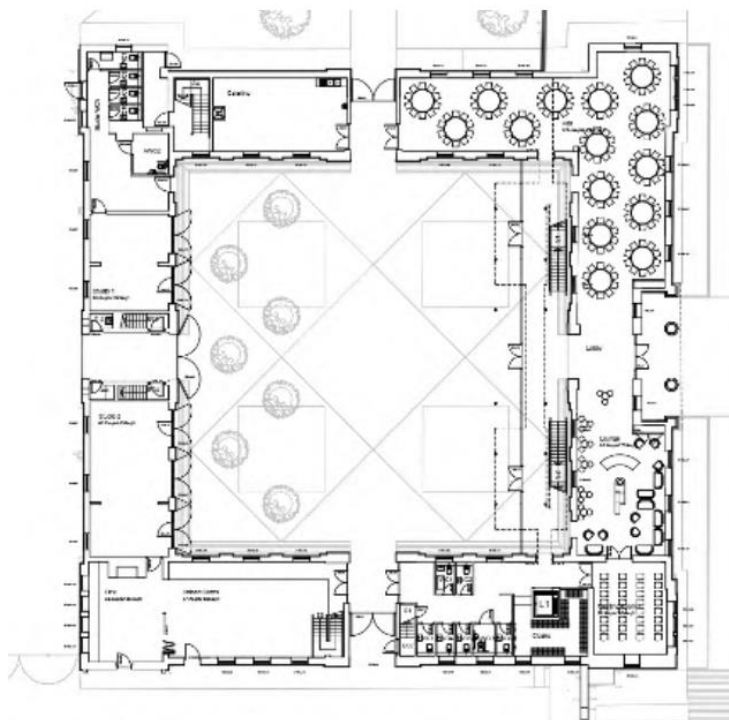
Proposed Elevations:





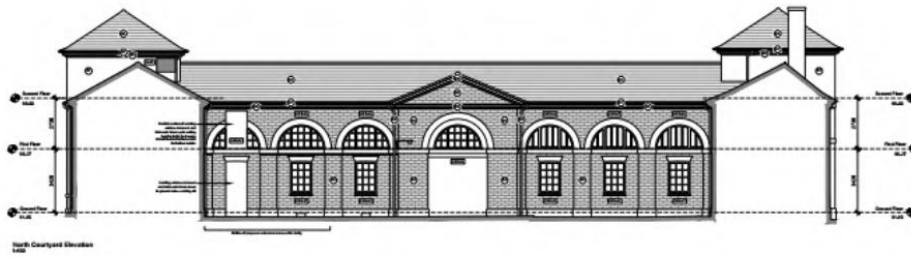
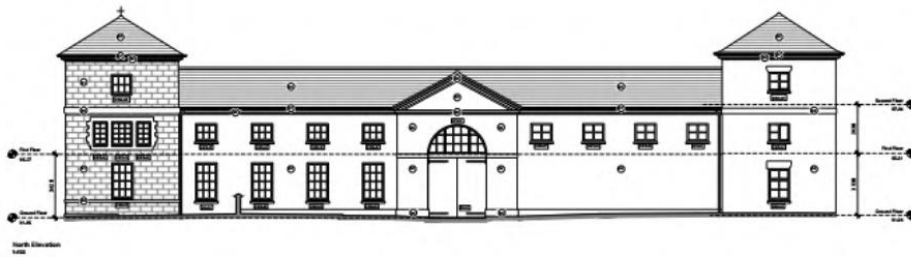


Proposed floor plans

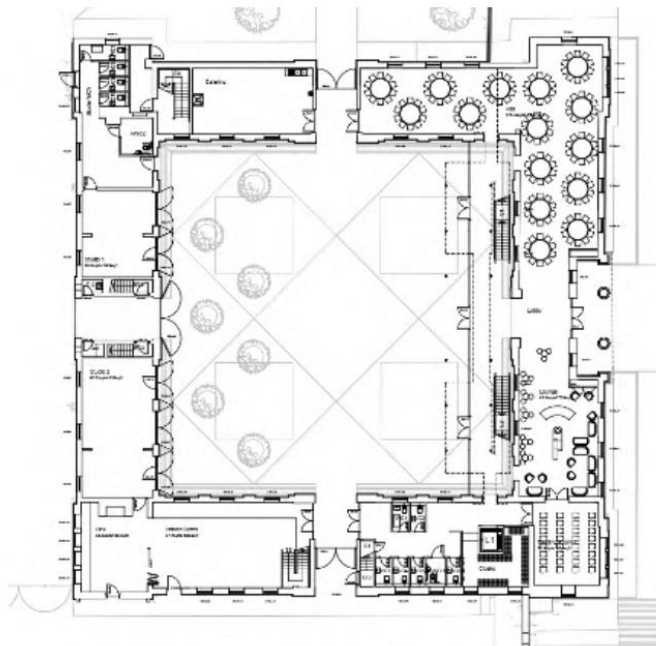


Ground floor plan

4G/92

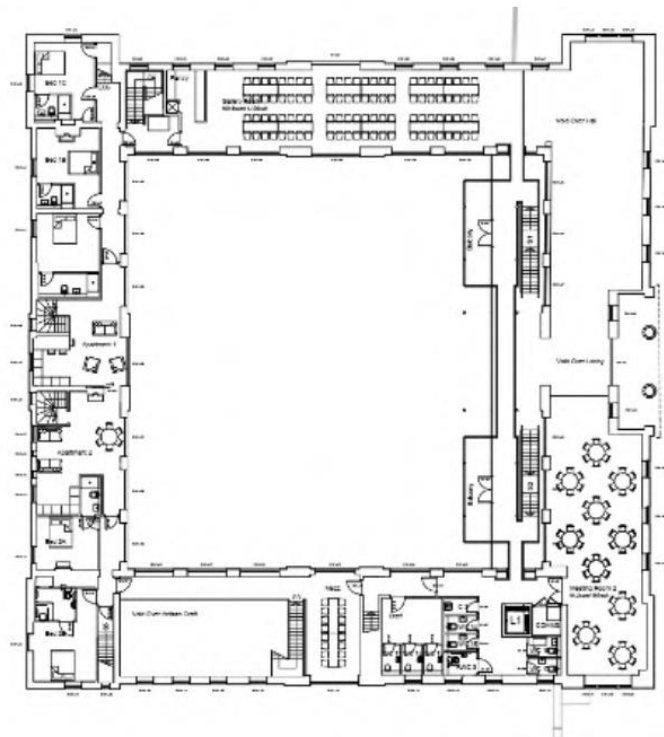


Proposed floor plans

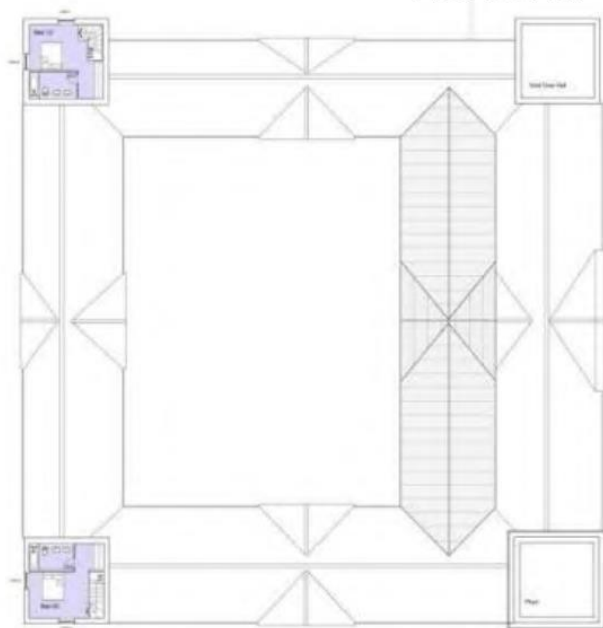


Ground floor plan

4G/92



First Floor Plan



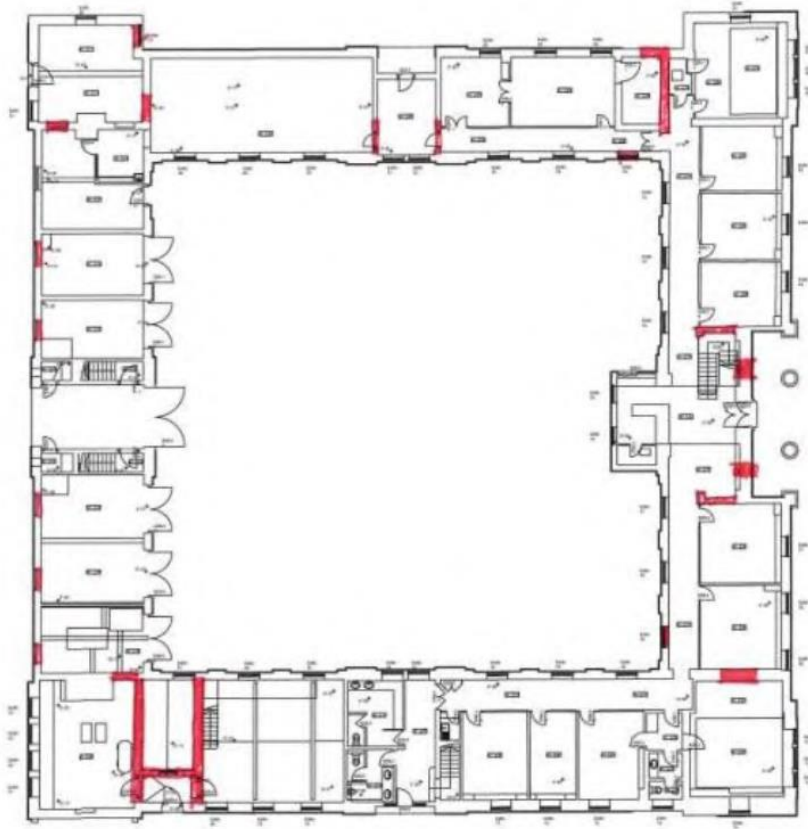
Second Floor Plan

Second Floor Plan

- Leisure
- Circulation / Support
- Accommodation

Appendix D

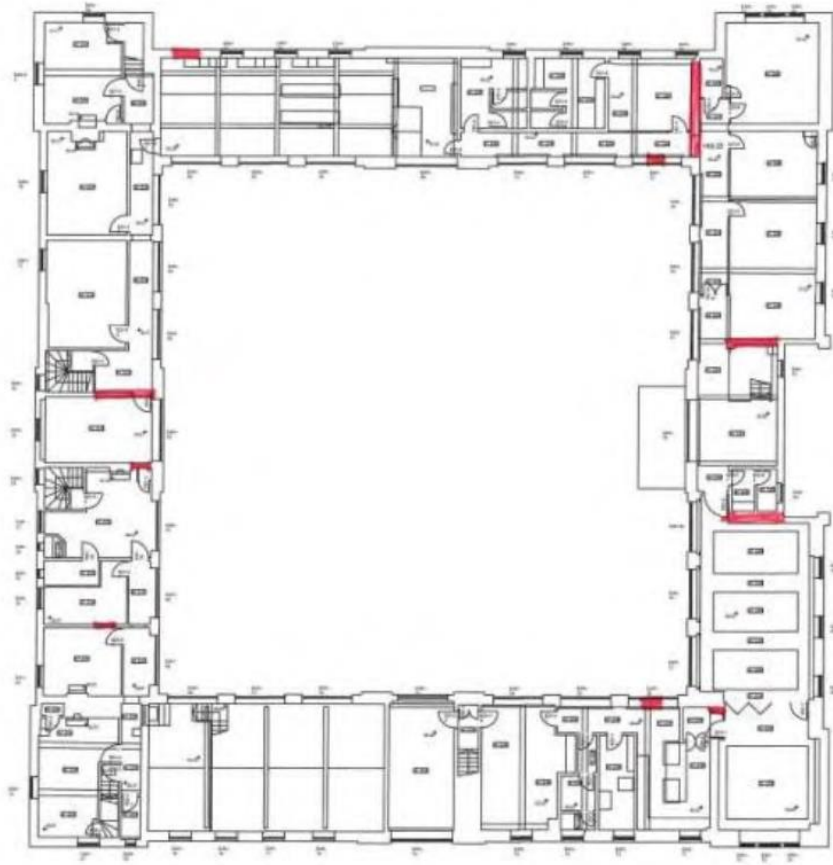
Revised demolition plans – as per addendum to the Design and Access Statement



Revised extent with reduced removal of original fabric in studio, catering and hall spaces

Ground floor

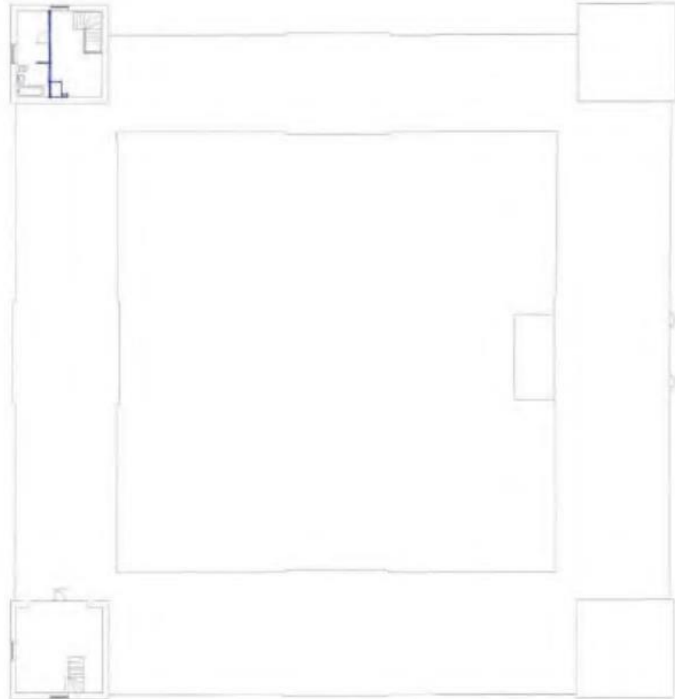
4G/94



Revised extent with reduced removal of original fabric in apartment wing

First Floor


4G/95



Second Floor Plan

Second Floor

 Original fabric to be removed

 Later added items to be removed



East Elevation



West Elevation



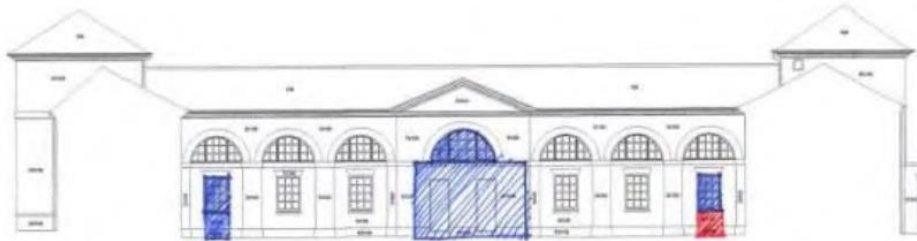
South Elevation



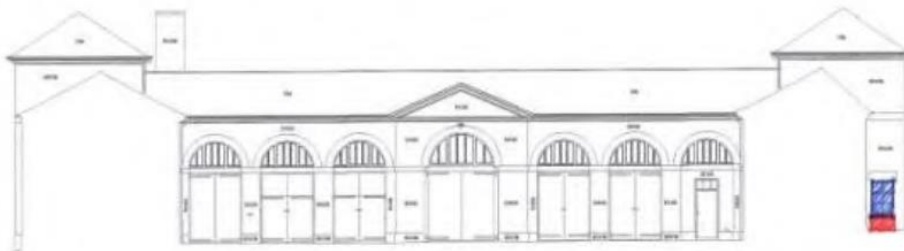
North Elevation

Original fabric to be removed

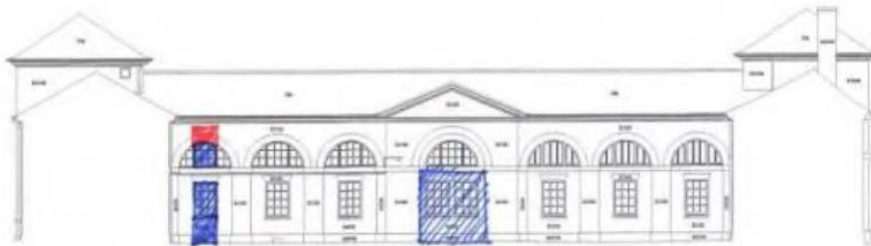
Later added items to be removed



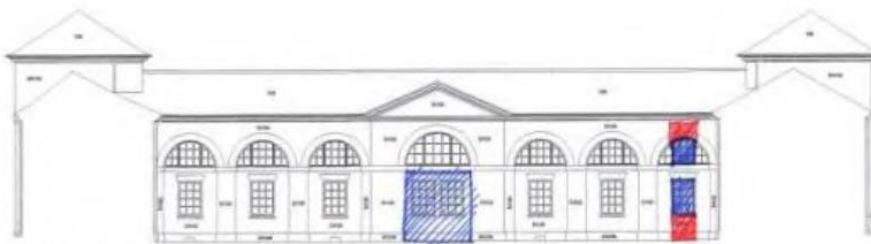
East Elevation



West Elevation



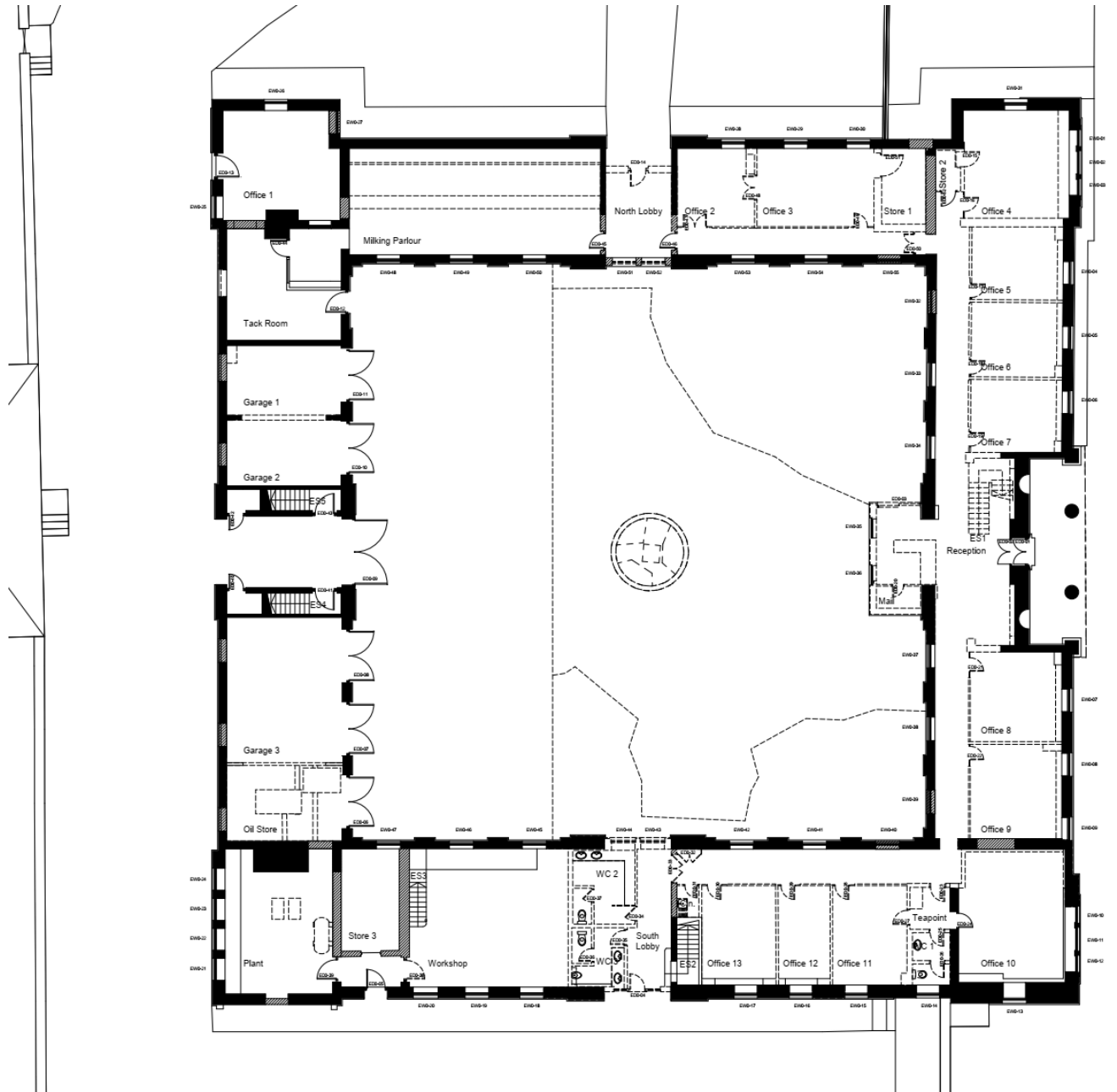
South Elevation







North Elevation

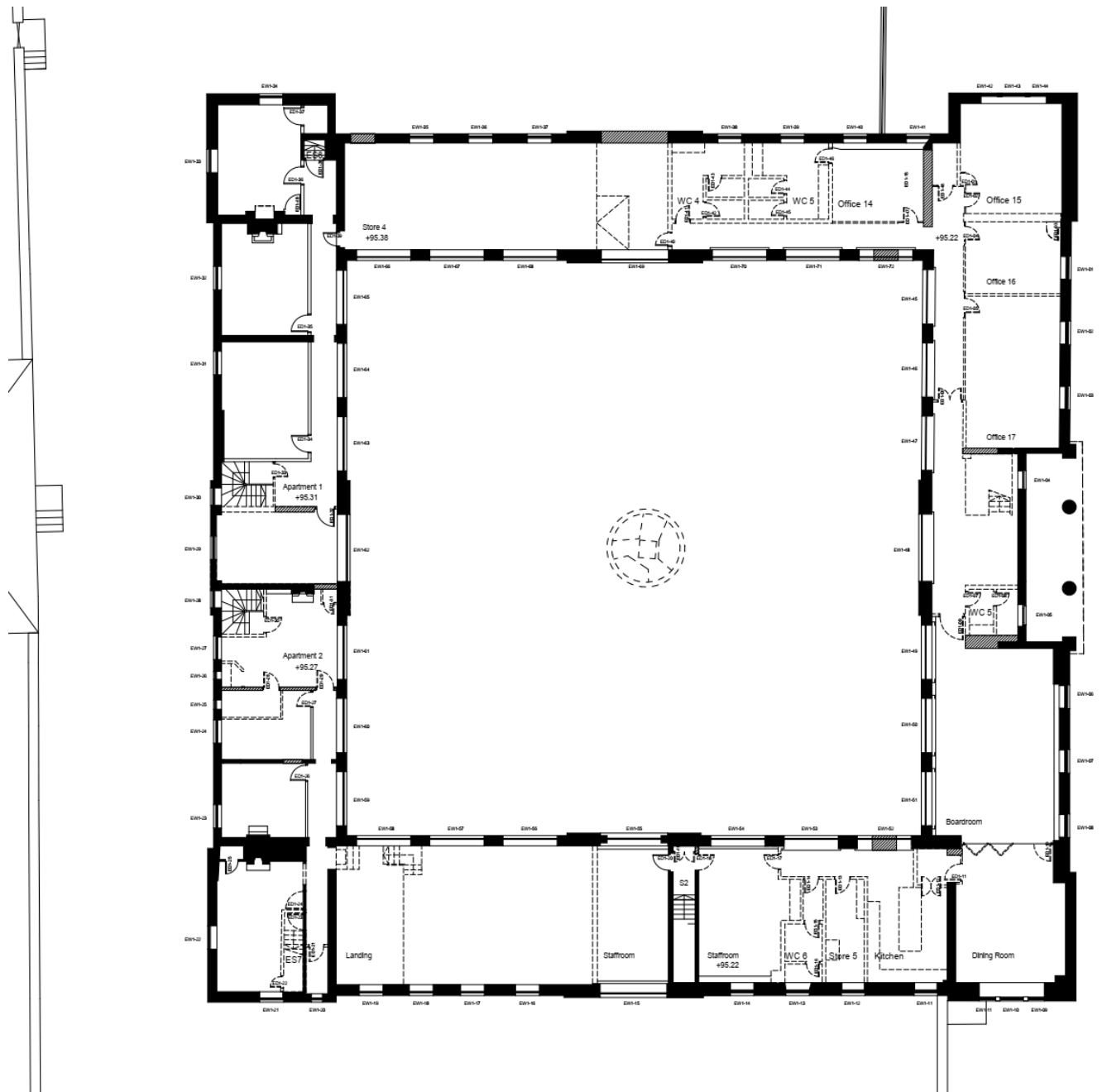
Appendix B - Revised Demolition Plans





Ground floor demolition plan



-  Original building fabric retained
-  Original building fabric demolished
-  Non-original building fabric retained
-  Non-original building fabric demolished

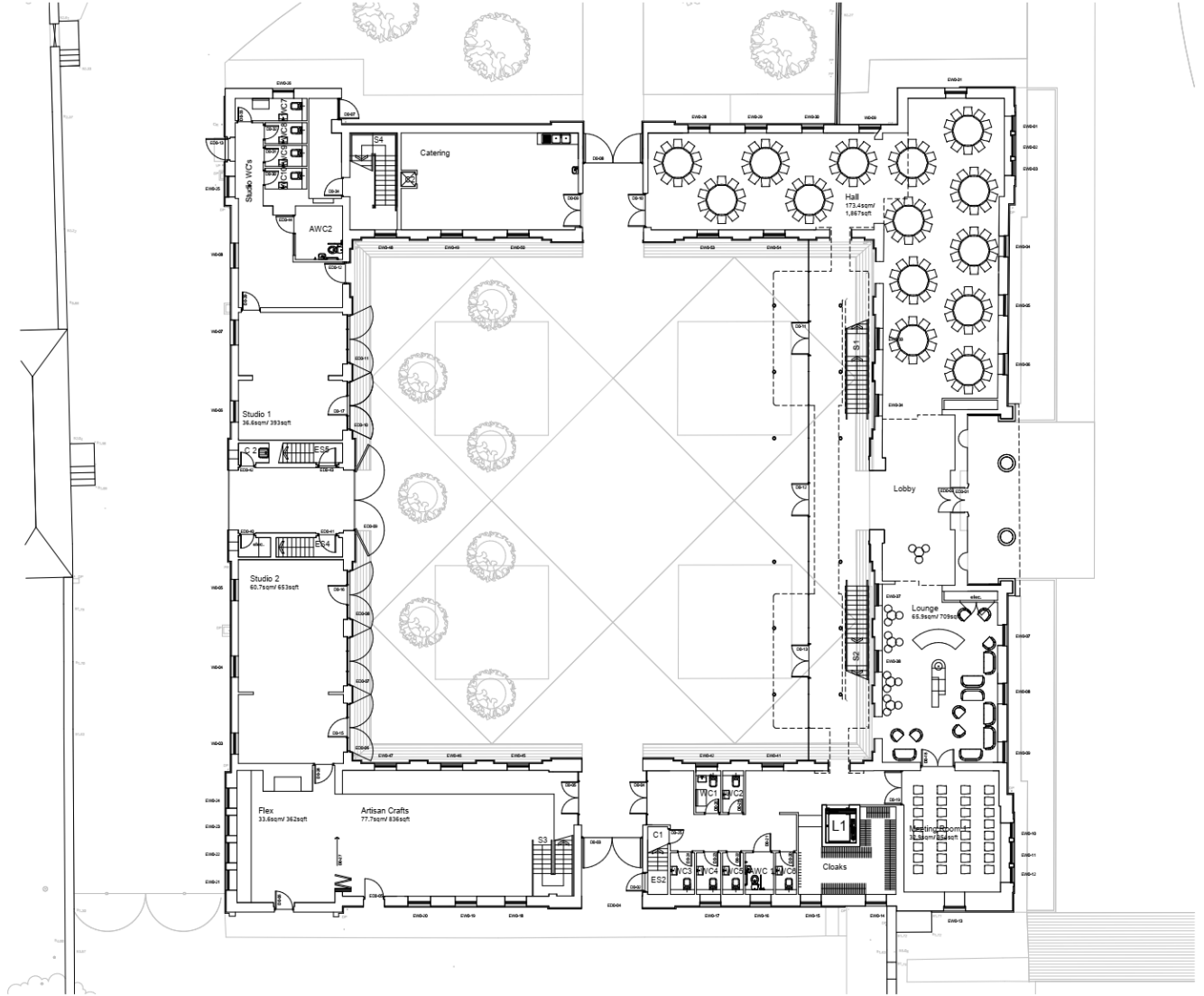
First floor demolition plan



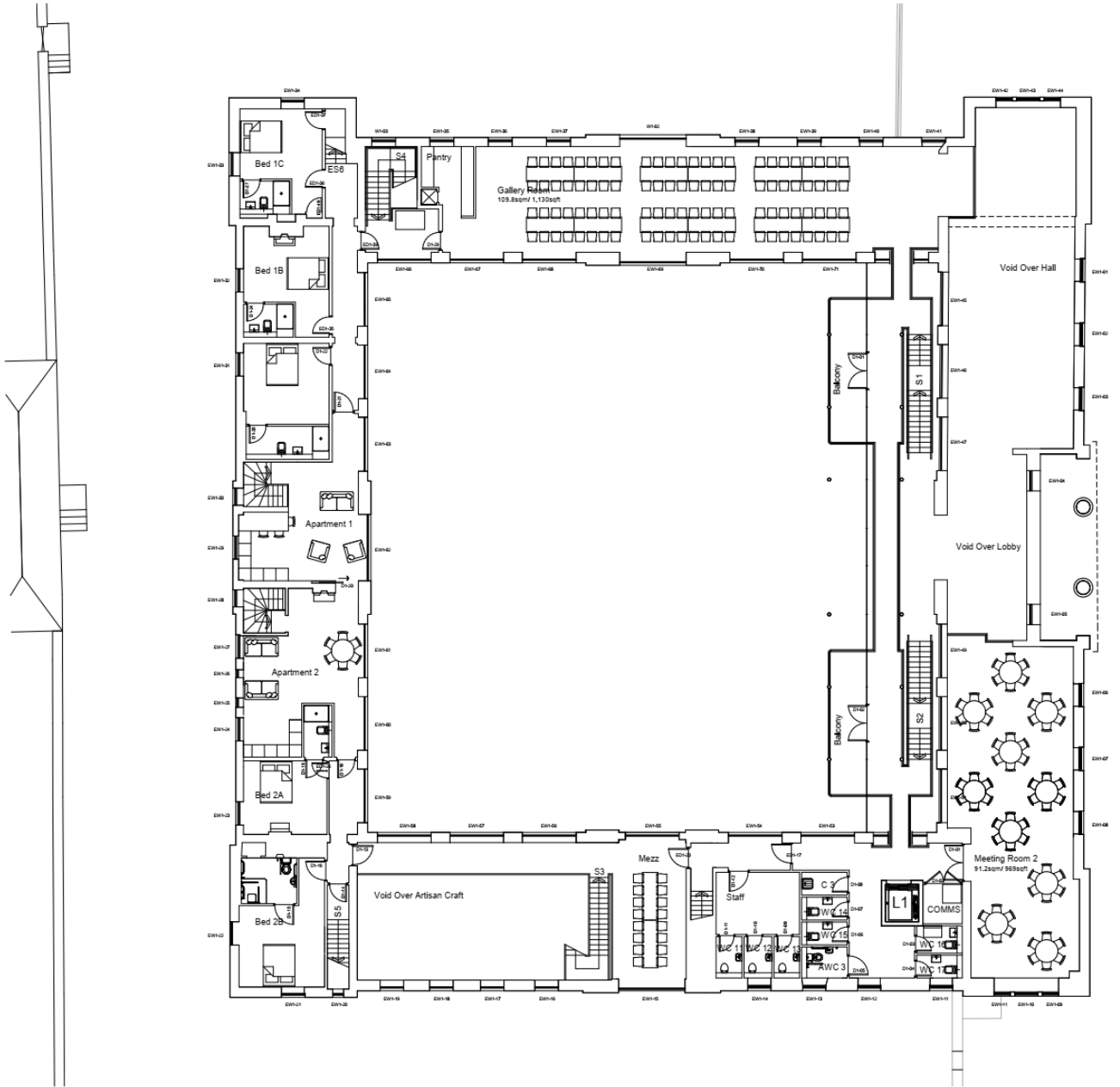
-  Original building fabric retained
-  Original building fabric demolished
-  Non-original building fabric retained
-  Non-original building fabric demolished

Proposed Floor Plans/Elevations (as per revised plans):

Proposed ground floor plan



Proposed first floor plan



Proposed elevations



Elevation - Proposed North
1:100



Elevation - Proposed East
1:100

Existing long elevation

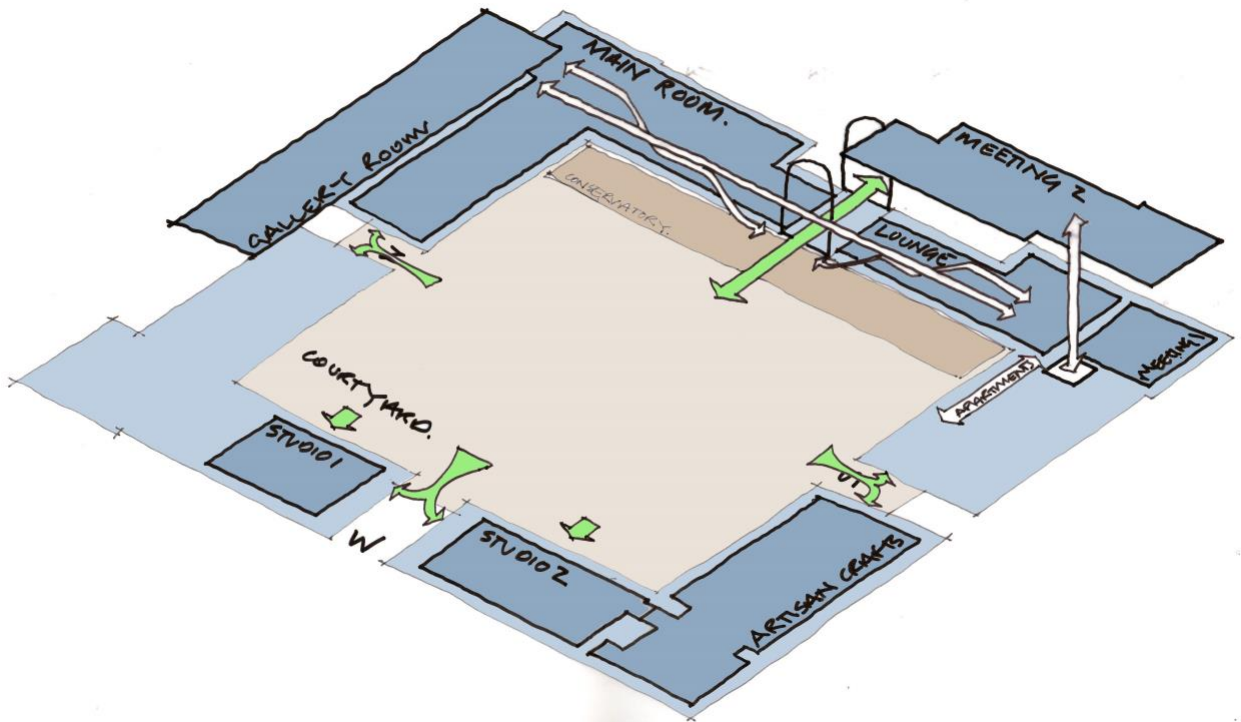


Appendix C

Justification for works illustrated below as part of the document entitled 'Planning Objection Overview':

Glazed Extension To Courtyard

The schematic to the right illustrates how the circulation has been drawn out of the building footprint to free floor area for the primary activities.



Removal of Original Internal Fabric

Internal Walls Describing The North East Turret
Images taken from the 1970 refurbishment works.

The image near right is taken from within the north east turret looking towards the internal corner of the courtyard. The internal walls to the north wing do not align with the external wall of turret so a transfer structure by means of a primary arch across the junction to the east wing is visible. This arch was partially infilled with brickwork in 1970 with the right hand side left open.

The illustrations far right are taken from the other side of the arch at first floor level within the east wing looking towards the north east turret. It can be seen (where the horizontal prop is in place) that the bearing of the arch was cut away to create the first floor corridor following the partial bricking in of the arch. Note the brick scarring to the north wing wall evident on the right in the near image and through the formed opening in the far images.

The revised design will reinstate this arch to recreate the original arrangement of walls.



Removal of Original Internal Fabric

Internal Walls Describing The North East Turret

Proposed hall view reinstating the main arch between the east wing and north east turret to identify the original alignment between these spaces.

The west wall between turret and north wing will be retained and openings formed within the wall.

This arrangement retaining the existing wall alignments will break the link between the first floor gallery room and main hall included in the original design. To maintain this relationship whilst retaining the original wall alignments a small internal balcony is added under the stepping forms of the original building.



Removal of Original Internal Fabric

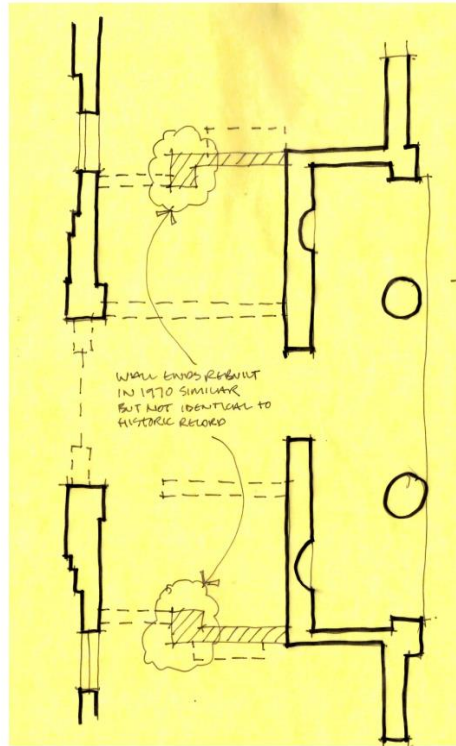
Flank Walls To Entrance

The chronology of alterations gives us the following wall types as illustrated on the right for ground and first floors;

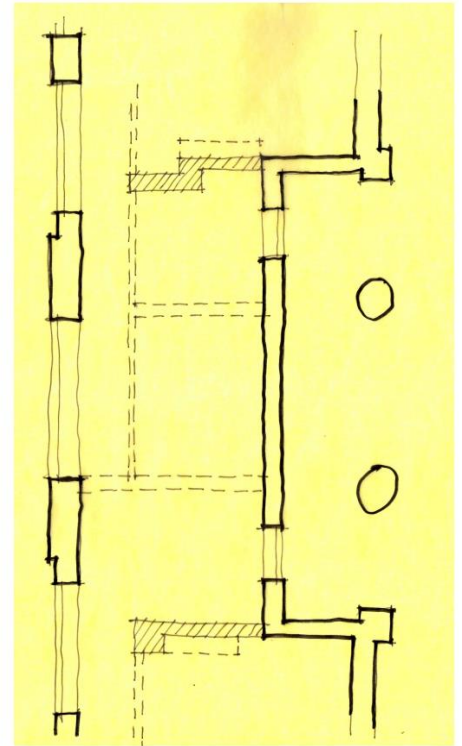
Walls indicated in heavy black line are existing as illustrated on the 1970, 1890 and 1860 drawings and are retained in the current proposals.

Wall indicated in dashed line were existing as illustrated on the 1970, 1890 and 1860 drawings and were removed in the refurbishment works of 1970

Walls illustrated hatched were existing as illustrated on the 1970, 1890 and 1860 drawings are proposed for removal in the current design. These walls also show signs of reconstruction to parts in the 1970 works.



Ground Floor



First Floor

Removal of Original Internal Fabric

Flank Walls To Entrance

Sketch of the current design taken from the north east turret looking toward the entrance portico.

This illustrates the views developed through the building to the lounge and first floor meeting area..

Interior design proposals include for drapes between the hall and the lobby to layer the spaces and create some definition with flexibility between the entrance lobby and the main hall.



Removal of Original Internal Fabric

Flank Walls To Entrance

The same view of the main hall if the flank wall shown hatched on the wall types drawing is retained as existing and in full.

This create a significant change in the relationship between the entrance lobby, lounge and hall with circulation squeezed between the wall nib and courtyard wall of the building on the right. This would be the same as the current circulation space from the office reception to corridor on the left of the stair in the photo below.

This circulation would be too tight for the proposed use and population.



Removal of Original Internal Fabric

Flank Walls To Entrance

The same view of the main hall with the flank walls partially retained and a new screen wall formed on the alignment of the original walls to the entrance of the lounge area beyond.

This retains some of the openness and development of space whilst referencing the original sub-division.



Removal of Original Internal Fabric

Flank Walls To Entrance

Proposed plan with screen walls retained on the alignment of original walls and with the floor finish to the central lobby area subtly altered to illustrate the footprint described by the original wall positions.

