

Agenda Item No 4

Planning and Development Board

16 May 2016

Planning Applications

Report of the Head of Development Control

1 Subject

1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.

2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.

2.3 The proposals presented for decision are set out in the index at the front of the attached report.

2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications. .

3 Implications

3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: www.northwarks.gov.uk.
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 13 June 2016 at 6.30pm in the Council Chamber at the Council House.

6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at: www.northwarks.gov.uk/downloads/file/4037/.
- 6.2 If you wish to speak at a meeting of the Planning and Development Board, you may either:
- e-mail democraticservices@northwarks.gov.uk;
 - telephone (01827) 719222; or
 - write to the Democratic Services Section, The Council House, South Street, Atherstone, Warwickshire, CV9 1DE enclosing a completed form.

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(1) General Development Applications

1) PAP/2015/0344

Beech House, 19 Market Street, Atherstone

Listed Building Consent to restore and repair the structure internally and externally in a manner that preserves the original fabric, replaces lost features and sympathetically adds modern facilities

2) PAP/2015/0284

Post Office Yard, rear of 100 Long Street, Atherstone

Conversion of ex-telephone exchange into three one bedroom dwellings

3) PAP/2015/0375 and PAP/2015/0283

Bank Gardens, rear of 94/96 Long Street, Atherstone

Planning and Listed Building Applications for the erection of three dwellings

4) PAP/2015/0285

**Land rear of 108 Long Street, Atherstone
Erection of two dwellings**

all for Arragon Construction Ltd

Introduction

The receipt of these applications was first referred to the Board at its August meeting last year. Since that time, there have been no fundamental changes to the actual proposals but the applicant did supply additional background information. This was reported to the last meeting and the Board resolved that it welcomed the change in approach in respect of these proposals. As a consequence it wished to engage with the applicant to explore the overall package of proposals in more detail. A small group of Members were asked to undertake this additional work and report back to the Board. That has now taken place and thus the matter is referred back to the Board for determination.

Rather than attach previous reports as Appendices, it is considered more appropriate to provide a full report at this time in order to give Members a comprehensive account of the arguments leading up to the recommendations.

Members will be aware that there have been several planning and listed building applications submitted in respect of these properties in Atherstone such that there is a lengthy planning history associated with them. In short these applications have not been successful and there have been repeated proposals in order to try and overcome earlier refusals. The last "set" of applications was withdrawn at the end of last year. The applications described above have been submitted in order to overcome the recommendations of refusal made in respect of those last proposals.

These applications will be dealt with together as a “package”. This is because the applicant is saying that the cost of repair and restoration to Beech House as proposed is unviable without the additional new development. That new development thus “enables” the restoration.

For convenience Appendix A illustrates the location of all of the sites referred to above. It too identifies the Listed Buildings that are referred to in this report. The whole of the area covered by the plan is within the Town’s Conservation Area.

Background

Beech House has remained vacant for over ten years. It was last used as a single dwelling house. The current applicant acquired it and his first proposal to change its use to office accommodation was refused, with this decision being upheld at appeal in 2005.

In recent years there have been applications submitted individually for the other sites mentioned in the report “header”. They have all been refused planning permission and appeals have been dismissed. Copies of these decision letters are attached at Appendices B to E.

More recently the applicant’s attention has focussed on Beech House itself, as in short, it was losing value due to the economic downturn. An application to provide a vehicular access into the rear garden off North Street was submitted in order to make it more “attractive”, but this was refused due to the adverse heritage impact of breaching the garden wall and having cars parked in the rear garden. More recently an application was submitted in 2010 to convert the house into three apartments including a rear extension to provide a new stairwell to access the upper floors. This was accompanied by other applications as a “package”. It was argued that these other developments would enable the works to Beech House. These other applications were equivalent to the ones now submitted. However all of the applications were withdrawn in late 2014 having been recommended for refusal. It was considered that the harm to Beech House as a consequence of the proposed sub-division was too great in itself to warrant any support.

The current package of applications has been submitted as a consequence of this withdrawal.

The Differences

There are a numbers of differences between those withdrawn proposals and the applications as submitted now. These are:

- Retention of Beech House as a single dwelling house with no internal subdivision or external extension and its rear walled garden retained intact.
- Conversion of the former telephone exchange into three rather than two one bedroom dwellings. The former proposals included garage space for the use of Beech House with a new pedestrian access through the rear wall into the garden.
- Two of the new dwellings in Old Bank Gardens to be constructed in a single range with reducing ridge lines rather than as two detached houses.

Additionally as a consequence of the meeting held following the last Board Meeting, the applicant has made a further change. This is:

- Change the fenestration of the proposed houses in Old Bank Gardens. These are illustrated at Appendix J.

The Proposals - Beech House

a) Introduction

Beech House at 19 Market Street is a Grade 2 star Listed Building fronting the Market Square in the centre of Atherstone. It is also on the register of buildings "At Risk" prepared by Historic England. It is a three storey town house constructed in 1708. It has a basement and a walled rear garden but no vehicular access. It lies within a street frontage of similarly proportioned buildings facing the square. These accommodate a variety of uses – restaurants, public houses, shops and offices with some residential uses in the upper floors. There is a substantial copper beech tree in the rear garden which is protected by a Tree Preservation Order. The premises have been vacant for over ten years.

A more detailed description of the building is contained in a Historic Building analysis submitted with the application. This is available on the application website or copies can be obtained from the office if Members wish to see this document. It describes a significant and prominent 18th Century town house with substantive contemporaneous internal and external architectural features.

The site is wholly within the Atherstone Conservation Area. Other listed buildings within the Market Street frontage are numbers 9, 11, 13, 15, 17 and the adjoining public house at 21. All of these are Grade 2 Listed Buildings.

b) The Proposals

In short it is proposed to repair and restore the building such that it remains as a single dwelling house. The rear walled garden would remain intact with no proposed rear vehicular access or car parking provision.

A full description of the proposed works is attached at Appendix F.

The Proposals - The Former Telephone Exchange

a) Introduction

This is a single storey brick and slate roof building dating from the 1930's. It measures 6.5 metres by 16.5 metres in footprint and is at right angles to North Street. It has a ridge height of 6 metres. It is located immediately at the rear of the walled garden to Beech House. Between it and North Street are two recently constructed houses that front North Street. The land falls away to Long Street and this lower level land provides access and parking for residential property in Long Street and to its immediate rear. The building fronts this access – some 4.5 metres wide. Opposite are the single storey offices of the Town Council.

The building is not listed, but the site is within the Atherstone Conservation Area.

b) The Proposals

It is proposed to convert this building into three residential units. The conversion works would entail removing the existing roof structure and replacing it to the same eaves and ridge height and pitch in order to provide the first floor accommodation.

Each of the three residential units would accommodate a single bedroom in the roof space. This will require three small two-light dormers for the bedrooms and three small roof lights over the stairwells in the front (east facing) elevation as well as three roof lights for the bathrooms in the rear elevation facing the rear of Beech House. The front elevation would be redesigned so as to accommodate door and window openings.

No car parking is proposed

Plans at Appendices G and H illustrate the proposals

The Proposals - Old Bank Gardens

a) Introduction

This is a walled garden at the rear of numbers 94/96 Long Street. These properties are presently occupied by Lloyd's Bank and a café. They are three storey buildings within the northern frontage of Long Street and are listed as Grade 2 buildings. They both have rear ranges extending back from their respective Long Street frontages. Number 96 (the Bank) has a two storey range to its rear, but this falls short of reaching the rear boundary of the premises beyond which is the application site. To the rear of number 94 (the café) is a longer two storey range and this extends back to the application site boundary. The walled Old Bank Garden to the rear has a stepped pedestrian access through to the Beech House garden. Adjoining this walled garden and to the east is the former telephone exchange building. Vehicular access is obtained from North Street to a parking and access yard at the rear of numbers 98 and 100 Long Street for a small number of cottages and residential conversions of these frontage properties. At the rear of 98 Long Street there is one small one and a half storey rear range giving way to a more recent two storey range. At the rear of 100 is a wide large single storey range. There are one and a half storey cottages tucked in behind this. Numbers 98, 100, 102 and 108 Long Street are all Grade 2 Listed Buildings. The ground level of the Long Street properties is at a lower level than that of North Street and hence the land rises in a series of different levels towards North Street. The overall height difference is about 1.3 metres.

The site is wholly within the Atherstone Conservation Area.

b) The Proposals

In short this is to construct three cottages within the rear walled garden. One, a two bedroom property would adjoin the end of the existing range at the rear of the Bank. It would measure 5.5 by 8 metres and be 7.4 metres to its ridge. It would be single aspect facing west with only roof lights in its eastern elevation. Its northern gable would also provide fenestration at both ground and first floor levels. The other two, again both with two bedrooms would be constructed as one range extending back from the café at Bakers Croft. The closest to the existing would measure 9.5 by 4.8 metres and be 7.1 metres to its ridge. It would have openings in its east facing elevation as well as its southern facing elevation. The third cottage would adjoin this. It would measure 9.6 by 4.8 metres and be 7.2 metres to its ridgeline. It would have openings in its east and north facing elevations.

The cottages would be accessed on foot from the yard to the east at the rear of the Post Office which has access onto North Street passing the former telephone exchange building. This will necessitate breaching the garden wall with a new opening – there would be no gate or door. However the whole existing wall would remain at its existing height - 2.3 metres tall. The former walled garden would become a shared garden/amenity space for the residents. The applicant has indicated that it would also be available to the public. The existing gated and stepped access into the rear garden of Beech House would be closed off.

No car parking is proposed. The parking spaces shown on the plans in the adjoining yard are for existing users of accommodation at the rear of the Post Office.

The site is wholly within the Atherstone Conservation Area

The proposals are illustrated at Appendices I and J.

The Proposals - 108 Long Street

a) Introduction

This is a three storey listed building that fronts Long Street close to its junction with Ratcliffe Street. It lies between the buildings presently occupied by TNT and the former WCC offices. It has rear ranges extending back into a long rear yard. A more recent residential block – containing two units - sits at the immediate rear of the premises beyond which is the rear yard from where vehicular access is gained from North Street. The offices of the Town Council are immediately adjacent to this rear access. The car park to the WCC offices is located between the site and Ratcliffe Road. The main building at 108 has a shop at the ground floor frontage with Long Street and its upper floors together with the recent block are now in residential use – 9 apartments. The site slopes down from North Street to the more recent block at the rear of Long Street – a drop of around 1.3 metres.

The site is wholly within the Atherstone Conservation Area

b) The Proposals

Two new dwellings are proposed – one would be two storey and accommodate two bedrooms, such that it adjoins the recent block and have a height of 6.6 metres to its ridge, being 0.8 metres less than that new block. A smaller single storey one bedroom bungalow would then be added. This would have a ridge height of 4.3 metres. The width of the proposal would match that of the new block – 5.3 metres – but reduce to 3.7 with the smaller single storey unit at the rear. The total length of the proposal is 26.5 metres back from the recently constructed block. The larger of the two proposed buildings would have three first floor openings facing east towards Ratcliffe Street- obscurely glazed as they would be to landings and bathrooms – whereas the bungalow would be wholly single aspect facing west. The remainder of the rear yard would provide amenity space; a refuse collection area and pedestrian access. Gates would be sited across the access with keys only available to the tenants. The ground levels of the proposals would have the same level as that of the recent block and thus “sit” in the existing sloping ground here. There is a rear wall along the eastern boundary with the WCC offices. The boundary on the western side is presently an open meshed fence. This is owned by

TNT and there is a listed building consent to reconstruct a wall here – the original form of boundary treatment.

No car parking provision is to be made.

The proposals are illustrated at Appendices K and L.

Summary of the Combined Proposals

Beech House would be repaired and restored such that it could be used as now, as a single dwelling house. The combined proposals add up to eight new dwellings. This is through the construction of five new dwellings – at 108 and in the Bank Gardens – together with three new dwellings created through conversion of the former telephone exchange building. These would comprise four one bedroom units and four two bedroom units. No new car parking is proposed.

No affordable housing is proposed or an off-site contribution in lieu.

The Proposed “Package”

The applicant is saying that the cost of the repairs and restoration of Beech House is such that it would still not create a property with sufficient value to sell on the open market. Additional development is thus required to “enable” value to be created in order to cover the cost of the deficit arising from the Beech House situation.

In support of this package, the applicant has submitted a Development Cost Appraisal supported by a costed Schedule of Works. The market value Beech House in its existing state is said to be at the lower end of the range £100 to £150K. Its potential market value if approved and repaired is said to be in the range of £400k to £425k and the potential cost of the schedule of repairs is £360k, but this is considered to be a minimum estimate. The applicant continues by saying that when interest charges; contingencies and a developer’s profit are added into the appraisal, this shows a potential deficit on the Beech House proposal of up to £175k. This would thus amount to the “conservation deficit”.

The applicant’s appraisal then adds in the costs of undertaking the “enabling” development and the return from that in the form of the market values created. If the site costs of the land for the enabling development are removed from this given that the land is owned by the applicant, the overall appraisal suggests that there is still likely to be a deficit of around £50k. If the other costs are added – the land costs; interest charges, further archaeological investigation and profit – then that deficit rises.

Representations

Atherstone Town Council – The Council has no objection to the Beech House proposals but objects to the other proposals on the grounds of over-development and adverse impacts on the street-scene.

Atherstone Civic Society – The Society is pleased to see the proposals for Beech House. It objects to the proposals at the rear of 108 Long Street referring to the Inspector’s reasons at the appeal whereby the development would adversely impact on

the openness of the Conservation Area and obstruct views of the rear elevations of property on Market Street. It similarly objects to the three houses proposed in the Old Bank Gardens and the proposed conversion of the former telephone exchange drawing attention to the respective Inspector's comments at the time on the adverse impacts on the Conservation Area and the influence of the Copper Beech Tree. The Society considers that there is no benefit in permitting these additional small dwellings given that substantial new housing is being proposed elsewhere in the town.

Letters have been received from one of the occupiers of a property on Market Street raising no objection to the Beech House proposals but objecting to the new houses in Old Bank Gardens as that would cause overlooking and disturbance at the time of construction. There are sufficient new houses being proposed elsewhere in the town.

Consultations

Historic England – Beech House is an early 18th Century house of distinction. The proposals are acceptable in principle but the applicant is some way from demonstrating the need for enabling development. In enlarging on this summary, the response indicates that more detail is needed on the full repair specifications particularly that of damp treatment. It is acknowledged however that it would be possible to consent the principle of the works and then add appropriate conditions. It continues by saying that approval for the enabling development should await demonstration that there is a conservation deficit here and that that the enabling development is the minimum necessary to close that deficit. The full response is attached at Appendix M.

The Council's Consultant Heritage Advisor – As a package of enabling development the approval of these applications is interdependent and only the Beech House application could be approved on its own. All the other proposals do not accord with the heritage policies of the Development Plan. He does however agree that it will be possible to grant consent for the package, but not until a number of detailed matters have been addressed. These relate to detailed specifications for the repairs to Beech House; details of the new pedestrian access to Old Bank Gardens and an understanding of the influence of the Copper Beech tree. He suggests that Historic England's advice is sought on the matter of the principle of enabling development. The full response is attached at Appendix N.

Warwickshire Museum – There is no objections to the three applications for the enabling development subject to standard conditions for each case.

Warwickshire County Council as Highway Authority – No objection to the proposals at the rear of 108 Long Street and for the conversion of the former telephone exchange subject to standard conditions being placed on any grants of planning permission. However there is an objection to the new houses proposed in the Old Bank Garden due to lack of parking and service arrangements

Warwickshire County Forester – There are likely to be requests to works to the Copper Beech tree.

The District Valuer – This report was commissioned to assist as an independent source of information on the applicant's development appraisal for Beech House. It is attached in full at Appendix O.

This report confirms that during the past marketing exercise there was genuine interest shown in retaining the property as a single dwelling house. This interest was in the knowledge of its then state of repair and its location next to a Public House and without private vehicular access and parking provision. It points out that due to the unusual nature of the property it would only attract limited interest with prospective purchasers looking to move for personal reasons rather than as an investment or commercial opportunity. The degree of profit therefore suggested in the development appraisal – up to 20% - might therefore be too optimistic. The report confirms that the premises had a market value of between £100k and £125K at the time of the marketing and that with restoration, it would have a potential value of over £400k. The repairs were estimated at that time to be around a minimum of £360k.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW12 (Quality of Development), NW14 (Historic Environment) and NW18 (Atherstone)

Saved Policies of the North Warwickshire Local Plan 2006 – Core Policy 1 (Social and Economic Regeneration); ENV4 (Trees and Hedgerows), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ENV15 (Heritage and Conservation), ENV16 (Listed Buildings) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

The National Planning Policy Framework 2012 – (the “NPPF”)

English Heritage Statement on the Conservation of Heritage Assets and Guidance on Enabling Development and the Conservation of Significant Assets – 2008

The Atherstone Conservation Area Designation Report - 1994

The Draft Atherstone Conservation Area Appraisal – 2006

The Notification Direction 2015

Observations

a) Introduction

The Board is now considering a package of development proposals that have at their core a substantial change in circumstance from the previous applications – namely the retention, repair and refurbishment of Beech House as a single dwelling house. This is welcome as a positive step in the consideration of these applications. However whilst accepted as the preferred outcome in principle, the Board still has to consider whether the “package” of proposals is acceptable as a whole. In this respect there are a number of concerns. It is therefore proposed to assess the current proposals in full.

b) The Principle of Housing Development

All of the sites of these proposals are within the development boundary for Atherstone as defined by the Development Plan. Given that the town is also one identified as being suitable for housing growth, there is no objection in principle to these planning applications. Whilst the Board will still need to look at the details in respect of the usual traffic, parking, design and amenity issues, the central issue here is to assess the likely impact of these proposals on the surrounding heritage assets – namely the Town's Conservation Area; the Listed Buildings directly affected and other surrounding Listed Buildings.

c) The Heritage Background

i) Introduction

In order to assist Members, attention is drawn to Appendix A. This illustrates the location of the application sites and the Listed Buildings in this part of the town. The whole of the area shown on this plan is within the Conservation Area.

As Members are aware, the Council has statutory duties when it has to deal with development proposals affecting heritage assets. In respect of Conservation Areas, it has to pay "special attention to the desirability of preserving or enhancing the character or appearance of the Area". When considering Listed Buildings, the Council has to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". It is thus necessary for the Board to fully understand the character and appearance of the Conservation Area and the special features and settings of the Listed Buildings. This is done by understanding the significance of the heritage assets.

ii) The Conservation Area

The overall significance of the Conservation Area is that it covers a substantial area of the town centre reflecting the town's different architectural and historic development through many different periods. This is portrayed in the retention of substantial contemporaneous built form; layout and open spaces depicting different uses from industrial through to residential and the service sector. Architectural character and attributes from these different periods and uses remain – the line of the Roman Watling Street/Long Street; the medieval burgage plots, the Georgian appearance and the Victorian industrial premises. The significance is thus very much about the whole town's diverse history.

Being so large, it is possible to divide the Area into several distinct sub-areas. The Market Place and its environs has historic interest as the original 13th Century market space which has evolved into the 18th and 19th Century space that is seen today. Its current market, retail and industrial uses reflecting past activity. The architectural interest is that this is now the finest townscape in Atherstone. The buildings have a high degree of individual interest and integrity as well as substantial group value. They line the square with the Church providing the main focal point. Two or three large residences along the eastern side have large mature walled gardens which although private, are rare green spaces within the town centre – Beech House being one of them. They reflect a significant type of 18th and 19th Century residential occupation not repeated elsewhere in the town.

The area between Long Street and North Street still reflects the development of the medieval burgage plots extending back from Long Street with their rear ranges and entrances. The area however remains relatively open, due to the lack of later developments.

iii) Beech House

Beech House is a Grade 2 star listed building and is thus of national importance. Additionally, it is one of the most important historic buildings in the town and is located within the most significant part of the town's conservation area. It is a prominent 18th Century town house with a large walled rear garden that faces the Market Place and is close by other listed buildings in the Area. It retains not only its original plan form, but also a significant proportion of eighteenth and nineteenth century architectural features both inside and out. It is one of the finest and most intact buildings of its type because of its completeness and the integrity of its historic and architectural interest. This is enhanced by its location within the most significant part of the town and its prominence in the street scene hereabouts as well, as the townscape within the Market Place.

iv) Other Listed Buildings

The other listed buildings referred to above in the surrounding area are scattered along the frontages to Long Street, Church and Market Streets. These are three storey contemporaneous late 18th Century and early 19th Century buildings with original internal plan forms and features and external features typical of the period – fenestration details etc. Of particular note is the half-timbered rear elevation of the older – 16th Century - number 15 Market Street. Many retain their retail ground floor frontages and some retain their rear ranges reducing in height along historic plot boundaries. Apart from their significance in their own right, there is substantial group value in their contribution to the character and appearance of the Conservation Area.

In terms of the listed buildings the subject of the applications, then 94 and 96 Long Street are three storey 18th and 19th Century buildings with rear ranges extending back from their respective Long Street frontages. The rear walled garden extends back to the Beech House garden where there is stepped pedestrian access. The significance of this asset is not only the architectural and historic retention of the buildings and their built form but the unusual intact retention of a rear walled garden within the town centre and its location adjoining that of Beech House.

v) The Beech Tree

Additionally there is a large Copper Beech tree within the rear garden of Beech House. It is protected by Order and has substantial public amenity value not only in itself, but also because it enhances the character and appearance of the Conservation Area and the setting of Beech House. It also has historic interest in that it was planted for the Diamond Jubilee of Queen Victoria.

d) The Impact of the Beech House Proposals on the Heritage Assets

The proposals are to retain Beech House as a complete single dwelling house without extension or alteration, but through repair and general maintenance. The rear walled garden would also be retained intact. This is the preferred outcome and is supported by the Council's Consultant Heritage Advisor and Historic England such that it would accord with the general principles of the NPPF. Indeed it would align with the statutory requirements through preserving the character and appearance of the Conservation Area and the architectural and historic interest and setting of the Listed Building. As such there is considered in principle to be no adverse impact on the heritage asset here as the proposals would preserve the significance of the asset.

However there are concerns as indicated above in the introduction to this section. These concerns relate to the actual detail and specifications required for the repair and maintenance work in order to re-instate the property to the preferred use. Sadly these are lacking from this application. These matters in particular relate to stone repair; damp treatment, timber treatment, plaster repair, structural surveys of the walls in the garden and annotated plans illustrating the location of repairs and their full specification. The applicant has provided an initial response as indicated in the section above dealing with a summary of the package of proposals. He has submitted proposals in response to the treatment of damp which largely involve the "tanking" of the basement. This however, as can be seen from the Consultant's advice, is inappropriate to a listed building of this significance. This is not encouraging. The applicant in response suggests that this and the other detailed matters raised could be the subject of conditions attached to a Listed Building Consent. Members are advised that given the significance of this building in heritage terms and it being on Historic England's "At Risk" register, a high level of detail and specification is required in order to fully assess the impact of repairs on the fabric of the whole premises. It would thus not be normal practice to condition this detail. Bearing this in mind it is considered that it would be helpful at this stage to assess all of the other matters relating to the "package", to see how significant this matter might become at a later time within the final balancing exercise that the Board will have to undertake.

e) The Impact of the Proposals at 94/96 Long Street on the Heritage Assets

Members will be aware of the refusal here in 2008 for a similar development which was upheld at a subsequent appeal – see Appendix B. That concluded that the proposed three houses would be detrimental to the character and appearance of the Conservation Area because of the extension of development into the rear walled open garden and harmful to the setting of the Listed Buildings fronting Market Street.

Two aspects of the current proposals are different from that 2009 refusal. The current proposal now has the new buildings oriented in line with the prevailing grain of the historic burgage plots and has them as connected buildings with a reducing ridge in the case of the two conjoined buildings. Additionally there is no opening proposed in the eastern wall to enable vehicular access. A pedestrian access would however be provided.

These changes are significant as they reduce the level of harm to the heritage assets as included in the former proposals. However they do not reduce that harm to the level of acceptance. There is still harm as the openness and the integrity of the rear walled garden would be compromised – a feature of significance here within the Conservation Area. The impact on the setting of the Long Street and Market Street frontage listed buildings is however reduced due to the new alignment; the built form being extensions

of existing ranges rather than detached units and the built form extending less into the open garden thus retaining rear views of the Market Street properties.

There are concerns on two matters of detail; the actual specification for the new pedestrian access and the likely impact of any shading of the houses as a consequence of the copper beech tree in the garden of Beech House.

In conclusion therefore as a stand-alone proposal, this application will cause harm to the character and appearance of the Conservation Area hereabouts and that harm would be moderate. However as the Consultant Heritage Advisor indicates, there could be support for the proposal as part of a wider package involving the retention and repair of Beech House.

f) The Impact of the Proposals at the Former Telephone Exchange on the Heritage Assets

The proposals here are similar to those submitted in 2009 and which were refused and dismissed at appeal – Appendix D. That decision was based largely on the poor amenity that occupiers of the new units would enjoy as a consequence of the presence of the Copper Beech Tree. Additionally it was considered that there would be pressure to remove overhanging branches such that works that might be done to the tree would reduce its public amenity contribution to the character and appearance of this part of the Conservation Area.

It is agreed however that there is no heritage impact here in terms of the proposed conversion of the building – an unlisted building in the Conservation Area – on the character and appearance of that Area or the setting of nearby Listed Buildings. The significance of these assets would not be harmed.

g) The Impact of the Proposals at 108 Long Street on the Heritage Assets

Members will be aware of the refusal here of a similar proposal in 2012 – Appendix E. That decision was based on the obstruction of views across open land from Ratcliffe Road to the rear elevations of the Market Street properties and because the new dwellings would extend into the openness of the area behind the Long Street frontages. The Inspector considered that there were thus material harmful impacts on the significant features of the Conservation Area hereabouts.

The current proposals are the same as the subject of that dismissal. There has been one change in circumstances since then, with listed building consent being granted for a replacement wall to be constructed on the adjoining plot at 102 Long Street from the rear of the buildings right through to North Street. To some extent this would reduce the views across to Market Street as highlighted by the Inspector. The Consultant Heritage Advisors comments suggest that the degree of harm to the openness of this Area is limited given the range and variety of the existing built form and land uses along the Ratcliffe Road frontage and immediately to the rear of Long Street. This conclusion is agreed. The proposed development does also have benefit in improving this somewhat degraded section of the Conservation Area.

h) Overall Conclusion on the Impacts of the Proposals on Heritage Assets

The overall conclusion is that there is no adverse impact in principle here on Beech House as a listed building or indeed in that respect on the Conservation Area, but that the details of the repair works cannot presently be assessed, to determine if they themselves might have adverse impacts.

There is a moderate adverse impact on the Conservation Area in respect of the proposals in Old Bank Gardens, but limited harm to the setting of nearby Listed Buildings. There are however concerns about the detail of the pedestrian access and potential overshadowing effects from the Beech tree.

There is no adverse impact on the Conservation Area or the setting of nearby Listed Buildings through the proposed conversion of the former telephone exchange into residential use. There are however residential amenity issues arising due the presence of the Beech tree.

There is limited harm to the Conservation Area as a consequence of the proposed new dwellings at the rear of 108 Long Street or on the setting of nearby and more distant Listed Buildings.

If these enabling applications were submitted as stand-alone applications then as can be seen from these conclusions, it would not be possible to support them in heritage terms. However the case that is being put to the Board is that these applications need to be taken as a whole and that thus these individual conclusions are going to have been re-considered in the final assessment of that package. The starting point of that assessment is to look at the strength of the case for “enabling” development.

i) Enabling Development

The applicant’s case here is that the preferred outcome comes at a cost, which in this case is greater than the market value of the repaired Beech House as a single dwelling, thus leaving what is known as a “conservation deficit”. That gap is to be filled by the value created by the enabling development proposals. The Board has now to assess the case that is made by the applicant for it to be satisfied that the overall package is appropriate as an enabling development. In this respect, the guidance of Historic England is a material consideration of substantial weight.

It is therefore proposed to run through the seven criteria set out by Historic England in its guidance note.

The first criterion is that the enabling development itself should not materially harm heritage values and assets. As concluded above there is a mixed picture here – moderate harm at Old Bank Gardens and limited harm at 108 Long Street. It is considered that this does not suggest that the “package” should be rejected at this first stage.

The second criterion is to assess whether the enabling development would lead to detrimental fragmentation of heritage values and assets. This is not considered to be the case as there are already three different and separate sites proposed for the enabling development. There would be some loss of openness at Old Bank Gardens but not to the degree of there being unacceptable fragmentation.

The third criterion is that the enabling development will secure the long term future of the heritage asset and its continued use for a sympathetic purpose. This is agreed as the proposed restoration of Beech House as a single dwelling house is the preferred outcome.

The fourth criterion is that the enabling development is necessary to resolve problems arising from the inherent needs of the asset itself rather than the circumstances of the present owner or the purchase price paid. There are indeed problems here with the state of repair of the asset. However it appears that apart from limited repair and maintenance some of these problems have not been thoroughly addressed such that the cost of repairs is now quite substantial – as agreed by the District Valuers’ report. The background section above shows that the applicant has been active in seeking a resolution to the issue but that the outcomes have not been to his expectations. The current proposal is realistic and for the preferred outcome. In terms of the costed schedule of repairs, it too reflects the general guidance set out in the Valuers’ report. On balance therefore it is considered that this criterion is satisfied.

The fifth criterion is that sufficient subsidy is not available from any other source. The applicant submitted evidence in the last set of proposals to show that this was the case and this still applies presently.

The sixth criterion is that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests. The applicant has provided a development appraisal. This shows that there would be a conservation deficit in undertaking the works to Beech House so as to restore it to the preferred outcome. There is confidence in this conclusion given the conclusion from the independent report from the District Valuer. That deficit could be reduced as a consequence of the implementation of the proposed enabling development. Given the variables involved in such an appraisal, it is considered that the assumption being made by the applicant is reasonable and that the amount of enabling development is the minimum required to reduce the conservation deficit.

The final criterion is that the public benefit of securing the future of the asset decisively outweighs the dis-benefits of breaching other planning policies. This is the core of the decision. The Board has to decide whether the preferred outcome at Beech House is of such significance that it represents a public benefit of such weight to override the harm of the enabling development on other heritage assets. It is considered that in principle it is. This is because of the significance of Beech House in its own right as a Grade 2 star listed building which is on the “At Risk” register and in terms of preserving the character and appearance of the central core of the town’s Conservation Area. The harm arising from each of the enabling development proposals on an individual basis is no more than moderate and when looked at cumulatively it also considered that it is no more than moderately harmful. In other words the public benefit lies in the restoration of Beech House to its preferred use.

If this assessment in principle is agreed then there are still a number of matters that need resolution and these now need to be explored.

j) Other Matters

The first of these is the need to be sure that the details and specifications for the works to Beech House are acceptable and that they do not harm the significance of the asset.

In this respect the damp treatment proposals suggested by the applicant are explicitly not agreed. The issue here is whether the matters raised can be dealt with by conditions rather than that detail being determined as part of the current application. Given the time taken to reach an agreed future for Beech House and the significance of that, it is acknowledged, exceptionally, that these matters can now be dealt with by conditions. It is acknowledged that Historic England takes a similar view. This would also apply to the details needed for the proposed pedestrian access into Old Bank Gardens.

The second matter is that of the impact of the Copper Beech tree on the proposals for Old Bank Gardens, but particularly for the conversion of the former telephone exchange. In respect of the former then the proposed buildings are some six or seven metres from the edge of the canopy of that tree; they are to the south of it – the preferred aspect and the northern facing gables have no openings. In these respects there is unlikely to be any material loss of light as a consequence of over-shadowing. The impact on the proposed conversion is material. Dealing first with the overshadowing then the Consultant Heritage Advisor concludes that the internal conversion works could be re-arranged without the loss of any unit or space, such that there is a materially less impact as a direct consequence of shading. This needs to be pursued. Moreover the occupiers of these three units should make themselves aware of the tree before occupation. This can be achieved through additional notes attached to any Notice of approval. There is a concern that any approval to add a “sensitive” use in close proximity to a substantial protected tree could lead to pressure to remove overhanging branches – particularly in this case because of their size. The correct response to this is to ensure that the tree itself is properly managed and monitored for any weaknesses. Because of the package of applications submitted here and their inter-relationship - unlike the past appeal case – the use of a condition attached to any notice for Beech House is appropriate requiring an annual survey of that tree to a BS specification.

The third matter is the lack of vehicular access or parking for Beech House. Members will be aware that previous proposals for such provision have been steadfastly refused on heritage grounds due to the substantive intrusive harm caused by entering the rear walled garden. Moreover the whole of the development appraisal now submitted and the package of enabling developments is predicated on there being no such provision. There is evidence to show that there was interest by potential purchasers of the property given this situation when it was last marketed and the District Valuer agrees too that such interest will exist. The application should be treated on its merits as submitted.

The fourth matter is the objection from the Highway Authority in respect of the lack of service and parking provision. This is clearly understandable and has been reflected by Member comments in other developments within the town. In this case the Development Plan does not require on-site provision; there are other properties here without that facility and perhaps most significantly Members are asked to give greater weight here to the “bigger picture” and the significance of the restoration of Beech House.

The fifth matter is the lack of on-site affordable housing provision or an off-site contribution in lieu. Members will be aware that the units being proposed here as part of the enabling development are small and thus will themselves be at the lower end of house prices if placed on the market, or they will be rented as other property owned by the applicant in the town. Moreover the development appraisal here has shown the sensitivity of costs to the overall package and an added off-site contribution could

warrant additional enabling development. Once again Members are asked to give greater weight to other public benefits here.

The sixth matter relates to other development considerations. It is not considered that the proposed design and appearance of the new houses being proposed here is either out of keeping with the character and appearance of the Conservation Area. Those at 108 Long Street were not the subject of adverse comment by the Inspector looking at that case and the proposals have not been altered since then. The dwellings in Old Bank Gardens have been altered following the appeal decision there and that has been to the benefit of the proposal overall as they now properly reflect the urban form of the adjoining listed buildings. There is no cause to consider refusal on design grounds here for the proposed new dwellings. The proposals for the former telephone exchange are acceptable in design terms. In terms of the likely impacts of the proposals on the residential amenity of neighbouring property then there was not an issue arising in this respect when the appeal was heard. There is in fact very little potential overlooking here in any event. The new dwellings proposed at Old Bank Gardens have limited scope for overlooking. In any event because of the high density of development here there is already a degree of overlooking of neighbouring properties. An objection has been received from one of the Market Street occupiers however the separation distance here would be 25 metres, greater than the guideline used of 22/23 metres; the proposed cottages would be at a significantly lower level, they would not extend more than 25% along the rear boundary and they would have no openings in the west facing elevation. It is considered that the impact would not be material.

The final matter is to reflect the guidance of Historic England in that the grant of any permission here should, through appropriate controls, ensure that Beech House is essentially restored and made available as a single dwelling in advance of completion and occupation of the enabling development. In other words, that the subject of the greater public benefit is visibly implemented at an early stage. Conditions are the proper way to resolve this matter.

Recommendations

a) Beech House – PAP/2015/0344

That Listed Building Consent be **GRANTED** subject to the following conditions:

1. Standard Three year condition.
2. Standard Plan Numbers condition – plan number 741/04B received on 31/7/15 and the Schedule of Works received on 2/6/16.
3. Notwithstanding the Schedule of works referred to in condition (ii), no works whatsoever shall commence on site until a survey has been undertaken into the reasons for and the extent of damp conditions in the whole of the building. This survey is to be undertaken by a consultant approved by the Local Planning Authority and is to make recommendations as a consequence of that survey as to the means to reducing and treating dampness in the whole of the building.

REASON

In order to preserve and protect the architectural and historic significance of the building.

4. No work shall commence at all on the treatment of damp within the building until such time as an agreed method of treatment or treatments has been agreed in writing by the Local Planning Authority.

REASON

In order to preserve and protect the architectural and historic significance of the building.

5. Notwithstanding the Schedule of works referred to in condition 2, no works shall commence on any of the matters referred to below until a method statement and a full repair specification for each has first been agreed in writing by the Local Planning Authority:
 - a) All stone repairs
 - b) All timber treatments – e.g. to panelling, doors, windows, floor boards and stair cases
 - c) All plaster repairs –e.g. to walls, cornices and architraves
 - d) All repairs to decorative features including fire-places
 - e) All repairs to existing or the installation of services – e.g. electricity and telephone lines

 - f) All repairs to paintwork and the specification for both new internal and external paintwork.

REASON

In order to preserve and protect the architectural and historic significance of the building.

6. Notwithstanding the Schedule of Works referred to in condition 2, no works whatsoever shall commence on site until a structural survey of the whole building has been undertaken including all of the garden walls and of the roof. This survey is to be undertaken by a consultant agreed in writing by the Local Planning Authority. The survey shall include recommendations consequential to the surveyed condition of the building and walls.

REASON

In the interests of preserving and protecting the archaeological and historic interest of the building.

7. No works shall commence on any structural repairs, alterations or additions until such time as they are first agreed in writing by the Local Planning Authority.

REASON

In the interests of preserving and protecting the archaeological and historic interest in the building.

8. No work whatsoever shall take place in, on over or around the rear garden until such time as full details of the design and appearance of that garden have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be undertaken and they shall remain in place at all times.

REASON

In the interests of preserving and protecting the archaeological and historic interest in the building.

9. No works whatsoever as defined by Parts 1 and 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended or as may be amended, shall take place on the site as defined by the approved site plan.

REASON

In the interests of preserving and protecting the archaeological and historic interest in the building.

10. Within twelve months of the date of this Consent, an arboricultural report shall be prepared by a qualified arborist in order to advise on the health and structural integrity of the Copper Beech Tree within the rear garden. This report shall contain any appropriate recommendations and shall be submitted to the Local Planning Authority. It will be kept up to date through annual surveys thereafter and each shall be submitted to the Local Planning Authority

REASON

In the interests of retaining the significance of this protected tree.

11. Within three months of the date of receipt of the written approval of the details required under conditions (4) and (7) above, a full programme of the phasing of structural repairs and damp treatment shall be submitted to the Local Planning Authority. Once approved in writing that programme shall be implemented on site.

REASON

In the interests of preserving and protecting the historic and archaeological interest of the building.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through extensive discussion and negotiation with the applicant and the relevant consultation bodies in order to secure the best outcome for this heritage asset.

2. The Copper Beech tree in the rear garden is a Protected Tree and no works whatsoever shall be undertaken to it without the written consent of the Local Planning Authority following submission of the appropriate application.
3. Attention is drawn to BS5837 2012 in respect any works to the Beech Tree.

b) Old Bank Gardens – PAP/2015/0283 and 375

That Planning permission be **GRANTED** subject to the following conditions:

1. Standard Three year condition
2. Standard Plan Numbers – 741/14B, 10B, 11B and 12B received on 22/4/16 and 741/13 received on 31/7/15.
3. No work whatsoever shall commence on the construction of the three dwellings hereby approved until such time as all external and roof repairs to Beech House have first been completed to the written satisfaction of the Local Planning Authority

REASON

In the interests of preserving and protecting heritage assets

4. No work shall commence on site until full details of the facing, roofing and ground surface materials to be used have first been agreed in writing by the Local Planning Authority.

REASON

In the interests of the visual amenities of the area.

5. For the avoidance of doubt all external openings – both doors and windows – shall be constructed in wood and not in UPVC.

REASON

In the interests of the visual amenities of the area.

6. No development whatsoever as defined by Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended, or as may be amended shall take place on the site as defined by the approved site plan.

REASON

In order to preserve the character and appearance of the Conservation Area.

7. No development whatsoever shall commence on site until full details and specification of how the pedestrian opening is to be achieved, designed and installed into the rear garden wall. Only the approved details shall then be undertaken. For the avoidance of doubt the height of all of the garden walls shall be retained as existing.

REASON

In order to preserve the character and appearance of the Conservation Area.

8. No development shall commence on site until such time as full details of the repairs to the steps to and closure of the pedestrian access into the rear garden of Beech House have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In order to preserve the character and appearance of the Conservation Area and the significance of this heritage asset.

9. No work shall commence within the amenity space of the site until such time as full details of how that space is to be designed have first been submitted to and approved in writing by the Local Planning Authority. Only the approved detail shall then be implemented and maintained thereafter at all times. For the avoidance of doubt the design shall not include and sub-division of the space.

REASON

In order to preserve the character and appearance of the Conservation Area.

10. No work shall commence on site until such time as a Written Scheme for a programme of Archaeological Investigation has first been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of the archaeological potential of the site.

11. No work shall commence on site until the programme of work as agreed under condition (10) has first been fully undertaken and the post-excavation assessment, report production and archive deposition have all taken place to the written satisfaction of the Local Planning Authority.

REASON

In the interests of the archaeological potential of the site.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through extensive discussion and negotiation with the applicant and the relevant consultation bodies in order to secure the best outcome for the heritage assets around the site.

2. The Copper Beech Tree in the rear garden of Beech House adjoining the site is a protected tree. No works whatsoever shall be undertaken to it without the written consent of the Local Planning Authority through the submission of an appropriate application.
3. Attention is drawn to BS5837 2012 in respect of any works agreed for this tree.

That Listed Building Consent be **GRANTED** subject to the following conditions:

1. Standard Three year condition.
2. Standard Plan Numbers – 741/14B, 10B, 11B and 12B received on 27/4/16 and 741/13 received on 31/7/15.
3. No construction shall commence on the three dwellings hereby approved until such time as all of the external and roof repairs to Beech House have first been completed to the written satisfaction of the Local Planning Authority.

REASON

In the interests of preserving and protecting heritage assets in and around the site.

4. No work shall commence on site until details of all facing, roofing and surface materials to be used have first been agreed in writing by the Local Planning Authority. Only the approved materials shall then be used on site.

REASON

In the interests of the visual amenities of the area.

5. For the avoidance of doubt all external openings – both windows and doors – shall be constructed in wood and not UPVC.

REASON

In the interests of the visual amenities of the area

6. No development whatsoever shall commence on site until full details and the specification of how the pedestrian opening is to be achieved, designed and installed into the rear garden wall, have first been submitted to and approved in writing by the Local Authority. Only the approved details shall then be undertaken on site. For the avoidance of doubt the height of all of the garden walls shall be retained as existing.

REASON

In the interests of preserving and protecting heritage assets in and around the site.

7. No development whatsoever shall commence on site until full details and specification for the repairs to the pedestrian steps and closure of the pedestrian access into the rear garden of Beech House have first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then be implemented on site.

REASON

In the interests of preserving the character and appearance of the Conservation Area.

8. No work shall commence within the amenity space of the site until such time as full details of how that space is to be designed have first been submitted to and approved in writing by the Local Planning Authority. Only the approved detail shall then be implemented on site and this shall be maintained at all times. For the avoidance of doubt there shall be no sub-division of this space.

REASON

In the interests of preserving the character and appearance of the Conservation Area.

9. No work shall commence on site until a Written Scheme for a programme of Archaeological Investigation has first been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of the potential archaeological interest in the site.

10. No work shall commence on site until the programme of investigation as approved under condition (9) has first been fully completed and the post-excavation assessment, report production and archive deposition have all taken place to the written satisfaction of the Local Planning Authority.

REASON

In the interests of the potential archaeological interest in the site.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through extensive discussion and negotiation with the applicant and the relevant consultation bodies in order to secure the best outcome for the heritage assets in and around the site
2. The Copper Beech Tree in the rear garden to Beech House adjoining the site is a protected tree. No works whatsoever shall be undertaken to it without first having obtained the appropriate consent through the submission of an application
3. Attention is drawn to BS 5837 2012 in respect of any works agreed for this tree.

c) 108 Long Street – PAP/2015/0285

That planning permission be **GRANTED** subject to the following conditions:

1. Standard Three year condition
2. Standard Plan numbers – 741/21, 22 and 23 all received on 31/7/15
3. No work whatsoever shall commence on the construction of the two dwellings hereby approved until the whole of the interior and exterior repairs to Beech House have first been completed to the written satisfaction of the Local Planning Authority.

REASON

In order to preserve and protect heritage assets.

4. No work whatsoever shall commence on site until details of the facing, roofing and ground surface materials to be used have first been agreed in writing by the Local Planning Authority. Only the approved materials shall then be used.

REASON

In the interests of the visual amenities of the area.

5. For the avoidance of doubt, all external openings – both windows and doors – shall be constructed in wood and not in UPVC

REASON

In the interests of the visual amenities of the area

6. No development as defined by Parts 1 and 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended or as may be amended, shall take place on the site.

REASON

In order to protect the character and appearance of the Conservation Area.

7. The access into the site shall be hard surfaced with a bound material for a minimum distance of 5 metres into the site as measured from the near edge of the public highway carriageway.

REASON

In the interests of highway safety.

8. No gates shall be hung across the access such that they open outwards towards the public highway.

REASON

In the interests of highway safety.

9. Neither of the dwellings hereby approved shall be occupied until the whole of the access, turning and parking arrangements as shown on the approved plan have been fully completed to the written satisfaction of the Local Planning Authority.

REASON

In the interests of highway safety

10. No work shall commence on site until a Written Scheme of Investigation for a programme of archaeological evaluation work has been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of the archaeological potential of the site.

11. No work shall commence on site until the programme of works as agreed under condition (10) together with the associated post-excavation assessment, report production and archive deposition have all been undertaken to the written satisfaction of the Local Planning Authority.

REASON

In the interests of the archaeological potential of the site.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through extensive discussion and negotiation with the applicant and the relevant consultation bodies in order to achieve the best outcome for these heritage assets.
2. Attention is drawn to Sections 149, 151 and 163 of the Highways Act 1980.

d) The Former Telephone Exchange – PAP/2015/0284

That the Council resolves to **GRANT** planning permission subject to revised plans being submitted along the lines referred to in this report and the following conditions:

1. Standard Three year condition
2. Standard Plan numbers – 741/33A received on 31/7/16 together with revised plans

3. No work whatsoever shall commence on the conversion of this building as hereby approved until such time as the whole of the external and roof repairs to Beech House have been completed to the written satisfaction of the Local Planning Authority.

REASON

In the interests of preserving and protecting heritage assets

4. No work shall commence until all facing and roofing materials to be used have first been approved in writing by the Local Planning Authority. Only the approved materials shall then be used on site.

REASON

In the interests of the visual amenities of the area.

5. For the avoidance of doubt all external openings – both windows and doors – shall be constructed in wood and not in UPVC

REASON

In the interests of the visual amenities of the area

6. No work whatsoever as defined by Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended or as may be amended shall take place on site.

REASON

In the interests of preserving the character and appearance of the Conservation Area.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through extensive discussion and negotiation with the applicant and the relevant consultation bodies in order to achieve the best outcome for these heritage assets.
2. The Copper Beech Tree in the rear garden of the adjoining site is protected. No works whatsoever shall be undertaken to it without the appropriate written consent of the Local Planning Authority through the submission of a relevant application
3. Attention is drawn to BS5837 2012 in respect of any works agreed for the tree.
4. Attention is drawn to Sections 149 and 151 of the Highways Act 1980.

BACKGROUND PAPERS

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

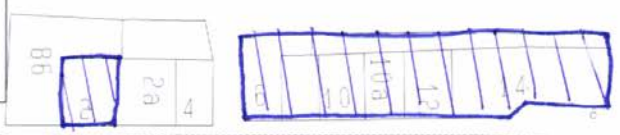
Planning Application Nos: PAP/2015/0344- PAP/2015/0284 – PAP/2015/0375 – PAP/2015/0283 and PAP/2015/0285

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	31/7/15
2	Warwickshire Museum	Consultations	10/7/15
3	A Dawe	Objection	9/7/15
4	A Dawe	Representation	9/7/15
5	Atherstone Civic Society	Representations	14/7/15
6	Atherstone Town Council	Representations	23/7/15
7	Case Officer	Letter	5/8/15
8	Atherstone Town Council	Representations	20/8/15
9	WCC Heritage Advisor	Consultations	Nov 2015
10	Applicant	E-mail	11/11/15
11	Case Officer	E-mail	5/1/16
12	Heritage Advisor	E-mail	7/1/16
13	WCC Forester	Consultation	3/3/16
14	WCC Highways	Consultation	8/3/16
15	Historic England	Consultation	15/3/16
16	WCC Heritage Advisor	Consultation	March 2016
17	District Valuer	Consultation	May 2014
18	Case Officer	Letter	12/4/16
19	Meeting	Minutes	21/4/16

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.

PAP/2015/03344



Market
Place

RECEIVED
31/07/2015
PLANNING & DEVELOPMENT
DIVISION



741-045
Arup Construction Ltd
Land Between North Street & South Street
Alternative
North Fence
Scale 1:200
741-04 8



LONG STREET

MARKET STREET

RECLUTE STREET

NORTH STREET





Appeal Decision

Site visit made on 20 January 2009

by **Elizabeth Hill** BSc(Hons), BPhil, MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gov.uk

Decision date:
11 February 2009

Appeal Ref: APP/R3705/A/08/2079002

Land to the rear of 98 Long Street, Atherstone, Warks, CV9 1AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Arragon Properties Ltd against the decision of North Warwickshire Borough Council.
- The application Ref PAP/2007/0597, dated 14 September 2007, was refused by notice dated 28 March 2008.
- The development proposed is 3 No. 2 bed 2 storey terraced houses within an existing walled garden with shared communal garden. New access gateway through garden wall.

Decision

1. I dismiss the appeal.

Main issues

2. I consider the main issues to be the effect of the proposed development on:
 - 1) the character and appearance of the area, which lies in Atherstone Conservation Area;
 - 2) the setting of the listed buildings at 11-19 Market Street and 98 Long Street; and,
 - 3) the living conditions of future occupiers, in terms of daylight and outlook.

Reasons

Character and appearance

3. The proposed development would take place to the rear of the bank premises at 98 Long Street, which is the main street of Atherstone. The town preserves its traditional market town character and the urban grain of this part of the town reflects the burgage plots off Long Street and Market Street. The site, which mainly comprises a walled garden area, forms part of an open area where the burgage plots from Market Street and Long Street meet.
4. The draft Conservation Area Appraisal Document, which although has not been adopted, has been the subject of public consultation, identifies the site as partly within the backlands and partly within the market place areas of the town. The area around the site is characterised by a mix of back extensions, a few buildings along North Street and open space within the burgage plots. The importance of the retained gardens is set out in paragraph 5.2.22 of the

Appraisal document, although it is unclear whether this site is specifically included within the area mentioned in the text.

5. The evidence submitted by the Civic Society shows that the site might at one time have abutted or was part of a $\frac{1}{4}$ burgage plot which was a garden and orchard with a barn and stable, although earlier documents also mention a hovel. Submissions say that these buildings were unlikely to have been substantial structures and, by 1888, the Ordnance Survey map shows the site as almost totally open, in common with other space to the rear of properties on this part of Long Street. It is not disputed that there has been change in this area over time but the changes put forward by the appellants are not subtle but would result in long-term development in a currently open area. Although comprising largely unused gardens now, these open areas are important in maintaining the locally distinctive urban form of the central area of the town.
6. There has been more recent development to the rear of some of the properties on Long Street, for example at Bakers Court. However, these developments have been in the areas closest to the buildings on Long Street and have not impinged significantly into the more open area beyond. The proposed development would extend the existing terrace in Bakers Court further to the rear, well beyond the development in Old Post Office Yard and into the open area behind.
7. The proposed development would be gabled, in common with the rear of many of the buildings on Market Street. However, the proposed terrace would not be linear, which is a characteristic of the development into the yards to the rear of Long Street, but would incorporate dominant front wings. The ridge would be at a similar level to that of Bakers Court but it might have been expected that it would have dropped again further away from the main buildings on Long Street, breaking up the run of development to the rear. The trees on the site would be retained as part of the development but, in winter, the upper parts of the proposed development would be seen as an incongruous addition to the area in glimpsed views through them from Radcliffe Street.
8. The density of the development, on previously-developed land in a sustainable location, would be in accordance with the guidance in Planning Policy Statement 3: Housing. However, this would not outweigh the adverse effects of the proposed development, which would neither conserve nor enhance the character and appearance of Atherstone Conservation Area and would be contrary to paragraph 4.14 of Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15).
9. As such, I conclude that the proposed development would be harmful to the character and appearance of the area, which lies in Atherstone Conservation Area, and would be contrary to the provisions of Policies ENV12, ENV13 and ENV15 of the adopted North Warwickshire Local Plan (LP) and PPG15.

Listed buildings

10. There are important groups of listed buildings on Market Street, especially numbers 11-19. Their backs, which face onto the site, retain many of their historic features, including gables, and their imposing nature suggests that they were designed to be seen from this direction. The site used to form part of the curtilage of the listed building at 98 Long Street, one of the larger

properties on this street, and subsequently was the garden to the II* listed property at Beech House, Market Street. Paragraph 2.16 of PPG15 requires regard to be had to the desirability of preserving the setting of listed buildings and paragraph 2.16 makes reference to the grouping of the buildings and the quality of the spaces between them.

11. The gardens areas form part of the open setting to the rear of the listed buildings. The proposed development would obscure views of parts of the listed buildings from Ratcliffe Street, especially in winter when the trees were not in leaf. Despite the Council's photograph 3 being taken closer to the proposal than the listed buildings on Market Street, the development would still intrude into views of the garden areas from them. The end of the burgage plot, which is likely to have been at the boundary of the site with Beech House, would still be discernible but the orientation of the development with its communal garden area to the front would confuse the legibility of the historic land use of the area. The loss of the former garden area to 98 Long Street would diminish the original spacious surroundings to this large bank building/house and its relationship to the adjacent buildings and open space.
12. Accordingly, I conclude that the proposed development would be harmful to the setting of the listed buildings at 11-19 Market Street and 98 Long Street, contrary to Policy ENV16 of the LP and PPG15.

Living conditions

13. The proposed dwellings would have only a single aspect to the front and would be enclosed from this direction by the walled garden. The outlook to the front would be of a high wall in close proximity with shade from the mature trees in the summer. The screen walls which would be needed for privacy would reduce the outlook further. The window sizes are small in comparison with overall room sizes and some of the windows would be recessed behind the front wings to the dwellings, limiting the amount of light further. There would be patio doors to the ground floor front rooms and juliet balconies to the first floor windows but in both cases the windows would be relatively narrow and would not increase the light to any significant degree. Such dwellings might well be marketable but this does not necessarily mean that they would provide satisfactory living conditions for their occupiers, since their daylight and outlook would be restricted.
14. I conclude that the proposed development would be harmful to the living conditions of future occupiers, in terms of daylight and outlook, contrary to Policy ENV11 of the LP.

Conclusions

15. Therefore, for the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

E A Hill

INSPECTOR



Appeal Decision

Site visit made on 13 September 2010

by **Graham C Cundale BA(Hons) MSc**
MRTPI MIEEM

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
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Temple Quay House
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Decision date:
1 October 2010

Appeal Ref: APP/R3705/A/10/2123414

Bank Gardens, rear of 94/96 Long Street, Atherstone CV9 1AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Arragon Properties against the decision of North Warwickshire Borough Council.
- The application Ref PAP/2009/0183, dated 27 April 2009, was refused by notice dated 29 October 2009.
- The development proposed is two 2-bed 2-storey cottages.

Decision

1. **I dismiss the appeal.**

Procedural matters

2. A representative from the Council did not attend my site visit. However, having been granted access by the appellant I was able to carry out my inspection satisfactorily on an unaccompanied basis.
3. My references to 98 Long Street take account of the Council's observation that the list description is incorrectly addressed as No 96. The validity of that observation makes no difference to my conclusions. Nor does the accuracy or otherwise of the above-stated site address, which is based on the application form.

Main issues

4. The main issues in the appeal are as follows.
 - (1) The effects on the character or appearance of the Atherstone Conservation Area and the settings of Listed Buildings at 98 Long Street and 11-19 Market Street.
 - (2) The effect on highway safety.

Reasons

Character and appearance

5. The appeal site comprises an overgrown garden area to the rear of bank premises on Long Street, the main street of Atherstone, a market town with an important medieval legacy. From what I saw and from evidence supplied by the Council I am satisfied that the site forms one of the important and rare green spaces that contribute to the amenity of the Conservation Area. By

virtue of its openness, the site helps to illustrate the town's past socio-economic development. The urban grain hereabouts comprises long burgage plots extending back from historic buildings fronting Long Street and Market Street, including gardens of houses formerly occupied by the wealthy inhabitants of the town. The site lies where the backs of plots on both streets meet.

6. The appellant contends that there were formerly cottages on the site. I find this to be unsubstantiated and insufficient to justify such a significant reduction of the important open quality of the site. The scheme involves the construction of two cottages, parking and turning areas, with a drive and a pedestrian access-way to be taken separately through an existing boundary wall to link with a shared drive in the Post Office Yard. That there has been development within the burgage plots in the past is not in my view a compelling reason for it to continue. By extending development well beyond the existing terrace at Bakers Court and into a notable area of garden land the scheme would harm the amenity, historic interest and legibility of the Conservation Area. Moreover, the development would be visible from public vantage points, for example on Ratcliffe Street.
7. The Council maintains that building two more houses within the historic curtilage of 98 Long Street would result in the loss, not only of the garden, but also of the sense that the Listed Building forms part of a plot of land whose length is probably a survival from the original burgage plot of the medieval period. The form and intensity of the proposed development makes it more akin to the 18th and 19th century 'yards' of Atherstone, associated with industry and worker housing. I find good grounds for this view. It supports my conclusion that the scheme would detract from the interest, distinctiveness and amenity of this area associated as it is with the former gardens and houses for the town's wealthy. Notwithstanding that the site is now part of the grounds of Beech House and walled off from the bank premises, I conclude that the proposed development would not preserve the setting of the Listed Building at No 98.
8. I also consider that it would fail to preserve the settings of Listed Buildings at 11-19 Market Street. Rear elevations of those buildings are impressive and interesting for their visual amenity and architectural interest. In views from the south east, including Ratcliffe Street, they would be partly obscured by the proposed two-storey development, particularly at times when the intervening trees do not have their leaves. Furthermore, I find that the open quality of the area to the rear of the Market Street properties complements the status of these buildings and contributes to their setting, regardless of the present property boundaries. The appeal scheme would reduce this open quality.
9. I conclude that the appeal scheme would neither preserve nor enhance the character or appearance of the Conservation Area, and that it would fail to preserve the settings of Listed Buildings at 98 Long Street and 11-19 Market Street. It is not in accordance with policies ENV16(2) or ENV15(2) of the North Warwickshire Local Plan (2006). In failing to respect or harmonise with its surroundings, or to "positively integrate into" those surroundings, the scheme also conflicts with policies ENV12 and ENV13, as well as core policy 11.

10. The proposal before me takes the form of two separate cottages rather than the 3-dwelling terrace that was the subject of a previous proposal dismissed on appeal in February 2009 (ref. APP/R3705/A/08/2079002). Nevertheless I believe my conclusions are consistent with that appeal decision, which I treat as a material consideration.

Road safety

11. The scheme makes provision for parking and turning vehicles on the site and I consider that planning conditions would be capable of making such arrangements acceptable in safety terms. However, I also believe that the proposed dwellings would be likely to cause a material increase in the traffic using the shared drive leading to the entrance on to North Street. At this entrance I saw that there is poor visibility for motor traffic crossing the footway and joining the highway. In my judgment, and taking into account the objection of the county highway authority, the resulting additional use would not be in the interests of the safety of both those users and the pedestrians and drivers on North Street. Bearing in mind the extent of the land in the appellant's control I am not satisfied that the degree of hazard here could be sufficiently reduced by means of improvements that could be secured by planning conditions.
12. I conclude that the scheme would be prejudicial to road safety. Without a safe vehicular access to the site the scheme conflicts with Local Plan policy ENV14.

Conclusion

13. I have taken into account all the other matters raised in the written representations, including the alterations to PPS3, but find nothing to alter the balance of my overall conclusion that the appeal scheme is contrary to the development plan and would cause unacceptable harm.

G C Cundale

Inspector

RECEIVED

29 SEP 2010

North Warwickshire
Borough Council



Appeal Decision

Site visit made on 13 September 2010

by **Graham C Cundale** BA(Hons) MSc
MRTPI MIEEM

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
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Decision date:
27 September 2010

Appeal Ref: APP/R3705/A/10/2123411
Post Office Yard, North Street, Atherstone CV9 1AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Arragon Properties against the decision of North Warwickshire Borough Council.
- The application Ref PAP/2009/0187, dated 20 April 2009, was refused by notice dated 13 October 2009.
- The development proposed is the conversion of an ex-telephone exchange to 3 one-bed dwellings.

Decision

1. I dismiss the appeal.

Preliminary matter

2. As the correct address of the appeal building is not clear to me, the address given above is taken from the application and includes the post code from the appeal form.

Main issues

3. I consider that the main issues in the appeal are as follows.
 - (1) Whether or not the occupiers of the proposed dwellings would enjoy a satisfactory standard of amenities in accordance with policy ENV11 of the North Warwickshire Local Plan (2006).
 - (2) Whether or not the appeal scheme would preserve or enhance the character or appearance of the Atherstone Conservation Area and would preserve the setting of the Listed Building at Beech House.

Reasons

Amenities

4. A large copper beech tree overhangs the appeal building and I saw that, when in leaf, it casts a considerable shade, especially over the rear of the building. Light to the rear windows, which would serve kitchens and dining rooms, is also restricted by a high boundary wall facing those windows over about a metre or two. Windows at the front of the proposed terrace face a high wall on the other side of the adjoining access drive. Despite the open arrangement of internal living space, I judge that the above-mentioned rooms would have a poor standard of natural light and a very poor outlook. Upstairs rooms would

benefit from dormers and rooflights but I accept the likelihood that occupiers would be apprehensive, perceiving a threat of falling branches. The quality of living conditions would also be limited by vehicles and activity on the drive at the front of the terrace and the lack of private outdoor amenity space for the occupiers.

5. To some extent these shortcomings could be addressed by removing overhanging branches, as suggested in the appellant's arboricultural report. But in my assessment this would involve removing a substantial portion of the tree, which would cause unacceptable harm to the character and appearance of the locality, as explained below. I can conceive of no conditions that would overcome my concern about these matters. I conclude that the prospective occupiers would not enjoy a satisfactory standard of residential amenities and, therefore, that the scheme is not in accordance with policy ENV11 of the Local Plan. It does not support the Plan's objective to secure development of a high quality.

Character and appearance

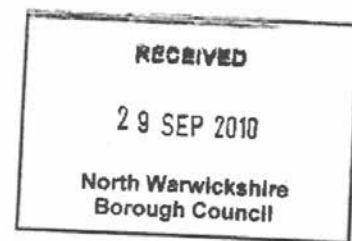
6. I find that the above-mentioned beech tree is an important, well-formed and attractive feature that contributes very positively to the mature character and appearance of the Conservation Area. It is protected by a Tree Preservation Order. The appellant's tree survey describes the tree as an excellent example of the species. I saw that it enhances the setting of Beech House, a Grade II* Listed Building, in the garden of which it grows. I have no reason to doubt that it also has historical interest, as explained by the Atherstone Civic Society.
7. Were the proposed development to be permitted I consider that considerable works to the tree would be needed in the interests of the occupiers' residential amenities. The appellant's arboricultural assessment itself proposes that the branches be pruned where they overhang the building. In my judgment the amount of work necessary would be such as to harm the appearance of the tree, if not its health and life expectancy. Moreover, the residential use of the premises would be most likely to result in irresistible pressure to remove or limit the size of the tree, despite its protected status.
8. For these reasons I conclude that the appeal scheme would not preserve or enhance the character or appearance of the Atherstone Conservation Area and would not preserve the setting of the Listed Building at Beech House. It is contrary to Local Plan policy ENV15 and in my view it would undermine the purpose of the Tree Preservation Order and policy ENV4. It is not in accordance with core policy 3, which requires the protection or enhancement of landscape and townscape character; or with core policy 11, which requires such proposals to respect or enhance their surroundings. I appreciate that the scheme would have some planning benefits, but these would fall far short of outweighing the harm I have identified.

Other matters and overall conclusion

9. In view of its town centre location, no parking provision is made for the appeal scheme. As observed by the county highway authority, a cycle storage facility would be required, and vehicular access would be expected for the purpose of picking up, dropping off, and loading / unloading. The access drive would be narrowed to accommodate what appears to be a walkway at the front of the

appeal building. In view of the other development in the vicinity, the limited space, and the use of the drive and adjacent parking area by other users, I find that more evidence is required to determine whether the requirements of the scheme could be met without affecting traffic movements to an extent that reduces safety. This adds to my concern about the scheme, although my findings on the two main issues are alone sufficient to account for my overall conclusion that the scheme is harmful and contrary to the development plan. I have considered all the other matters raised in the written representations but find nothing to outweigh this harm. Consequently the appeal is dismissed.


Inspector





Appeal Decision

Site visit made on 9 January 2012

by **Alan M Wood MSc FRICS**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 January 2012

Appeal Ref: APP/R3705/A/11/2157984

Land at North Street, Rear of 108 Long Street, Atherstone, CV9 1AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Arragon Properties against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2010/0315, dated 21 June 2010, was refused by notice dated 24 May 2011.
 - The development proposed is two new dwellings.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The application form indicates a development of three dwellings but the proposal was changed to two dwellings during the application process. For the avoidance of doubt, the plans upon which this decision has been made are: 010B, 011B, 012/B and 1/1250 Location Plan.

Application for costs

3. An application for costs was made by Arragon Properties against North Warwickshire Borough Council. This application is the subject of a separate Decision.

Main Issues

4. The effect of the proposed development on the character and appearance of the surrounding area and whether the proposal would preserve or enhance the character or appearance of the Atherstone Conservation Area.

Reasons

5. The Council published its draft Atherstone Conservation Area Appraisal document (ACAA) in 2006. The ACAA has yet to be adopted but has been the subject of public consultation and so I accord it some weight. Figure 4 of the document identifies the appeal site to be within the 'Back Lands' character area. Plan 1 (Ordnance Survey 1902) indicates that a significant proportion of the 'Back Lands' between Ratcliffe Street and Market Street/Place were in the form of generously sized rear gardens serving the properties facing onto Long Street. This included the rear garden of No 108, one of a number of medieval

- burgage plots within the historic core of the town, and this garden incorporated a large part of the appeal site.
6. Although these open spaces have been compromised to some degree by subsequent development, open areas are still evident within the 'Back Lands' in this part of the Conservation Area. In this regard, I concur with the Inspector's comments in relation to an appeal¹ at 98 Long Street where she asserted that the open areas are important in maintaining the locally distinctive urban form of the central area of the town. The appeal site remains as open land and is currently in the form of a car park which was required by conditions attached to the permission when the rear of the retail unit to No 108 was established as apartments. A subsequent appeal decision² however removed the need for the provision of car parking relating to the development. I observed that the site materially contributes to the open setting at the junction of North Street and Ratcliffe Street.
 7. The appeal proposal, which indicates a development of two attached dwellings extending from the rear elevation of the apartments, was preceded by a number of proposals to develop the plot in a similar manner with a terrace of three dwellings. These were resisted by the Council because of their height, length and scale. The proposed development would be reduced in size in comparison to the previous proposals. However, from my observations, the introduction of the proposed dwellings, because of their length and overall scale, would, in my judgement, still unacceptably detract from the openness of this 'Back Lands' site and its wider setting.
 8. Planning Policy Statement 5: *Planning for the Historic Environment* (PPS5) promotes the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. It also requires decision makers to treat favourably proposals which preserve those elements of the setting of heritage assets (e.g. Conservation Areas) that make a positive contribution to the significance of the asset. In this case the openness of this area of 'The Back Lands' would be unacceptably eroded thereby harming the local distinctiveness of the surrounding area and the setting of the Conservation Area.
 9. The proposed dwellings would also significantly obstruct the views across the site, particularly from Ratcliffe Street, to the rear facades of Nos 11 and 13 Market Street, both Grade II Listed Buildings. The Inspector, in a recent appeal decision³ relating to Nos 94/96 Long Street, referred to these rear elevations as being impressive and interesting for their visual amenity and architectural interest. From my observations, I agree with him. The proposal would therefore further harm the setting of this part of the Conservation Area. Where harm has been identified, PPS5 requires that it be weighed against the benefits of the development. In this case there are no significant benefits which would outweigh the harm.
 10. Consequently the proposed dwellings would fail to preserve the elements of its setting which make a positive contribution to the Conservation Area. The proposal would therefore fail to preserve or enhance the character or

¹ APP/R3705/A/08/2079002

² APP/R3705/A/08/2079008

³ APP/R3705/A/10/2123414

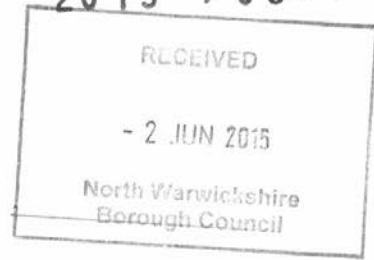
appearance of the Conservation Area and would harm the character and appearance of the surrounding area.

Conclusion

11. Accordingly, I find that the proposed development would conflict with PPS5, and Policy ENV15 of the North Warwickshire Local Plan (2006) which requires that new development should not have a harmful effect on the character, appearance or setting of a Conservation Area and should harmonise with its setting.
12. Having taken full account of all of the matters before me, for the reasons given above, the appeal does not succeed.


Inspector

2015 / 0344



22nd April 2015

BEECH HOUSE

SCHEDULE OF WORKS

This schedule has been prepared following a detailed inspection of the premises noting the present condition and identifying, aside from obvious repair, the preventative maintenance and refurbishment that can be carried out now to ensure the longevity of the building.

Somewhat obviously, the majority of the higher cost items are concerned with exterior repair and refurbishment together with comprehensive damp prevention measures and the provision of modern utility installations.

Aside from the necessity to provide modern utilities however, the repair and refurbishment seeks to replace like for like and, in many cases, actually strives to reinstate certain original features that have been lost in recent decades.

All areas are to be fully photographed and recorded prior to commencement of works.

LOWER GROUND

See General Notes – Damp Eradication and Prevention

Kitchen

- 1 Lift and relay ceramic tiled floor after removal and replacement of perished substructure with appropriate flooring with waterproof membrane. Replace existing ceramic tiles wherever possible and use reclaimed tiles to replace any areas that are broken or unsalvageable.
- 2 Refurbish original door, frame and glazed top lights together with door furniture and over door shelf. **(See General Note – Internal Joinery)**
- 3 Remove remaining wall panel and set aside for reinstallation. Hack off existing perished lime based plasterwork and replace with traditional type material to existing specification.
- 4 Remove and replace lath and plaster ceiling ensuring that existing ceiling height is maintained
- 5 Repair/replace 2 No. windows (these are not original) to the present specification. **(See General Note – Internal Joinery)**
- 6 Refurbish hooks and beam above windows.
- 7 Clean and refurbish fireplace and associated flue and mantel shelf.
- 8 Clean and clear alcove flue associated with absent baking oven.
- 9 Refurbish narrow spit rack cupboard

COST

Sub Total £4,100.00

Cool Store

- 1 Refurbish/ repair door and frame and re-hang door.
- 2 Take up and relay ceramic tiled floor after removal and replacement of perished substructure with appropriate flooring incorporating waterproof membrane. Replace existing ceramic tiles wherever possible and use reclaimed tiles to replace any areas that are broken or unsalvageable.
- 3 Repair/refurbish 1 No. window to the present original specification.
- 4 Remove and replace lath and plaster ceiling ensuring that existing ceiling height is maintained. Refurbish and reinstall meat hooks.
- 5 Repair and refurbish 2 No. meat lockers and associated interior and exterior shelving to original specification.

Sub Total £1,450.00

Larder

- 1 Refurbish/repair door frame and construct new door to replace the missing original.
- 2 Take up and relay brick and screed floor after removal and replacement of perished substructure with appropriate flooring incorporating waterproof membrane. Replace existing bricks wherever possible and use reclaimed brick to replace any areas that are broken or unsalvageable.
- 3 Clean off and repair lime-washed brick walls replacing any damaged bricks with reclaimed materials.
- 4 Refurbish/repair exposed ceiling beams and joists **(See General Note – Floors and Ceilings – Structural Timbers)**

Sub Total £1,450.00

Beverage Cellar

- 1 Refurbish/repair door frame and construct new door to replace the missing original. Also refurbish/repair horizontal board and stud partitioning adjacent to doorway.
- 2 Take up and relay screed floor after removal and replacement of perished substructure with appropriate flooring incorporating waterproof membrane.
- 3 Clean off and repair lime-washed brick walls replacing any damaged bricks with reclaimed materials.
- 4 Refurbish/repair exposed ceiling beams and joists **(See General Note – Floors and Ceilings – Structural Timbers)**

Sub Total £1,300.00

Lower Ground Floor Hallway

- 1 Refurbish/repair stud framed and boarded partition
- 2 Remove and replace asbestos ceiling ensuring that existing ceiling height is maintained
- 3 Take up and relay ceramic tiled floor after removal and replacement of perished substructure with appropriate flooring incorporating waterproof membrane.

Sub Total £1,150.00

Scullery

- 1 Refurbish/repair brick steps to upper floor replacing any damaged bricks with reclaimed materials
- 2 Refurbish/ repair door and frame and re-hang door.
- 3 Take up and relay the brick and ceramic tiled floor after removal and replacement of perished substructure with appropriate flooring incorporating waterproof membrane. Replace any damaged bricks or tiles with reclaimed materials.
- 4 Repair/refurbish 1 No. window to the present original specification.
- 5 Refurbish/repair exposed ceiling beams and joists (**See General Note – Floors and Ceilings – Structural Timbers**) also remove and replace lath and plaster ceiling ensuring that existing ceiling height is maintained.
- 6 Remove existing stone sink and supports prior to floor reinstatement, repair/refurbish as required and reinstate in the same location upon completion of the work.
- 7 Refurbish/repair redundant internal light share window between scullery and lower ground floor hallway to original specification.

Sub Total £3,500.00

GROUND FLOOR

Entrance Hallway

- 1 Refurbish/repair internal faces of the entrance door joinery and over fanlight together with the adjacent sash window (**See General Note – Internal Joinery**)

- 2 Refurbish/repair paneling, architraves, skirting and dado (**See General Note – Internal Joinery**)
- 3 Refurbish/repair and refinish oak floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)
- 4 Refurbish/repair/ refinish corner fireplace including hearth and firebox and clean flue and chimney
- 5 Refurbish/repair Reception Room door frame and door and associated fittings (**See General Note – Internal Joinery**)
- 6 Repair/replace plaster wall finishes as required (**See General Note – Internal Wall and ceiling finishes**)

Sub Total £3,100.00

Front Reception Room

- 1 Carefully remove and set aside wall paneling and associated skirting, dado and bolection moulding.
- 2 Hack off and replace damaged, addled or damp affected sub panel render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
- 3 Refurbish/repair open fronted cabinets (**See General Notes – Joinery Internal**)
- 4 Repair/refurbish 2 No. windows to the present original specification (**See General Note – Internal Joinery**)
- 5 Refurbish/repair/ refinish corner fireplace including hearth and firebox and clean flue and chimney
- 6 Refurbish/repair and refinish oak floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)

Sub Total £5,450.00

Inner Staircase Hallway

- 1 Refurbish/repair paneling, hallway side of dining room door, architraves, skirting, dado and cupboards flanking the approach to the kitchen (**See General Note – Internal Joinery**)
- 2 Refurbish/repair and refinish oak floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)

- 3 Remove existing louvred door to former servant's stairwell and recreate staircase using traditional methods to replicate the removed original.
- 4 Repair/refurbish 1 No. window to the present original specification.

Sub Total £4,500.00

Kitchen

1. Replace 20th C door with new door manufactured to original period specification
2. Repair/refurbish 1 No. window to the present original specification (**See General Note – Internal Joinery**)
3. Strip out existing fittings and hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
4. Remove existing floor covering and refurbish/repair and refinish floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)
- 5 Replace floor covering with ceramic tile to period specification and style
- 7 Install modern fitted kitchen with heritage style units, fixtures and fittings

Sub Total £20,200.00

Rear Vestibule

1. Replace 20th C rear exit door with new door manufactured to original period specification
2. Repair/refurbish 1 No. window to the present original specification.
3. Refurbish/repair serving hatch (**See General Notes – Joinery**) **Internal**

Sub Total £1,250.00

Dining Room

1. Refurbish/repair rear side of Dining Room door frame and door and associated fittings (**See General Note – Internal Joinery**)
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)

- 3 Remove existing floor covering and refurbish/repair and refinish floorboards **(See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers)**
- 4 Repair/refurbish 1 No. window and 1 No. glazed door to the present original specification **(See General Note – Internal Joinery)**
- 5 Refurbish/repair/ refinish fireplace including hearth and firebox and clean flue and chimney

Sub Total £4,800.00

Staircase Stairwell & Half Landings to all Floors

1. Remove and set aside the wall paneling and mouldings reinstating on completion of stairwell and staircase remedial works.
2. Hack off and replace damaged, addled or damp affected render/plasterwork to walls and soffits replacing the same to traditional specification **(See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes)**
3. Remove existing floor covering and refurbish/repair and refinish floorboards **(See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers)**
4. Repair/refurbish entire string, balusters, handrails and bearers **(See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers)**
5. Repair/refurbish 1 No. window to the present original specification **(See General Note – Internal Joinery)**
6. Refurbish/repair stairwell/landing side of door frames and doors (10 No.) and associated fittings giving access to first and second floor rooms **(See General Note – Internal Joinery)**

Sub Total £9,400.00

FIRST FLOOR

Front Bedroom

- 1 Remove existing floor covering and refurbish/repair and refinish floorboards **(See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers)**
- 2 Repair/refurbish 2 No. window to the present original specification **(See General Note – Internal Joinery)**
- 3 Refurbish/repair room side of door frame and door and associated fittings **(See General Note – Internal Joinery)**
- 4 Refurbish/repair/ refinish corner fireplace including hearth and firebox and clean flue and chimney

- 5 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)

Sub Total £2,550.00

Front Reception Room

- 1 Carefully remove and set aside wall paneling and associated skirting, dado and bolection moulding.
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
- 3 Refurbish/repair room side of door frame and door and associated fittings (**See General Note – Internal Joinery**)
- 4 Remove existing floor covering and refurbish/repair and refinish floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)
- 5 Repair/refurbish 3 No. windows to the present original specification (**See General Note – Internal Joinery**)
- 6 Refurbish/repair/ refinish fireplace including hearth and firebox and clean flue and chimney
- 8 Refurbish/repair and refit all wall paneling, skirting, dado and mouldings including the cupboard

Sub Total £7,250.00

Bathroom

- 1 Repair/refurbish 1 No. window and lightshare to the present original specification (**See General Note – Internal Joinery**)
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
- 3 Remove and replace existing bathroom fittings replacing the same with an appropriate period style suite with commensurate floor covering and wall tiling
- 4 Reaffix service bell to wall after completion of works
- 5 Remove 1960's door furniture and replace with period style or reclaimed fittings

Sub Total £1,225.00

Lavatory

- 1 Repair/refurbish 1 No. window and lightshare to the present original specification (**See General Note – Internal Joinery**)
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
- 3 Remove and replace existing bathroom fittings replacing the same with an appropriate period style suite with commensurate floor covering and wall tiling
- 4 Remove 1960's door and replace with period style or reclaimed door to match door patterns of adjacent rooms

Sub Total £875.00

Rear Bedroom

- 1 Refurbish/repair room side of door frame and door and associated fittings (**See General Note – Internal Joinery**)
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
- 3 Remove existing floor covering and refurbish/repair and refinish floorboards (**See General Notes – Internal Joinery and Floors and Ceilings – Structural Timbers**)
- 4 Repair/refurbish 1 No. window and fanlight to the present original specification (**See General Note – Internal Joinery**)

Sub Total £2,400.00

SECOND FLOOR

Front Bedroom

- 1 Refurbish/repair room side of door frames and doors and associated fittings (**See General Note – Internal Joinery**)
- 2 Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)

3 Remove existing floor covering and refurbish/repair and refinish floorboards
(See General Notes – Internal Joinery and Floors and Ceilings –
Structural Timbers)

4 Repair/refurbish 1 No. window to the present original specification (See
General Note – Internal Joinery)

Sub Total £1,700.00

Front Bedroom

1 Refurbish/repair room side of door frames and doors and associated fittings
(See General Note – Internal Joinery)

2 Hack off and replace damaged, addled or damp affected render/plasterwork
to walls and ceilings and replacing the same to traditional specification (See
General Notes – Damp Eradication and Prevention, Floors & Ceilings –
Structural Timbers and Remedial Wall and Ceiling Finishes)

3 Remove existing floor covering and refurbish/repair and refinish floorboards
(See General Notes – Internal Joinery and Floors and Ceilings –
Structural Timbers)

4 Repair/refurbish 1 No. window to the present original specification (See
General Note – Internal Joinery)

Sub Total £1,700.00

Rear Bedroom

1 Refurbish/repair room side of door frames and doors and associated fittings
(See General Note – Internal Joinery)

2 Hack off and replace damaged, addled or damp affected render/plasterwork
to walls and ceilings and replacing the same to traditional specification (See
General Notes – Damp Eradication and Prevention, Floors & Ceilings –
Structural Timbers and Remedial Wall and Ceiling Finishes)

3 Remove existing floor covering and refurbish/repair and refinish floorboards
(See General Notes – Internal Joinery and Floors and Ceilings –
Structural Timbers)

4 Repair/refurbish 1 No. window to the present original specification (See
General Note – Internal Joinery)

Sub Total £1,700.00

Bathroom

1 Refurbish/repair room side of door frames and doors and associated fittings
(See General Note – Internal Joinery)

2. Repair/refurbish 1 No. window to the present original specification (**See General Note – Internal Joinery**)
3. Hack off and replace damaged, addled or damp affected render/plasterwork to walls and ceilings and replacing the same to traditional specification (**See General Notes – Damp Eradication and Prevention, Floors & Ceilings – Structural Timbers and Remedial Wall and Ceiling Finishes**)
4. Remove and replace existing bathroom fittings replacing the same with an appropriate period style suite with commensurate floor covering and wall tiling.

Sub Total £850.00

EXTERIOR

Elevations

1. Clean off all elevations and chimney stacks carefully removing paintwork from stone dressings, banded rustication, columns, modillions, string and keystones.
2. Rake out any perished pointing to the cleaned brickwork and cut out any individually failed or friable bricks replacing with handmade or reclaimed equivalent. Re-point where necessary with traditional mortar.
3. Repair any areas of friable or failing stone to banded rustication, columns, strings and keystones together with the stone lower floor elevation facing material.
4. Clean off and restore low frontage wall, railings and gate ensuring that metal surfaces are thoroughly cleaned and corrosion inhibited prior to eventual redecoration

Sub Total £26,750.00

External Joinery & Rainwater Goods

1. Overhaul the exterior surfaces of all existing windows and doors to the present original specification (**See General Note - External Joinery**)
2. Remove, and thoroughly overhaul all rainwater goods including gutters hopper heads and downspouts ensuring that metals surfaces are thoroughly cleaned and corrosion inhibited prior to eventual decoration.

Sub Total £5,400.00

Main Roof Structure

1. As a contingency allow for the repair of 50% of the rafters, ridge boards and purlins.
2. Carefully strip the roof tile covering and clean and set aside all existing tiles on end at ground floor level discarding any that exhibit cracks or delamination

along their length sourcing replacement similar reclaimed or new equivalent clay tiles.

3. Remove all battens and renew with new battens and counter battens on Tyvek or similar underlay. Refit roof tiles with new Code 5 rolled lead corner cappings to hips, dormers and chimney stacks.

Sub Total £41,750.00

Redecoration

1. All previously decorated surfaces are to be prepared, made stable and redecorated, as original

Sub Total £17,800.00

GENERAL NOTES

Internal Joinery

Overhaul and repair and/or replace all internal joinery to its original specification. In the case of doors and cupboards these shall be adjusted and lubricated as necessary to achieve a good fit in both the open and closed positions and ensure free movement in relation to fixed surrounds. Broken, distorted or poorly fitting catches, hinges and other furniture shall be repaired or replaced to match the original pattern.

Where windows require removal to facilitate repair then overhaul the internal faces of windows will be included as part of **External Joinery**. Where windows do not require removal then repairs will extent so as to provide a fully operational and weather tight window. All mechanisms, hinges and catches etc are to be lubricated and replaced as necessary to achieve a good fit in both open and closed positions and ensure free movement in relation to fixed surrounds.

Paneling, architraves, skirting, dado railing and some staircase components will be required to be removed as part of the process of removal and replacement of defective plaster and render. Removal should be carefully carried out marking the position of each component to ensure accurate replacement. Whilst not in situ, all components are to be cleaned, refurbished/refinished with any rot affected areas cut out and replaced with material to match the original pattern.

Where floor boarding is not required to be removed as part of repairs necessary under the category of **Floors and Ceilings – Structural Timbers** then overhaul will involve the lifting and relaying of any uneven and warped boards ensuring that they reinstated to their original locations so far as practicable. Any rot or beetle infestation affected timbers will be replaced with suitable reclaimed boards of similar material and dimensions. Where margins were intended to be exposed, i.e. to the periphery of the main rooms, those areas will be traditionally re-stained and polished on completion of refurbishment.

External Joinery

Overhaul and repair and/or replace all external joinery including front main, side servants and rear entrance doorways cutting out any areas of rot affected timber and replacing the same using traditional methods. Broken, distorted or poorly fitting catches, hinges and other furniture shall be repaired or replaced to match the original pattern.

Overhaul all windows to include repairing the window sashes, frame and cill to provide a fully operational and weather tight window. All balances, weights, pulleys, mechanisms, hinges, catches, keeps, cords and chain to be adjusted, lubricated and replaced as necessary to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds. Where sections of sash box, window frame, cill member, sash/casement frame, parting beads and stops are rotten, damaged or missing, if in situ or off site repairs to the damaged elements are not possible then wholly or partially replace sections to match existing and to provide a permanent repair for the lifetime of the window.

Damp Eradication & Prevention

Damp eradication will be implemented following the removal of damp affected areas of plaster and render and will centre predominately upon the lower floor basement and the flanking join at the roof verge between the adjacent premises at number 17 and the Market Tavern.

The sub ground level basement will benefit from a tanking method of preventing penetrating and rising damp to be applied whilst the surface finishes of the wall are removed. A similar technique will be employed at the junction of the adjoining roof verges.

A traditional damp proof course will be applied above ground level to eliminate the possibility of rising damp.

All damp prevention work will be carried out according to the recommendations of a specialist contractor.

Sub Total £26,750.00

Floors & Ceilings – Structural Timbers

A full examination of the structural timbers that provide the necessary support to the floors and ceilings will be required as part of the refurbishment, particularly where such timbers are primary supported by walls presently affected by damp.

The timbers present are largely reclaimed from earlier structures and contingency should allow for 25% replacement/repair for defects including rot, beetle infestation and shakes.

On completion of any remedial work and prior to the reinstallation/replacement of any floor or ceiling finishes, all timbers are to be treated to prevent any further rot or beetle infestation.

Sub Total £19,300.00

Remedial Wall & Ceiling Finishes

The internal wall and ceiling finishes consist of traditional plasterwork, large areas of which have suffered from the effects of damp and the deleterious effect of age.

All wall and ceiling finishes are to be inspected and replaced/repared as required using equivalent materials to the original specification.

Contingency should allow for 85% replacement of the wall and ceiling finishes. The investigation and repair of structural timbers to the floors and ceiling is likely to necessitate the removal of all ceiling finishes and it is certain that all basement and ground floor walls will require total replacement.

Sub Total £59,290.00

Electrical Installation

The present electrical installation is unsafe. The replacement installation will include a new sub main from the providers supply feeding a distribution board located within the basement.

The installation will follow the requirements of the 17th Edition Electrical Wiring Regulations except when to follow such regulations will cause damage to existing paneling or joinery.

In such locations, all gangs switches and cabling will be surface mounted at positions likely to cause minimum disturbance.

Sub Total £25,750.00

Central Heating and Domestic Plumbing

The extant plumbing system is scant and inadequate and there is no form of central heating.

The refurbishment will require a modern plumbing installation (Building Regulation Part L & J) combined with a gas fired central heating system with radiators to all principle rooms. Pipe-work will be minimally intrusive as will the radiator mounting system.

This section also includes provision for the replacement and installation of the two bathroom suites and associated fittings required.

Sub Total £22,650.00

Drainage

The existing mains drainage combines surface and foul does not comply with present regulations. Although no changes are proposed to the surfaces of the rear garden area that would require greater surface water attenuation it is probable that the existing drainage system is at the end of its useful life.

The new drainage system will separate foul and surface water and connect to the main drain in accordance with current regulations.

Sub Total £6,750.00

Health & Safety Plan

Preparation of a Construction Phase Health & Safety Plan to incorporate method statements and risk assessments for each phase of work

Sub Total £2,500.00

Scaffolding

Provision of hire scaffolding for 30 weeks at £650.00 per week

Sub Total £19,500.00

Total Cost of Works

£356,090.00

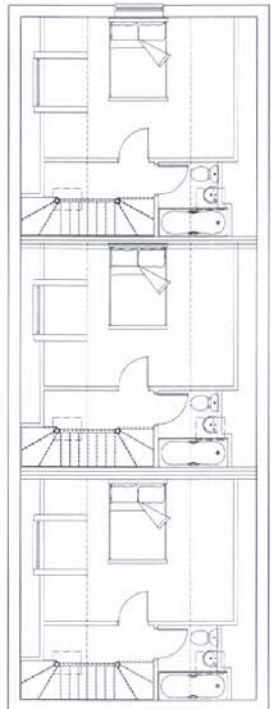
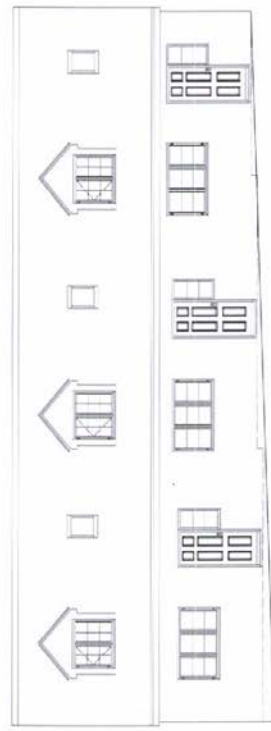
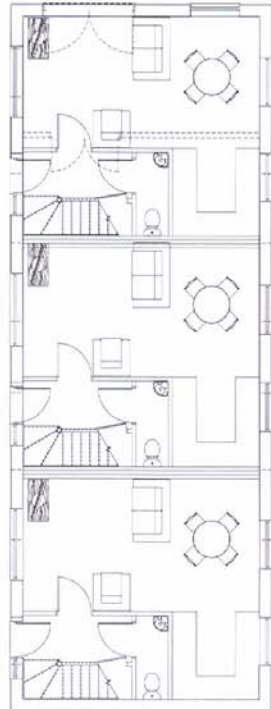
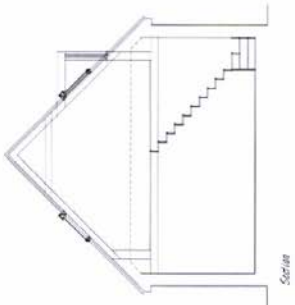
APPENDIX G.



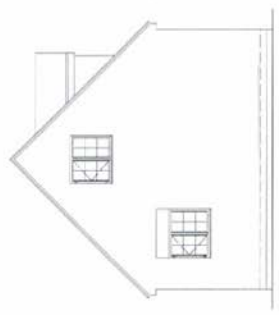
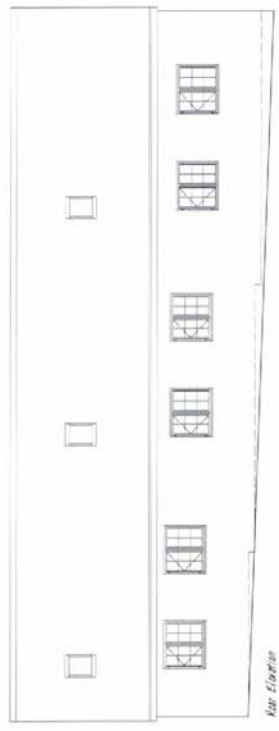
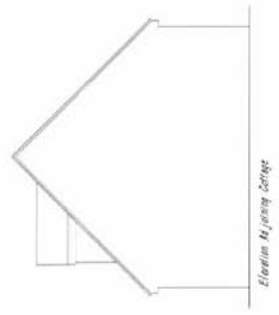
APPENDIX H.

PAP20150234

24.37
 Araya Construction Ltd
 Plot 6/10a York North Street
 Altonville
 Ex-Telekom Exchange
 Scale 1:100
 As Proposed



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 31/07/2015
 PLANNING & DEVELOPMENT
 DIVISION

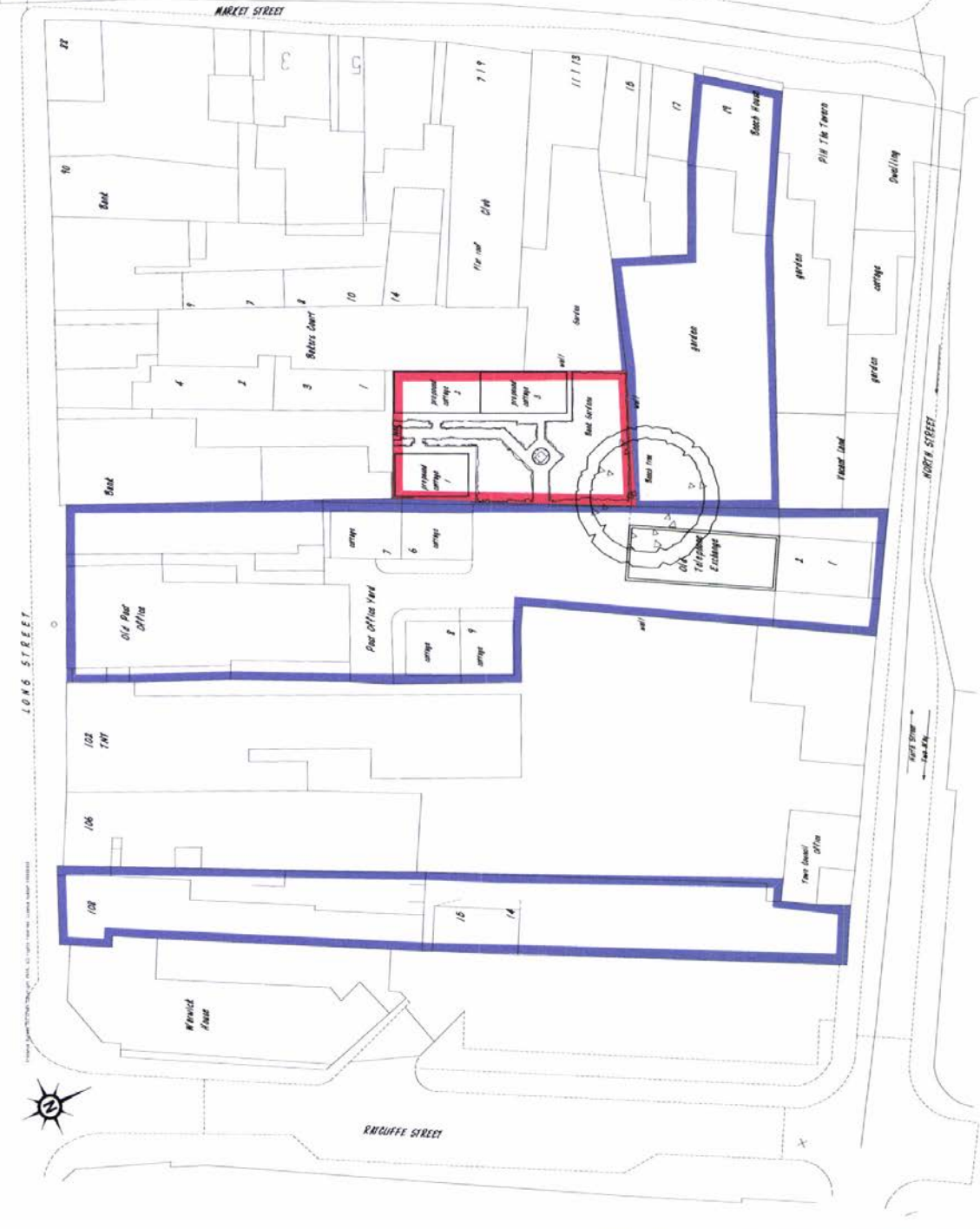


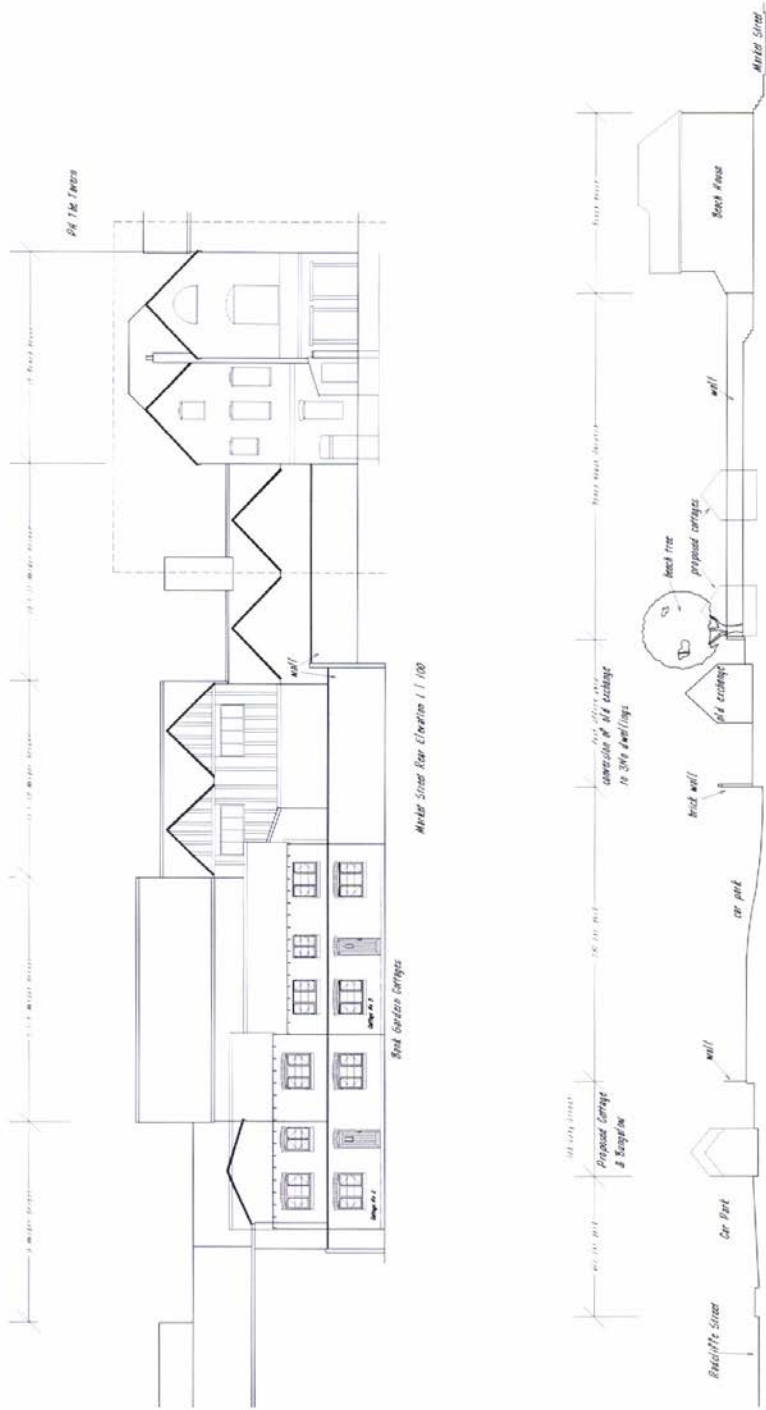
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DIVISION

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Arques Courtyard 2nd
Red Section
East of 14th Long Street
Miscellaneous
SHE 1. 20

Market
Place



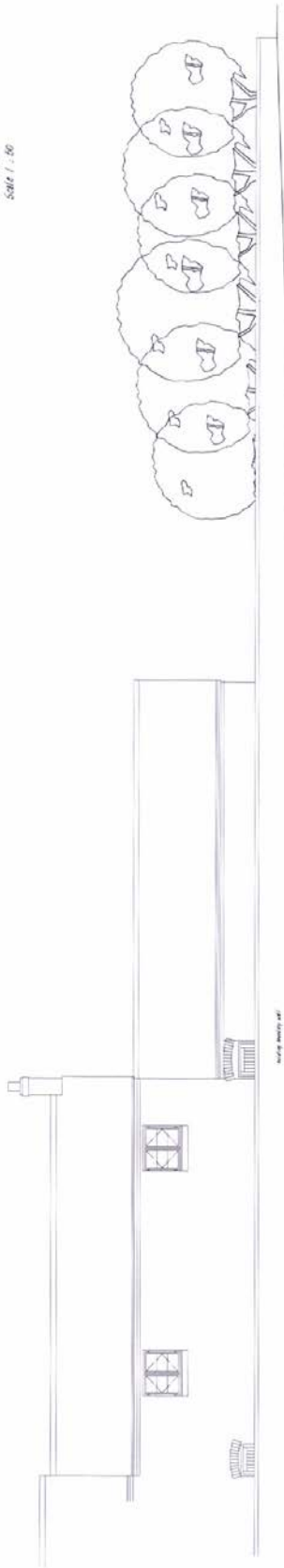


T44-188
 Angus Gledhill U2
 Radcliffe Street
 Part of 14 / 16 Long Street
 Auckland
 Environment & Heritage
 Scale 1 : 100 & 1 : 200



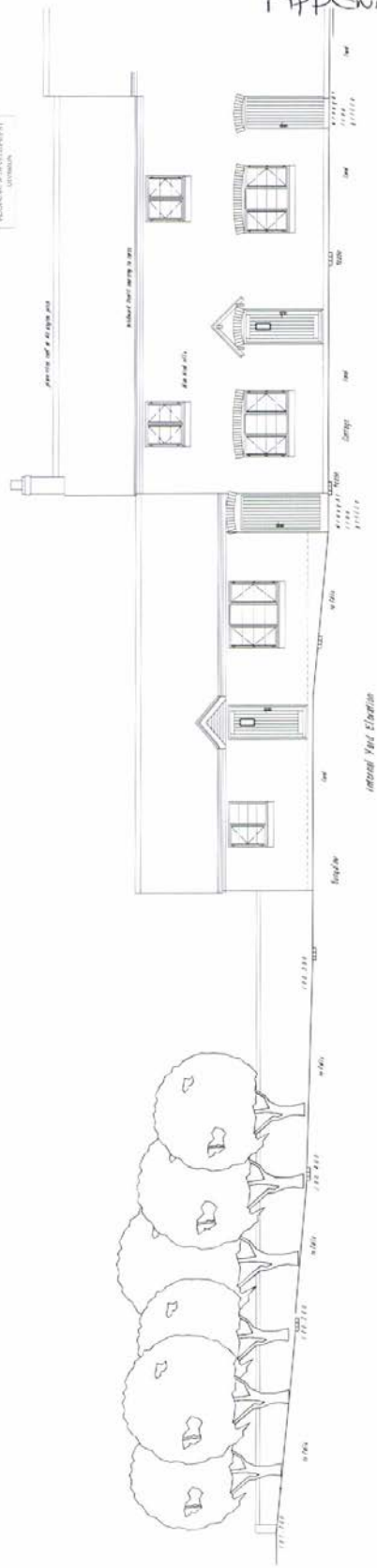
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74/1-22
Argon Observation and
Rear of 108 Day Street
Elevation
Elevations
Scale 1 : 50



Rear of 108 Day Street Elevation

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31/07/2015
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DEPARTMENT
CANTONMENT



Front of 108 Day Street Elevation

APPENDIX L



Historic England

APPENDIX M

WEST MIDLANDS OFFICE

Mr Jeff Brown
North Warwickshire Borough Council
PO Box 6, The Council House
South Street
Atherston
North Warwickshire
CV9 1BG

Direct Dial: 0121 625 6857

Our ref: L00502211

15 March 2016

Dear Mr Brown

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**BEECH HOUSE, MARKET STREET, ATHERSTONE, WARWICKSHIRE, CV9 1ET
Application No PAP/2015/0344**

Thank you for your letter of 24 February 2016 notifying Historic England of the above application.

Summary

Beech House is an early 18th century house of distinction. The proposals for the repair of the house are acceptable in principle. However, the applicants are still some way from demonstrating the need for enabling development.

Historic England Advice

Beech House is a well preserved early 18th century house of considerable distinction, with an impressive interior, including the main staircase and extensive panelling. This is recognised by its listing at Grade II*, placing it amongst the important historic buildings in England. It is included on the Historic England Heritage at Risk Register as it has been empty and slowly decaying for about ten years. It stands within the Atherstone Conservation Area, as do the enabling development proposals.

Initially the applicants argued that there was a necessity to divide the house into several units due to the impossibility of maintaining it as a single house. However, market testing demonstrated that it has a value in its current form with a number of potential purchasers.

The listed building consent application is for extensive repairs Beech House for its continued use as a house (PAP/2015/0344). However, a good deal of detail is still lacking despite negotiations with your conservation adviser. For example, the damp proofing proposals on offer are inappropriate in a historic building and need to be developed after a report from an independent expert applying the latest knowledge in



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

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HistoricEngland.org.uk



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this field.

The other proposals are intended as enabling development to support the repairs. They have all had similar applications refused in the past, and in each case they were dismissed at appeal.

Former Telephone Exchange. The planning application is for the conversion of the building at the rear of 100 Long Street into three dwellings (PAP/2015/0284). The building dates from the 1930s and is of no great significance: it is not covered by any designation save for the Conservation Area.

Old Bank Gardens. The planning permission and listed building consent applications are for the erection of three dwellings within the walled garden behind the Grade II listed buildings at 94/96 Long Street (PAP/2015/0375 and 0283).

Garden behind 108 Long Street. This is a planning application to erect two dwellings in the back garden of the Grade II listed building (PAP/2015/0285).

As the applications affect listed buildings, the statutory requirement is to have special regard to the desirability of preserving the buildings and their settings (section 62, 1990 Act). The Conservation Area brings into play section 72 of the Act which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the area.

National policy considerations with respect to heritage matters are set out in Section 12 of the NPPF. At paragraph 134, in cases like this one which involve less than substantial harm to designated heritage assets, the public benefits should be weighed in the balance. At paragraph 137 planning authorities are told that they should look for opportunities for new development within the setting of heritage assets and in Conservation Areas to enhance or better reveal their significance.

The principles of enabling development are set out in the document which we published in 2008, which have been widely accepted as an appropriate methodology for the consideration of schemes such as this.

The fundamental need from a heritage perspective is to see the Grade II* listed brought back into use. The proposals for the repair of the house are acceptable in principle but need to be worked out in more detail. The applicants are still some distance from demonstrating the need for, and the extent of, the enabling development required in this instance.

To establish the need for enabling development it is necessary for the applicants to demonstrate that there is a conservation deficit and then to show how that deficit can be achieved through the minimum necessary development. The first step involves



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establishing the value of the house in a fully repaired condition and the cost of delivering that. There is still some uncertainty as to what works are needed. For example, without some investigatory work and the application of the appropriate expertise there can be no certainty as to the extent of timber treatment and repair required. Any works to the house also need to consider the improvements to matters such as energy efficiency that could be achieved as a part of the works.

Without a costed schedule of appropriate works it is not possible to establish the level of finance that needs to be raised by enabling development. Having established those figures it is then necessary to examine the proposals for enabling development to see what monies they can deliver and to establish what is the minimum necessary development required. This will involve looking at the merits of each of the associated applications and establishing some order of preference once those schemes have been optimised from a conservation perspective.

The lack of parking provision for Beech House is a matter of concern. In normal circumstances a house of this calibre would be expected to have some parking provision, even in a town centre location where there is on-street parking. A previous proposal for parking in the back garden was refused because, amongst other issues, it involved a large breach in the impressive garden wall. We believe that parking could be provided in the area of the Old Telephone Exchange without too much difficulty, accessible from Beech House through a small door in the garden wall. However, the applicants are arguing that since the marketing exercise proved that the house could sell without parking provision that therefore it is not necessary. When appraising the figures for the enabling development the difference such a provision would make to the end value of the house needs to be considered. It might be the case that parking would enhance the property value sufficiently to considerably reduce the 'conservation deficit'.

We are disappointed that after the opportunity afforded by the agreement in principle to use Beech House as single residence that it has not been possible to progress to a satisfactory resolution of the scheme for Beech House. It is possible to consent that scheme with appropriate conditions to ensure that the works are of the appropriate quality and extent, but that does not necessarily resolve the need for a fully costed scheme to assess the need for enabling development.

Recommendation

The application for the repair of Beech House could be approved subject to appropriate conditions, but the other proposals should be refused if it is not possible to make any further progress in establishing the justification for them in terms of enabling development.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice,



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you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Nicholas Molyneux

Principal Inspector of Historic Buildings and Areas

E-mail: nicholas.molyneux@HistoricEngland.org.uk



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

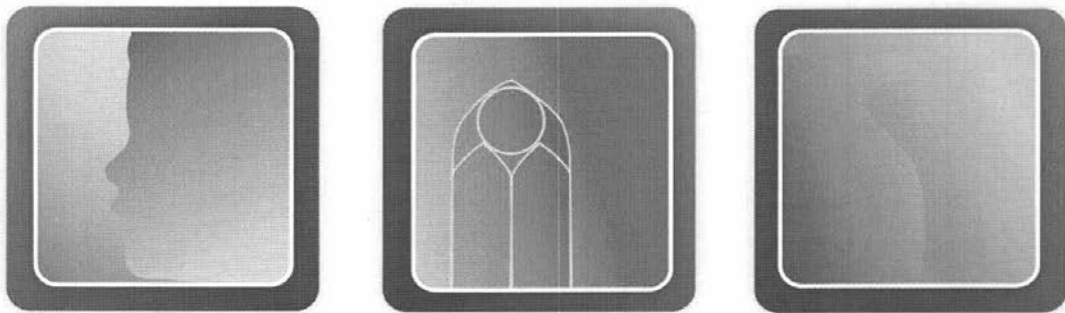
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Beech House Restoration Atherstone Warwickshire

CONSULTATION RESPONSE



understanding heritage matters

Archaeology Warwickshire Report No 1624

MARCH 2016



*Working for
Warwickshire*

Project: Consultation response regarding proposals to carry out three separate developments which would otherwise be against planning policy in order to financially enable the restoration of Beech House an Grade II* Listed building at risk.

Address: Athersone, Warwickshire

Commissioned by: North Warwickshire Borough Council

Project Report No. 1624

Site Code: ABH16

Planning Reference: PAP/2015/0344; PAP/2015/0284;
PAP/2015/0375; PAP/2015/0285

Planning Authority: North Warwickshire Borough Council

Planning Officer: Jeff Brown

Author: Julian Bagg BSc (Hons) IHBC

Report checked by: Stuart Palmer MCIfA

Date: March 2016

Report reference: Bagg, J, 2016, *Beech House Restoration, Atherstone, Warwickshire: Consultation Response*, Archaeology Warwickshire Report 1624.

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fieldarchaeology@warwickshire.gov.uk
www.warwickshire.gov.uk/archaeology

INTRODUCTION

This report provides updated comments on the four associated planning applications as follows:

- Application number PAP/2015/0344 Beech House, 19 Market Street, Atherstone, Warwickshire – Full repair and restoration of the building as a single dwelling
- Application number PAP/2015/0284 Post Office Yard Rear of 100 Long Street, Atherstone - Conversion of ex telephone exchange into 3 no: one bedroom dwellings.
- Application number PAP/2015/0375 Bank Gardens Rear of 94-96 Long Street, Atherstone - Listed Building Application for erection of three dwellings.
- Application number PAP/2015/0285 Land Rear of 108 Long Street, Atherstone - Erection of two dwellings.

Consultation responses were previously issued on 28.10.2015 and should be read in conjunction with this report. Each application is commented in turn and a summary offered.

PAP/2015/0344

Proposal: Application for Listed Building Consent to restore and repair the structure internally and externally in a manner that preserves the original fabric, replaces lost features and sympathetically adds modern facilities at Beech House, 19 Market Street, Atherstone, Warwickshire

Discussion

Beech House is a Grade II* Listed building. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The site also lies within Atherstone Conservation Area As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality.

Beech House is a fine town house dating from 1708 in typical 'Queen Anne' style dominating a prominent position overlooking the market square. The house may have evolved from an earlier building but remains relatively well preserved internally and externally as an early C18th building. There is a later C20th extension to the rear and an un-breached walled garden containing a notable copper beech tree (presumably giving the house its most recent name) which is visible from numerous locations within the Conservation Area. An extensive

basement historically housed a kitchen, scullery and stores. The building latterly functioned as offices with little adaptation but has been uninhabited for an extended period of time. The building is falling into disrepair and is currently on the register of buildings "At Risk" prepared by Historic England.

The proposal is to carry out extensive repairs and renovation of the building in order to present it as a viable family home. The works are itemised in a submitted schedule which including structural repairs, recovering of the roof, remedial damp work and introduction of new plumbing and electrics, bathrooms and kitchen. No alterations to the building have been specified.

It has been identified through consultation and previous planning applications that due to the building's significance as a Grade II* Listed building the most appropriate future use for Beech House is as a single dwelling. The applicant has suggested that the cost of restoring the building as a single dwelling could not be achieved without generating a substantial financial deficit. As the building is a designated heritage asset and appears on the buildings at risk register the applicant is proposing that the financial shortfall required to make the restoration viable (referred to as the conservation deficit) could be generated by further development proposals which would otherwise be contrary to other objectives of national, regional or local planning policy.

The applicant wishes North Warwickshire Borough Council to consider granting consent for three additional proposals which have previously been demonstrated to be contrary to local or national planning policy. These proposals are as follows:

- Application number PAP/2015/0284 Post Office Yard Rear of 100 Long Street, Atherstone - Conversion of ex telephone exchange into 3 no: one bedroom dwellings.
- Application number PAP/2015/0375 Bank Gardens Rear of 94-96 Long Street, Atherstone - Listed Building Application for erection of three dwellings.
- Application number PAP/2015/0285 Land Rear of 108 Long Street, Atherstone Erection of two dwellings.

The criteria for enabling development is set out by Historic England as follows:

Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

- a. it will not materially harm the heritage values of the place or its setting*
- b. it avoids detrimental fragmentation of management of the place;*
- c. it will secure the long term future of the place and, where applicable, its continued use for a sympathetic purpose;*
- d. it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;*
- e. sufficient subsidy is not available from any other source;*
- f. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;*
- g. the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.*

If it is decided that a scheme of enabling development meets all the criteria set out above, planning permission should be granted only if:

- a. the impact of the development is precisely defined at the outset, normally through the granting of full, rather than outline, planning permission;*
- b. the achievement of the heritage objective is securely and enforceably linked to the enabling development, bearing in mind the guidance in ODPM Circular 05/05, Planning obligations;*
- c. the place concerned is repaired to an agreed standard, or the funds to do so made available, as early as possible in the course of the enabling development, ideally at the outset and certainly before completion or occupation; and*
- d. the planning authority closely monitors implementation, if necessary acting promptly to ensure that obligations are fulfilled.*

My comments are as follows:

It will be incumbent upon Historic England or North Warwickshire Borough Council to assess the costs submitted by the applicant in regard to the method in which they have been calculated and whether this is compliant with guidance for enabling development and whether the projected figures demonstrate that the enabling development is the minimum necessary to subsidise the conservation deficit.

Assuming that the figures are acceptable I have assessed the three additional proposals separately to that of Beech House and find that in general the harm generated by the development could be outweighed by the benefit of securing a viable future for Beech House as a single dwelling. This advice is notwithstanding some unresolved issues which are

discussed separately for each application but for which it may be possible to agree a satisfactory resolution.

The significance of Beech House is its age and relatively unaltered state internally and externally, its prominence within the town and the survival of its walled garden. The proposals for Beech house will generally achieve preservation of this significance however I have some concerns that the schedule of works is not detailed enough in regard to some actions to understand the full impact of the works. The schedule is methodical and clearly identifies and considers required actions at each stage however given the nature of the application and the sensitivity of the heritage asset I would seek further clarification regarding the following points:

Stone Repair

I remain concerned that the specification for stone repair and replacement is not sufficiently robust to prevent the unnecessary removal of historic fabric. The Agent has indicated that there is an intention to cut out and replace any 'friable' stonework. I would suggest that it is not generally acceptable to replace stonework on a listed building unless it presents a structural risk. Replacing stonework where the surface is friable for aesthetic reasons rather than consolidating the surface is unnecessary unless a good case can be made for the reinstatement of architectural detail. I suggest that a more conservation led approach is taken and I would prefer to see an initial survey of the elevations identifying any intended stone replacement in order to gauge the potential extent of the work. It is appreciated that the full extent of any future stone repair cannot be accurately specified until close inspection is carried out however an inspection from the ground should give an idea of the extent of work.

Damp Treatment

Remedial damp treatment in historic buildings can be damaging and unnecessary. The specification for the cellar area is to install a tanking system. The basement formed a service area for the house and may have also housed the kitchen. As such much of this historic detail survives within the basement. Tanking the basement will remove or obscure any existing features leaving blank and sterile spaces which would be detrimental to the significance of the listed building. It is appreciated that the damp contractor who specified the tanking is following their best practice in good faith. However in regards to the impact of the significance of the listed building such an invasive process could not be agreed without a more detailed analysis of the source of dampness in relation to managing the environment within the cellar without removing its features and character.

I also question the requirement for an injected damp course which appears wholly unnecessary.

The walled Garden

There is no documented strategy for the garden. The garden and its historic wall are an important element of the scheme. The garden was overgrown and inaccessible at the time of inspection. In the first instance a basic assessment of the stability and extent of likely repair of the walls would be required.

Plans

In order to make clear the nomenclature of the rooms and areas of the building annotated plans and elevations should be provided with the schedule. I understand that the Agent intends to attach such a plan to the schedule of works but as yet this has not been submitted.

Historic Significance

An assessment or interpretation of the significance or importance of the surviving elements within the building should be submitted to inform the repair programme. This would be required in compliance with Paragraph 128 of the National Planning Policy Framework. It is understood that a report of this nature may exist and could be adapted by the Agent but has not yet been submitted.

Garaging/Parking

It is noted that there is no intended provision of parking or garaging. It seems unlikely that a house of this size and end value would be viable without the provision of dedicated parking. This could easily be provided outside the rear of the walled garden either by converting part of the telephone exchange or possibly a suitable designed carport adjacent to the telephone exchange. The nominal provision of parking spaces without garaging or carport is unlikely to be sufficient. It is understood via the Agent that adapting the telephone exchange is not favoured but has not responded regarding the suggestion of a carport next to the exchange. I would support the formation of a pedestrian opening in the North corner of the walled garden in order to access parking in or adjacent to the telephone exchange. I understand that the Agent disputes the requirement for parking however unless firm evidence to the contrary can be produced it seems to me that it is correct to pursue this provision in order to provide a suitably marketable property.

Draft recommendation

Refuse (unless issues discussed above are addressed)

No doubt North Warwickshire Borough Council would wish to encourage the applicant in their endeavours to secure a viable future for Beech House and in general I consider that there is a strong possibility that an approval could be recommended for the combined applications to support this aim. The Agent has responded to my previous consultation response however there remain a number of outstanding issues discussed above which must be resolved in order to be confident that the proposals will achieve the objective of securing an appropriate viable future for Beech House whilst preserving its special interest.

In summary I cannot recommend approval at this time but recommend that the applicant considers revising their schedule of works with accompanying floor plans and elevations and further reports / assessments / methodologies / or plausible commitments to the engagement of specialists for the aspects of the work identified for which concerns have been identified. There is also no submitted assessment or interpretation of the significance or importance of the surviving elements within the building to inform the repair programme. There is also the matter of the lack of appropriate parking or garaging to go with the Beech House as part of its future viability.

I recommend that as a minimum the information submitted should reflect guidance provided in English Heritage publication Conservation Principles: Policies and Guidance (2008) and should be compliant with British Standard BS7913 'Guide to the Conservation of Historic Buildings' (2013).

REFUSAL REASON (if required)

Insufficient information is available to assess whether the proposal would preserve the building or its setting or any features of special architectural or historic interest it possesses. Elements of the proposal such as tanking of the cellar would result in the extensive removal or obscuring of historic features and appears unjustified.

The harm generated by this proposal in its current form is not outweighed by any resultant public benefits including contribution to the enabling development benefitting Beech House. As such the proposal would conflict with the objectives of saved Local Plan Policy ENV15 and ENV16, policy guidance in the NPPF and Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF.

PAP/2015/0284

Proposal: Consultation response for a planning application for Conversion of ex telephone exchange into 3 no: one bedroom dwellings at Post Office Yard to the rear of 100 Long Street, Atherstone, Warwickshire

Discussion

The building is not listed and consists of an ex telephone exchange dating from the second half of C20th. The building runs along a burgage plot to the rear of 100 Long Street and shares a boundary with the rear walled garden of Beech House which is a Grade II* Listed building. The site also lies within Atherstone Conservation Area. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality and the setting of the listed building.

The proposal is to convert the building into three dwellings by creating new door and window openings, rooflights and dormers and internal subdivision and conversion. This application is submitted as part of an enabling development to raise revenue to restore the Grade II* Listed Beech House and should be read in conjunction with application numbers PAP/2015/0344, PAP/2015/0375 and PAP/2015/0285.

The proposal for this building is similar to a previous application PAP/2009/0187 which was refused, the decision appealed by the applicant and the appeal dismissed by the Planning Inspectorate. Reconsideration of this proposal has been submitted on the basis that the concept of enabling development allows proposals that would otherwise be contrary to local and national planning objectives to be permitted in order to secure the future of an important heritage asset (Beech House). However despite the proposal being contrary to planning objectives it nevertheless must not materially harm the heritage values of the heritage asset or its setting.

My comments are as follows:

In 2009 the inspector identified that the beech tree (from which Beech House presumably got its name) was an excellent example of its kind and an important well formed and attractive feature that contributes very positively to the mature character of the Conservation Area. The inspector also considered that the tree enhances the setting of the Grade II* Listed Beech House in the garden of which it grows and that some historical interest was also attached to the tree. The Inspector considered that were the application to be permitted considerable works would be required to reduce the tree in the interests of the occupier's residential

amenity. The amount of work necessary would be such that it would harm the appearance of the tree and possibly its health and life expectancy. The issues concerning the tree and the occupiers include branches overhanging the building and shading out light within the property in regard to rear windows and rooflights.

It is now over five years since the inspector's site visit however I have no reason to believe that the positive contribution of the tree to the setting of the listed building and the Conservation Area have changed or the threat to the tree from the proposed development has diminished. I consider that despite the potential benefits of enabling development the threat to the tree as a major positive visual and historic component of the Conservation Area and the Curtilage of Beech House are unacceptable.

The tree is uncommon due to its size, age and leaf colour. It is a living entity and whilst it remains healthy and alive in its current form it brings a unique character to this part of the townscape. If it is reduced or lost this component of the urban landscape cannot be reinstated or replicated in the same way as the built environment. Therefore any actions that adversely affect this tree cannot be reversed and require very careful consideration. These comments are not made from the perspective of arboriculture but as a matter of urban design.

I have no objections to the principle of conversion of the ex-telephone exchange to residential use. Considering that the issues with the tree result from shading out of proposed windows and overhanging the building it may be possible to amend the design to address these issues. Firstly in terms of shading this predominantly affects windows on the rear ground floor and the rooflights in the rear roof slope. The internal depth of the existing building is such that were the kitchen, stairs and bathroom moved to the back of the houses and the rear windows and roof lights eliminated and the front ground floor windows enlarged it is possible that the conversion would still function with adequate natural light (subject to building regulations) without perceived shading from the tree. Furthermore it may be necessary to reduce the extent of residential conversion beneath the crown protection area of the tree. It was previously suggested that the South Western end of the building should be used as garaging for the residents of Beech House but this has been rejected by the applicant.

Since my last consultation response no further information or documentation has been submitted nor have any measures been suggested that would alleviate future pressure from

new residents of the converted exchange to have the tree reduced in order to reduce over-shading. Therefore if the development proceeds in its current form the tree will likely be at risk. I suggest that NWBC engage expert opinion from a development control arboriculturalist regarding the matter of shading.

Draft recommendation

Refuse (unless issues discussed above are addressed)

I am supportive of the principle of the conversion of the telephone exchange to residential use. However, notwithstanding issues regarding enabling development, the application cannot be approved unless it can be demonstrated that the proposal secures the protection of the adjacent beech tree in relation to shade patterns across the new development.

REFUSAL REASON (if required)

The proposal in its current form threatens the appearance and future wellbeing of the beech tree within the curtilage of Grade II Listed Beech House. The tree is prominent and an excellent example with historic interest which contributes very positively to the mature character of the Conservation Area and enhances the setting of the listed building.*

The harm generated by this proposal in its current form is not outweighed by any resultant public benefits including contribution to the enabling development benefitting Beech House. As such the proposal would conflict with the objectives of saved Local Plan Policy ENV15 and ENV16, policy guidance in the NPPF and Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF.

PAP/2015/0285

Proposal: Erection of 2 no: dwellings at Land Rear of 108 Long Street, Atherstone, Warwickshire

Discussion

The site forms a narrow undeveloped burgage plot to the rear of 108 Long Street (unlisted building). The site also lies within Atherstone Conservation Area. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality and the setting of the listed building.

The proposal is to construct a single storey and a two storey dwelling in a linear orientation along one edge of the plot. The design of the buildings are simple and reflect the local form. This application is submitted as part of an enabling development to raise revenue to restore the Grade II* Listed Beech House and should be read in conjunction with application numbers PAP/2015/0344, PAP/2015/0375 and PAP/2015/0284.

The proposal for this plot is similar to a previous application PAP/2010/0315 which was refused, the decision appealed by the applicant and the appeal dismissed by the Planning Inspectorate. Reconsideration of this proposal has been submitted on the basis that the concept of enabling development allows proposals that would otherwise be contrary to local and national planning objectives to be permitted in order to secure the future of an important heritage asset (Beech House). However despite the proposal being contrary to planning objectives it nevertheless must not materially harm the heritage values of the heritage asset or its setting.

My comments are as follows:

The form, grain and design of the proposed dwellings respects the character of the conservation area. The issues previously raised by the planning inspector where that the development would erode on the characteristic openness of this area of townscape which is identified as 'The Back Lands'. The Inspector went on to state that the proposal would also obstruct views across the site towards impressive and interesting rear elevations of Nos 11 and 13 Market Street (both listed buildings). The importance of the sense of relative of openness and views of the rear of historic properties has also been raised in relation to other development proposals in this area.

Whilst I agree with the general observations of the Inspector in regard to the elements which contribute to the significance of this part of the conservation area it is not uncommon for back plots to include subservient linear outbuildings or additional dwellings. In the case of this area of Atherstone the current situation is one of random and piecemeal development, mostly parking with varying quality of enclosure. It is also noted that permission has been granted for a new brick wall enclosing an adjacent burgage plot. Views across to the rear of historic buildings are often an intriguing delight in historic towns and create a unique character resulting from historic accretions to the working elevations of buildings without design or aesthetic intent. The views of the rear of Nos 11 and 13 Market Street do not form part of a designed vista and would still be available following development but not necessarily from all

the previous locations in Radcliffe Street. It is debatable in any case what views would remain following construction of the recently permitted wall on the adjacent plot.

It is clear that the inspector has established that this development proposal would be contrary to local and national planning objectives. However in my opinion the harm identified as a result of the impact upon the character of this part of the conservation area is outweighed by the benefits resulting from securing a viable future for Beech House.

Draft recommendation:

Approve (Conditions are suggested at end of report)

PAP/2015/0375

Proposal: Consultation response for listed building consent application to erect three dwellings at Bank Gardens Rear of 94-96 Long Street, Athersone, Warwickshire

Discussion

The site forms a previously undeveloped walled garden to the rear of 94 Long Street and Bank House, Long Street (both Grade II Listed). The site also lies within Atherstone Conservation Area. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality and the setting of the listed building.

The proposal is to construct a single storey and two two storey dwellings against the walls within the plot. The designs of the buildings are simple and reflect the local form. This application is submitted as part of an enabling development to raise revenue to restore the Grade II* Listed Beech House and should be read in conjunction with application numbers PAP/2015/0344, PAP/2015/0285 and PAP/2015/0284.

The proposal for this plot has limited similarities to a previous application within the same plot PAP/2009/0183 which was refused, the decision appealed by the applicant and the appeal dismissed by the Planning Inspectorate. This amended proposal has been submitted on the basis that the concept of enabling development allows proposals that would otherwise be contrary to local and national planning objectives to be permitted in order to secure the future of an important heritage asset (Beech House). However despite the proposal being contrary to planning objectives it nevertheless must not materially harm the heritage values of the heritage asset or its setting.

It is noted that the Heritage Statement submitted in June 2015 refers to Planning Policy Statement 5 (PPS5) which is not current policy having been revoked with the introduction of the National Planning Policy Framework in March 2012. The PPS5 guidance did remain valid until the introduction of the National Planning Policy Guidance (NPPG) in March 2014 but is no longer current.

My comments are as follows:

No access to the interior of the walled garden was provided at the time of my visit therefore I cannot comment on any features of interest that may affected be within the plot. This consultation response is assessed on the basis that the walled plot is devoid of features (which may not transpire to be the case).

The walled garden is identified by the Planning inspector and the Conservation Area Designation Appraisal (1995) as an important open area within the Conservation Area. The wall around the garden is not historic in all areas but is likely to follow a historic boundary. No interpretation of the historic evolution of the walled garden (its form or fabric) has been provided. Cartographic evidence from historic maps suggest that this plot has been a garden relating to either Bank House or No 94 Long Street since the late C19th.

Two aspects of the previous proposal that are different from the previously refused application are the design, form location and orientation of the proposed buildings and that the proposal does not include breaching of the wall to provide vehicular access and parking. In regard to both these elements the current scheme is a substantial improvement in favour of the preservation of the character of the conservation area. The previous house designs were semi-detached housing at juxtaposition to the orientation and grain of the historic development within the surrounding burgage plots. The current proposal orientated the buildings in line with the prevailing grain of burgage development. The proposal to eliminate vehicular access will maintain the strong sense of enclosure within the walled area and there will now be a degree of pedestrian public access which is a positive measure.

There is insufficient information regarding the precise intentions for the perimeter wall of the walled garden. The Heritage Statement intimates that the wall will be reduced along the Eastern side but there is no further information in relation to this aspect of the proposal. I have concerns regarding the removal of any of the wall other than provision of a pedestrian gateway.

I also have concerns regarding the potential for the proposal to threaten the appearance and future wellbeing of the beech tree within the curtilage of adjacent Grade II* Listed Beech House. As discussed fully in relation to associated application PAP/2015/0284 the tree is prominent and an excellent example with historic interest which contributes very positively to the mature character of the Conservation Area and enhances the setting of the listed building. If the shade cast by the tree affects the amenity of the new occupants of the development this may generate pressure to reduce the size of the tree which would be undesirable in terms of its impact upon character of the Conservation Area and the setting of Beech House.

The development would cause harm to the openness of the conservation area and would compromise the historic importance of the plot as one of only two surviving walled gardens within this part of Atherstone. This aspect of the impact of the development proposal would be contrary to local and national planning objectives. However in my opinion the harm identified as a result of the impact upon the character of this part of the conservation area is potentially outweighed by the benefits resulting from securing a viable future for Beech House if matters regarding the alterations to the perimeter wall and impacts upon the tree can be resolved.

Since my last consultation response the Agent has indicated that they are willing to retain the wall in its current form with access gained via a newly formed pedestrian doorway. This would address my concerns regarding the wall however no amendment of plans has yet been submitted.

Since my last consultation response no assessment of overshading of the development by the beech tree has been forthcoming from either the applicant or NWBC. We therefore have no information by which to assess whether if development proceeds in its current form there will be future pressure from the residents to have the tree reduced due to overshading. I suggest that NWBC engage expert opinion from a development control arboriculturalist regarding the matter of shading.

Draft recommendation

Refuse (unless issues discussed above are addressed)

I am generally supportive of this application however there are two outstanding issues where further clarification is required:

- The extent of the proposed removal or reduction in height of area of the walled garden.
- Reassurance is secured regarding the protection of the adjacent beech tree in relation to shade patterns across the new development.

REFUSAL REASON (if required)

Insufficient information is available to assess whether the development threatens the appearance and future wellbeing of the beech tree within the curtilage of Grade II Listed Beech House. The tree is prominent and an excellent example with historic interest which contributes very positively to the mature character of the Conservation Area and enhances the setting of the listed building. The proposal also involves the removal of a substantial section of the historic walled garden which would be harmful to the significance of this designated heritage asset and the appearance of the locality.*

The harm generated by this proposal in its current form is not outweighed by any resultant public benefits including contribution to the enabling development benefitting Beech House. As such the proposal would conflict with the objectives of saved Local Plan Policy ENV15 and ENV16, policy guidance in the NPPF and Section 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF.

SUMMARY

As a package of enabling development the approval of these applications are interdependent and only the application for Beech House could be approved independently, all three other applications are by default, against policy (all applications have been previously dismissed at appeal). Enabling development relies on a strong financial justification and clear and comprehensive specification for which I would expect Historic England to provide a robust steer (No comments have yet been received). Overall and notwithstanding the outcome of the financial case I consider that it will be possible to grant consent for the package of measures but not until the outstanding issues currently identified in this report have been addressed by the applicant.

PAP/2015/0344 Beech House

I cannot recommend approval of this application in its current form due to issues regarding a lack of information and potentially inappropriate or unjustified interventions. There is also the matter of the lack of appropriate parking or garaging to go with Beech House as part of its

future viability. However I consider that all these issues could be easily addressed with further input from the applicant.

PAP/2015/0284 Post Office Yard Rear of 100 Long Street

I cannot recommend approval of this application in its current form due to issues regarding the potential risk to the landmark beech tree. However I consider that all these issues could potentially be addressed by reconfiguring the interior layout and fenestration of the conversion of the telephone exchange. I also suggest that NWBC engage expert opinion from a development control arboriculturalist regarding the matter of shading.

PAP/2015/0285 Land Rear of 108 Long Street

The application could be approved in its current form as part of an enabling development.

PAP/2015/0375 Bank Gardens Rear of 94-96 Long Street

I cannot recommend approval of this application in its current form due to issues regarding the potential risk to the landmark beech tree and removal of a section of the historic wall. However I consider that all these issues could be easily addressed with further input from the applicant. I also suggest that NWBC engage expert opinion from a development control arboriculturalist regarding the matter of shading.

RECOMMENDED CONDITIONS:

In regard to applications PAP/2015/0375 Bank Gardens and PAP/2015/0284 Post Office, should the applications be approved I offer the following conditions relating to the new buildings:

Pre-commencement

Sample wall and roofing materials

Sample panel of brickwork (1m x 1m to remain on site until completion).

Design of windows and doors to be secured through details (1:5 scale cross sections).

Details of the alterations to the perimeter wall including access (scaled drawings)

General

Windows to be painted timber flush casement design

Window and external door reveals to be recessed by at least 75mm

Note: No enabling development should be permitted to commence until the work to secure the future viability of Beech House has been completed or legally secured.

**Valuation Report for
Beech House
Atherstone
Warwickshire
CV9 1ET**



Report for:
Mr Jeff Brown
Head of Development Control
Services
North Warwickshire Borough Council

Prepared by:

**RICS Registered Valuer
DVS**

Tel: 03000 501 635

Case Number: 1501791

Date: 29th May 2014

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1. Introduction

We refer to your instructions sent initially to our colleague [redacted] dated 2nd April 2014 and our subsequent terms of engagement dated 29th April 2014.

DVS have inspected Beech House, Market Street, Atherstone, Warwickshire, CV9 1ET and valued the property and we are pleased to report to you as follows.

2. Valuation Parameters

2.1 Identification of Client

North Warwickshire Borough Council.

2.2 Purpose of Valuation

Market Value report of Beech House.

2.3 Subject of the Valuation

This report concerns Beech House, Market Street, Atherstone, Warwickshire, CV9 1ET. The property is a large Grade II* listed mid-terraced town house with a walled garden to the rear. No parking is available at the property.

2.4 Date of Valuation

The date of valuation is 29th May 2014. Please note that values change over time and that a valuation given on a particular date may not be valid on an earlier or later date.

2.5 Confirmation of Standards

The valuation has been prepared in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation - Professional Standards 2014 UK Edition, commonly known as the Red Book.

Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

2.6 Agreed Departures from the RICS Professional Standards

There are no departures beyond those restrictions on the extent of investigations and survey, and the assumptions, stated below.

2.7 Basis of Value

The basis of value adopted is Market Value which is defined at VPS 4, para 1.2 as:

'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

2.8 Special Assumptions

There are no special assumptions.

2.9 Nature and Source of Information Relied Upon

We have assumed that all information provided by, or on behalf of you, in connection with this instruction is correct without further verification – for example, details of tenure, tenancies, planning consents, etc.

Our advice is dependent upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of our valuation may be affected.

In order to prepare our valuation we have also used various sources to gather comparable information and cost information - such as Rightmove, agents websites, SDLT databases, BCIS and SPONS cost guides.

2.10 Date of Inspection

The property was inspected on Friday 9th May 2014 by [redacted] and [redacted] of DVS. [redacted] is a qualified Building Surveyor (BS) and has advised upon the refurbishment costs required at the property.

2.11 Extent of Investigations, Survey Restrictions and Assumptions

An assumption in this context is a limitation on the extent of the investigations or enquiries undertaken by the valuer. The following agreed assumptions have been applied in respect of your instruction, reflecting restrictions to the extent of our investigations.

- Such inspection of the property and investigations as the Valuer considered professionally adequate and possible in the particular circumstance was undertaken. This comprised undertaking a non-intrusive internal inspection of the property with ground level external inspection of the high level external elements.
- During the building survey we undertook no inspection of covered, unexposed or inaccessible parts of the property. The Valuer has had regard to the apparent state of repair and condition, and assumed that inspection of those parts not inspected would reveal defects as noted, unless they are aware of indication to the contrary. The building services have not been tested. No responsibility can therefore be accepted for identification or notification of property or services' defects that would only be apparent following further detailed survey, testing or inspection.

- It has been assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoings.
- It has been assumed that the property and its value are unaffected by any statutory notice or proposal or by any matters that would be revealed by a local search and replies to the usual enquiries, and that neither the construction of the property nor its condition, use or intended use was, is or will be unlawful or in breach of any covenant.
- Valuations include that plant that is usually considered to be an integral part of the building or structure and essential for its effective use (for example building services installations), but exclude all machinery and business assets that comprise process plant, machinery and equipment unless otherwise stated and required.
- It has been assumed that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated. However where an inspection was made and obvious signs of such materials or techniques were observed, this will be drawn to your attention and captured in this report.
- No access audit has been undertaken to ascertain compliance with the Equality Act 2010 and it has been assumed that the premises are compliant unless stated otherwise in this report.
- No environmental assessment of the property (including its site) and neighbouring properties has been provided to or by the VOA, nor is the VOA instructed to arrange consultants to investigate any matters with regard to flooding, contamination or the presence of radon gas or other hazardous substances. No search of contaminated land registers has been made.

However, where an inspection was made and obvious signs of contamination or other adverse environmental impact were visible this will have been advised to you, further instructions requested and the observations captured in the report. Where such signs were not evident during any inspection made, it has been assumed that the property (including its site) and neighbouring properties are not contaminated and are free of radon gas, hazardous substances and other adverse environmental impacts. Where a risk of flooding is identified during any inspection made, or from knowledge of the locality, this will be reported to you. The absence of any such indication should not be taken as implying a guarantee that flooding can never occur.

- No allowances have been made for any rights obligations or liabilities arising from the Defective Premises Act 1972.

3. Property Information

3.1 Situation and Description.

Beech House is a large Grade II* Listed mid terraced building lying on the Market Square which is situated in the centre of Atherstone. Atherstone is a market town of some 8,000 population. The town is situated 5 miles northwest of Nuneaton, and 13 miles north of the nearest major city Coventry. Atherstone benefits from good transport links (the main arterial routes the A5 and M42 motorway are close by) and partly due to this the town has benefitted from several major companies setting up their head office operations and/or national distribution centres in the town.

Beech House is a four storey house constructed in 1708, and whilst it has a basement and a walled rear garden there is no vehicular access to the rear. There is a substantial copper beech tree within the rear garden, which is protected by a Tree Preservation Order. The property lies on the main Market Street in the town amongst a streetscape of similarly proportioned buildings facing the market square. Surrounding property use varies and is mixed commercial, retail and residential. The upper floors of the house look out to the rear over the beer garden belonging to the public house next door.

The premises have been vacant for several years and are in a current state of disrepair. They have been entered onto the English Heritage at risk register (list entry number 1185175).

3.2 Tenure

Freehold with vacant possession.

3.3 Easements and Restrictions

We are not aware of any easements or restriction on the property which would affect value.

However as the property is Grade II* listed and within a conservation area this will impact upon potential changes of use and refurbishment costs/details.

3.4 Site Area

0.18 acres/ 0.07 hectares.

3.5 Floor Area

All GIA per the RICS Code of Measuring Practice taken from provided plans;
Basement - 85m²
Ground floor - 108m²
First floor - 107m²
Second floor - 83m²

3.6 Accommodation

The property comprises of a single four storey mid terraced residential house. There is a walled garden to the rear of the property to which there is no vehicular access. The original parts of the building date from the early 1700's with later adaptations and restrictions.

The majority of the building is of timber framed construction with exposed brick walls surmounted by multi pitched timber roof with plain clay tile covering. Generally the windows comprise of single glazed hardwood sashes of various sizes and ages and hardwood doors, all with paint finish.

3.7 Defects and Repair

As at the date of inspection our BS advises that in its current condition the building is uninhabitable. There are several roof leaks, the external front wall and internal wall of the side passage bow significantly, external joinery is extensively rot affected, sections of rainwater goods are missing or corroded and the chimneys appear unstable. Internally there is extensive damage to the plastered surfaces, evidence of insect attack and decay to the timber frame, other timber members and joinery and there is excessive dampness present in the basement. The two bathrooms located on the first and second floor and the kitchen to the ground floor are dated, as are the electrical and heating installations. The rear garden is also overgrown.

However without undertaking extensive opening up works and further detailed investigations the full extent of the above defects cannot be fully quantified. During the inspection the electricity was turned off and the kitchen and majority of the basement were inspected using torch light. Furniture, chattels and carpets were in-situ in several rooms limiting access also.

The DVS BS has estimated that the approximate cost of repairing the building for use as a single dwelling would be in the order of £340,000 excluding VAT (this includes a contingency of 10%, preliminaries of 15% and fees of 15%).

3.8 Services

It is assumed that the building is connected to mains drainage, water and gas supply but on the date of inspections these services were not turned on. A dated gas boiler located in the basement together with a range of radiators comprises the current heating system. Several hot water tanks with immersion heaters provide hot water.

3.9 Access and Highways

The property lies on Market Street which is a main adopted highway in the heart of Atherstone. There is no parking or vehicular access to the garden of the property. Parking to the front is restricted with single and double yellow lines and has limited availability.

3.10 Energy Performance Certificate

Not applicable.

3.11 Planning

We have made no formal enquiries of the Planning Authority but we are aware that there have been numerous planning applications made at the property. We are aware it lies wholly within the towns Conservation Area.

No assessment has been made as to whether unauthorised alterations which may represent a breach of planning regulations have been undertaken. If there is the suspicion that any such works have been undertaken we would recommend that further investigations should be carried out.

3.12 Equality Act 2010

Whilst we have had regard to the provisions of the Equality Act 2010 in making this report, we have not undertaken an access audit nor been provided with such a report. It is recommended that you commission an access audit to be undertaken by an appropriate specialist in order to determine the likely extent and cost of any alterations that might be required to be made to the premises or to your working practices in relation to the premises in order to comply with the Act.

3.13 Mineral Stability

The property is situated in an underground mining area and in view of the possibility of mine workings and the increased risk of damage from underground mining subsidence it is recommended that a report is obtained from the Agency's Mineral Valuer. However as you have not requested such a report you are deemed to have instructed the Agency to assume in arriving at its valuation:

- (1) that the property valued is not at the date of valuation affected by any mining subsidence and will not be so affected in the future, and
- (2) that the site is stable and will not occasion any extraordinary costs with regard to Mining Subsidence.

You hereby accept that the Board of HMRC for and on behalf of the Agency and its employees cannot, in these circumstances, provide any warranty, representation or assurance whatsoever to you or any third party as to the mineral stability or otherwise of the subject property valued. You hereby agree to waive any claim which you might otherwise have had against the Board, the Agency or any of their employees for negligence or breach of contract arising from any loss or damage suffered as a result of your specific instructions to take no account of any matters that might reasonably be expected to have been disclosed by an Underground Mining Subsidence Report.

3.14 Environmental Factors Observed or Identified

Asbestos may be present in the construction of parts of the heating system. While this material remains intact and in good condition the asbestos fibres are likely to be safe but specialist advice should be sought in the event of alteration, maintenance or demolition. No other contamination was noted or observed in the grounds or main building and as a long term use history is available we have assumed that none other is in evidence.

4. Valuation

4.1 Valuation Methodology / Approach and Reasoning

In order to value the property we considered several possible options;

Rehabilitation as a single residential unit.

The property could undoubtedly be rehabilitated as a single residential unit but the costs of repair and the refurbishment would be substantial. Given the location, size of grounds and lack of parking we would suggest however that it would be possible to spend the same amount of money and secure a property close by which would need less work, would have a preferable location and have larger grounds and parking. This will depress the market for this property in this use and financial viability would therefore be a consideration.

Conversion to multiple residential units.

The property could be converted into several residential units but the conversion costs, listed status and suitability of the layout to enable such a change make this unviable in the current market we would suggest. The lack of parking for multiple residential units also weighs against such a proposal in marketability and planning terms. Account must also be taken of related liabilities such as additional costs incurred in complying with modern regulatory requirements. Listed buildings are not exempted from compliance with Building Regulations although local authorities have discretionary powers to relax these where strict application would be detrimental to the character of the property.

Commercial conversion.

The property is not suitable for conversion into many general commercial uses as it is again prohibitive in terms of costs and also layout. As an example in terms of office conversion there are simply more efficient spaces available close by which are more 'usable' and cheaper to rent and run. It is possible that there would be appetite to convert the building into 'feature' offices for a solicitors firm for example - but again the costs to effect this change against the value created would suggest this is an unlikely prospect. Likewise in terms of conversion to retail it is too limited a space to be feasible. It is unlikely that this would be financially viable.

Conversion to a hotel or other guest accommodation.

The sizes of rooms in the property would make this use unlikely. The listed status would also make it more problematic to provide the necessary facilities in terms of bathrooms that would be required to service such a use - but it would not be impossible if the planners were minded to permit such a change of use. We would question as to whether such a business would be viable in this location to recoup high conversion costs however.

Our conclusion is therefore that the building is essentially suitable for continued use as a single residential dwelling and have valued it on such a basis as this also in all likelihood represents the most financially viable option.

Generally speaking the statutory listing of a building may have a detrimental effect on value (due to the more limited development or redevelopment potential). It is assumed that any additional value deriving from the historic character and appearance of the property may be negated by factors such as the economic impact

of a higher repair liability and limited flexibility in terms of potential uses. It is also assumed that older buildings will require more frequent remedial works than those constructed to modern building regulation standards. For a historic building kept in good repair there is however often no need for the maintenance regime to be significantly different from that of a modern structure, and any impact on value is potentially negligible. It is therefore a common misperception that the repair liability for historic properties is more onerous and consequently depresses value. Historic buildings are also commonly perceived as obsolete, redundant, too costly to maintain or restore, and thus offer a poorer return on investment. However it is true that the value of historic buildings may be reduced due to limited development potential, and listing in particular may invalidate potential redevelopment value by freezing the site at the level derived from its existing use and circumstances. This level will reflect any inherent value arising from the permitted use but will differ, in some cases significantly, from the value for redevelopment.

In terms of Beech House it does have an inherent value, but the high costs of repair and refurbishment works required will have an inevitable impact upon its value. As it stands the viability of the project would deter many potential purchasers - it would only be those willing to take a risk that would consider it. The marketing history of the property with few genuinely interested parties has borne this out to a large degree, but we do understand that there have been some offers for the property. For any such property there may be a developer or 'special purchaser' who would be willing to take the risk, and with an eye to a rising market or changed economy be willing to 'bid up'. It is also true that the economic impact of the cost of repairs and restoration on a property's value may be ignored by a purchaser in favour of the subjective influence exerted by the attractiveness and prestige of owning a period property. Any effect on value of restrictions in use, and the extent to which a building may be physically altered or adapted, may similarly be overlooked by such a purchaser as a secondary concern.

4.2 Comparable Evidence

Comparables are very hard to come by for Beech House as such properties are unusual and there are additional constraints when undertaking the valuation of historic properties. Firstly, there will be fewer transactions of similar properties for bona fide comparison. Heterogeneity is one of the key characteristics of listed properties, and the limited supply and individual characteristics of many historic properties accentuates the element of uniqueness. Comparables may have to be sourced from a number of alternative locations, at a local, regional and even national level. Secondly, the market for the building is likely to be restricted, or in some cases, artificially enhanced, because of the perceived attraction of a 'period' building and also the proportion of value due to the heritage factor may be difficult to isolate within comparable transactions. It must not be forgotten also when looking at comparables that Beech House does not benefit from parking, and that the views to the rear from the upper floors are compromised by the public house next door.

Bearing this in mind we, and on a single residential basis, we have had regard to the following property details. The lack of direct comparables however is not surprising given the listed status, use, location, lack of parking and size of the property in its location;

Property	Type	Sale
Church Farm, Seckington. B79 0LB.	A detached 4 bedroomed Georgian Farmhouse with garaging and parking. In a good state or repair and an overage for future development applies.	Guide Price £595,000
Grange Farm, Overseal, Derbyshire.	A similar style of Georgian property requiring refurbishment and it is detached in large grounds. 6 bedrooms and is Grade II*.	29/1/10 £399,950
Queen Anne House, High Street, Stoney Stratford.	5 bedroomed house 1703 Queen Anne House in good condition on a High Street like Beech House. Long walled garden with parking.	15/12/11 £477,500
Yew Tree House, Grendon, Atherstone.	A five bedroomed house with parking	9/9/13 £425,000
The Old Post Office, Twycross, Atherstone	A four bedroomed house with parking	19/2/14 £385,000
Brighton House, North Street, Atherstone.	A detached 6 bedroomed house with parking but needing refurbishment within Atherstone itself. Sold as a repossession.	24/8/07 £249,000 9/8/13 £155,000

There would be demand for the property, and offers received have proven this - it is an attractive substantial building set in a central location so does of course have some value - but the costs to effect full repairs of several hundred thousand pounds will deter many bidders and cannot be escaped, nor can its lack of parking or position next to a public house. Even in excellent repair we are minded that in central Atherstone values will be lower in comparison to substantial houses in large grounds in the surrounding villages for example which would offer the main competition for potential purchasers. Such other properties may also not be listed so it may be assumed may be more attractive to purchasers.

On a comparable basis, and with regard to the above evidence we would suggest that in an excellent state of repair given its constraints Beech House would be valued somewhere in the region of £400,000-425,000 without parking.

In trying to gauge a value in its current state of repair however we have to make allowances for;

- reroofing and new rainwater goods
- repairs to the chimneys
- structural repairs to the bowing walls and isolated brickwork repairs
- overhauling of all windows and doors with timber repairs
- external decoration
- clearing of the rear garden
- repairs to the front wall and railings
- removal of all chattels and other fixtures and fittings
- isolated replastering
- repairs to the timber frame, joinery and floors

- treatment of rot and insect attack
- waterproofing of the basement
- redecorations
- a full electrical rewire
- new central heating and hot and cold water systems
- two new bathrooms and a kitchen in the existing locations
- isolated repairs to the below ground drainage.

The estimated cost of these repairs is £340,000 excluding VAT which included a contingency of 10%, preliminaries of 15% and fees of 15%. On top of these costs there may be additional fees payable in the course of securing the necessary consents, as well as unexpected issues once repair commenced.

It should also be noted that with older buildings of widely varying types of construction, it is frequently less easy to predict the full extent of repairs required. Invariably, work begun with the intention of making a single, minor repair will reveal further defects requiring more extensive work than could have been foreseen. There is also the prospect of significant delays arising where an unexpected discovery is made. Traditional materials can often be more expensive and sometimes more difficult to source, e.g. re-pointing may have to be undertaken using lime mortar and repairs to a roof may require replacement peg tiles. In addition the supply of craftsmen skilled in traditional techniques is relatively limited with a consequential impact on labour costs. However in compensation one of the core principles of repair for historic properties is that of 'minimum intervention' and a 'less is more' approach may serve to offset the impact of higher unit costs of materials and labour.

A single purchaser/occupier would look for less 'profit' in the property if it were to become their main residence as their habitation would be to their benefit. However a developer would look for some element of profit and there are other fees to be taken into account for the redevelopment of Beech House in terms of planning fees and other professionals. On a residual basis therefore the redevelopment of the property may be just not viable (per the residual valuation in appendix 2) if undertaken by a professional developer seeking to make a profit.

However taking all of the above into account Beech House does have an inherent value as we have previously stated and after assessing all of the evidence and despite the challenges of the repair and refurbishment costs we would estimate the value of the property and grounds as a single unit in its current condition to be £100,000 - £150,000 (one hundred to one hundred and fifty thousand pounds), although a special purchaser or purchaser/occupier may consider paying more if they sought benefit through habitation and not through profit on an onward sale. There will always remain the issue of the parking which will repress values however.

If further investigations concluded that the repair costs were to be higher this would of course impact upon the value further and it must be borne in mind that whilst any proposed works may secure a sustainable and beneficial use for the property, if the projected value of the building is significantly less than the economic cost of delivering its rehabilitation then what is termed 'the conservation deficit' may only be bridged using additional finance provided by a grant or loan.

4.3 Opinion of Value

We are of the opinion that the Market Value of the freehold in Beech House in its current condition is **£125,000 (one hundred and twenty five thousand pounds)**, as at 29th May 2014.

4.4 Currency

All prices or values are stated in pounds sterling.

4.5 VAT

We understand that VAT does not apply to this transaction and our opinion of value reflects this. In the event that our understanding is found to be inaccurate, our valuation should be referred back for reconsideration.

4.6 Costs of Sale or Acquisition and Taxation

We have assumed that each party to any proposed transaction would bear their own proper legal costs and surveyor's fees.

No allowance has been made for liability for taxation, whether actual or notional, that may arise on disposal.

4.7 Market Commentary

As with most parts of England Warwickshire is seeing increased activity levels in the residential property markets due to improved consumer confidence and the impact being felt of 'Help to Buy' schemes. However this property given its size, listed status, positioning within a conservation area and challenges in terms of costs to refurbish stands out-with the general market.

5. **General Information**

5.1 Status of Valuer

It is confirmed that the valuation has been carried out by [REDACTED] a RICS Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the valuation competently, and is in a position to provide an objective and unbiased valuation.

5.2 Conflict of Interest

Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflict of interest. DVS has had no previous material involvement with the property.

5.3 Restrictions on Disclosure and Publication

The client will neither make available to any third party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

You may wish to consider whether this report contains Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information Act 1985) as amended by the Local Government (access to Information) (Variation) Order 2006.

5.4 Limits or Exclusions of Liability

The report should only be used for the stated purpose and for the sole use of your organisation and your professional advisers. No responsibility whatsoever is accepted to any Third Party who may seek to rely on the content of the report unless previously agreed.

5.5 Validity

This report remains valid for 3 (three) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise our opinion.

We trust that the above report is satisfactory for your purposes. However, should you require clarification of any point do not hesitate to contact us further.

RICS Registered Valuer
DVS

7. Appendices

7.1 Residual Valuation

Handwritten scribbles

Private South West Apartments
 Ref: 484791
 Land Chert Road, Whitechapel, Borough Appraisal Date: 27/05/2014

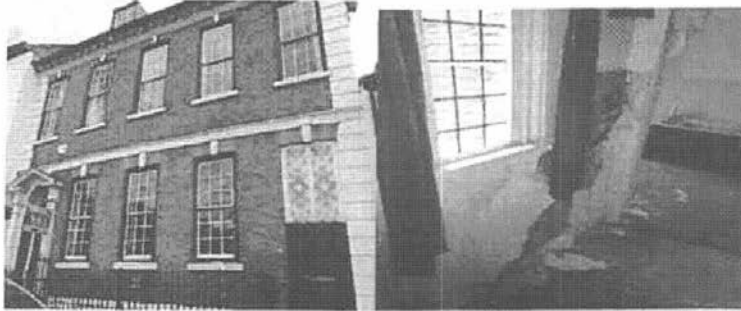
Appraised by **DVS** Property Specialists
 for the Public Sector

Parcels		No of Units	Total GVA £k
Private Residential	Flats	1	361
		100.00%	361
TOTAL DEVELOPMENT VALUE			£428,000

Development Costs				
Acquisition Costs				
Land Value	£ 27 Per/acre		£ 27 x 1.02 per/acre	£ 27.54
Stamp Duty	£ 15.000		£ 15.000	£ 15.000
Agents and Legal Fees			1.75%	£ 301
				£ 313.54
Construction Costs				
		Net	Gross	
Rehab and refurbishment works		361	361	£ 245,000
				£ 245,000
Contingency				
			5.00%	£ 12,250
				£ 12,250
Site & Accessory Costs etc				
Accessed to in US Holdings				£ 2
				£ 2
Professional Fees				
			3.0%	£ 12,840
				£ 12,840
Marketing Fees				
			1%	£ 4,280
				£ 4,280
Other Fees/Letting Fees				
Agents Sale Fees			1.00%	£ 4,280
Legal Sale Fees			£ 500.00 per unit	£ 180
Agents Letting Fees			10.00%	£ 428,000
Cost of sale to RSL			1.00%	£ 4,280
				£ 4,880
Finance				
Acquisition Fee (based on total borrowing)			0.50%	£ 2,140
Interest			8.00%	£ 34,240
				£ 36,380
Profit				
Private Residential		On GDV	12.00%	£ 51,360
Alternative Housing		On GDV	3.00%	£ 12,840
				£ 64,200
TOTAL DEVELOPMENT COSTS			£ 428,000	

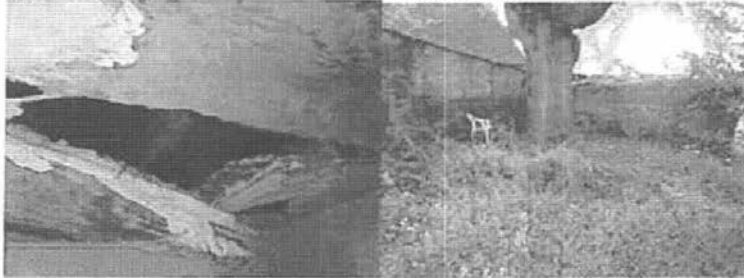
Surplus/Deficit	£ 0
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7.2 Photographs



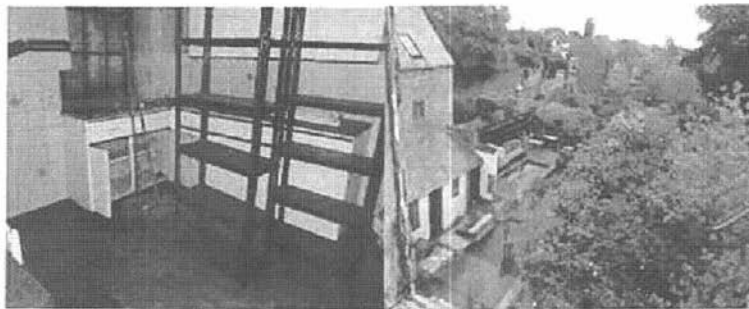
Front elevation.

Second floor hallway.



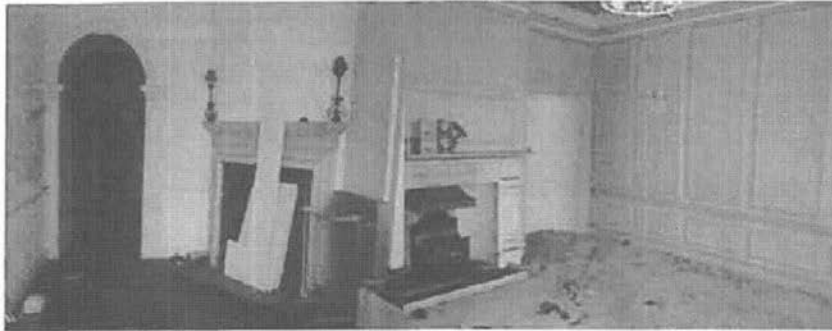
Bedroom ceiling.

Overgrown garden.



Kitchen.

View over public house beer garden.



Reception area.

Dining room.



Living room.