Planning Committee: 16 June 2026 **Item Number:** 9

Application No: W 25 / 1020 LB

Registration Date: 06/08/25
Town/Parish Council: Barford **Expiry Date:** 01/10/25
Case Officer: Millie Flynn
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Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS
Alterations and extension to facilitate change of use of former Glebe Hotel (Use Class C1) to single dwellinghouse (Use Class C3). Works include demolition and erection of single storey side extension and other associated works and landscaping FOR Dr S Sidhu

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This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Listed Building Consent is sought for proposed alterations to facilitate the change of use of former Glebe Hotel (Use Class C1) to single dwellinghouse (Use Class C3). The works include the demolition of later extensions to the hotel including conservatory and erection of a single storey side extension and other associated works and landscaping.

Amendments have been made throughout the course of the application to overcome the concerns raised by consultees. Initially there were two applications at the site, this one and an associated application under W/25/1037, which was for 2no. separation dwelling within the garden of The Glebe. However, this has since been withdraw. The red line boundary for this application has since been extended, as per the latest Site Location Plan.

THE SITE AND ITS LOCATION

The application relates to the Glebe Hotel, a part two and part three storey grade II listed building, located within the growth village of Barford. A Grade II listed dovecote is located within the wider blue line site boundary. The site is located within a Conservation Area and a number of listed buildings lie within close proximity to the site, including the Church of St Peter to the south of the site, which is Grade II* listed. A large cedar tree located in the parking area at the front of the site benefits from a Tree Preservation Order.

PLANNING HISTORY

There have been various previous applications for alterations and extensions to the hotel. However, those which are relevant to the consideration of this application are as follows:

- W/21/0383 & W/21/0384/LB - Redevelopment of former Glebe Hotel, including partial demolition and conversion of 2no. dwellings; demolition of contemporary extension and development of 9no. apartment buildings; demolition of 7 Church Lane and development of a further 7no. mews dwellings to the rear and conversion of dovecote, including new access, car parking, bin stores, cycle parking, landscaping and associated infrastructure - Withdrawn.

- W/21/2042 & W/21/2043/LB - Redevelopment of former Glebe hotel, including partial demolition and construction of 4no. dwellings and conversion to 4no. apartments; including new access, car parking, bin stores, cycle parking and associated infrastructure - Dismissed at appeal.

- W/22/1407 & W/22/1408/LB - Redevelopment of former Glebe hotel, including partial demolition and construction of 4no. dwellings and conversion to 4no. apartments; car parking, bin stores, cycle parking and associated infrastructure - Allowed at appeal.

- W/25/1037 - Demolition of extension to the former Glebe Hotel and construction of 2no. dwellings - Withdrawn.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- Barford Neighbourhood Development Plan 2014 - 2029
- B6 - Heritage Assets
- Barford Village Design Statement (September 2009)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Parish Council: Raise no objection to the principle of the change of use, however make the following comments;

- The staircase and period features should be protected
- The Dovecote is included within the Listing. Due to its age, and the history of prolonged neglect in its upkeep, the structure and foundations will be fragile and susceptible to damage. A protection zone should be imposed to avoid any potential harm that could be caused during construction of the proposed swimming pool.
- Consideration should be given to the potential impact of noise and nuisance on close neighbours from the proposed swimming pool.
- Concerns regarding impact of second access

Amended consultation comments - No objection, subject to the staircase being retained.

Conservation Officer: No objection, subject to condition.
Historic England: No objection.

Public Response: 7 objections received on the following grounds:

- Plan inaccuracies
- Lack of details submitted
- Impact of proposed swimming pool on Listed Dovecote.
- Impact on property value
- Concerns regarding tree protection, garden size and overall amenity
- Concerns regarding highways safety from the second access

ASSESSMENT

Impact on Heritage Assets

Section 72 of the Town and Country Planning (Listed Building and Conservation Areas Act) 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan mirrors the above requirements of the NPPF. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

Policy B6 of the Neighbourhood Plan states that all new development within the Conservation Area and within the setting of a listed building will be expected to preserve and wherever possible enhance the positive attributes of the heritage asset. Development will not be permitted which has a detrimental impact on the character of the Conservation Area or setting of a listed building.

The application property is an early 19th century Grade II listed building. The listing entry describes the simple, yet decorative features which are found predominantly on the original front elevation of the building. The listing also notes the original staircase and marble chimney pieces.

There are other listed buildings nearby to the application site, including a Grade II listed dovecote within the red line of the site plan and Grade II listed cottages opposite the site. To the south of the site lies Grade II* listed Church of St Peter.

The conservation area appraisal for Barford identifies that the character of the village is defined by the diversity of the historic properties. As the character relies on the diversity of historic building types, it is important that each are maintained to a high standard; poor quality alterations or extensions should not be permitted. The conservation area appraisal references large properties in their own grounds and that infill dwellings should be strictly limited. The appraisal also notes significant important views along Church Street, including that of the Parish Church.

As part of the previous application, Historic England noted that the Glebe Hotel was most likely built as the rectory for the nearby church. They stated that it is an elegant red brick house with later extensions to the rear which were added to accommodate the hotel use from 1948 onwards. The significance of the building is recognised by its listing at Grade II.

The proposal seeks to the change the Glebe Hotel to a single dwellinghouse. The application as originally submitted sought to continue with the demolition approved at appeal under application ref: W/22/1407 & W/22/1408/LB, demolition of conservatory to the south elevation and erection of new single storey extension, as well as installing a swimming pool to the rear garden on the property, removal of internal historic staircase and amendments to the fenestration of the property. However, the proposal has since been amended to address the concerns raised by consultees.

Officers note that the demolition works were approved at appeal and therefore this is considered acceptable. Furthermore, Officers raised no objection to the replacement of the existing conservatory, however it was noted that the replacement was not lightweight in appearance, with the proposed extension having a notably greater bulk and mass than the existing conservatory. The proposed depth of the footprint was also greater than the existing, therefore it was suggested that this be reduced in order to not detract from the architectural qualities of the front elevation. Amendments have been secured to introduce a lightweight structure, which sits comfortably below the eaves of the Glebe, without compromising the buildings historic integrity.

Members of the public and the Conservation Officer raise concerns regarding the proposed swimming pool within the rear garden of the site, due to its close proximity to the Grade II Listed Dovecote, which is listed within its own right. The swimming pool would introduce an alien feature and would permanently alter the

setting around the listed Dovecote. Whilst the proposals have been amended throughout the course of the application to relocate the swimming pool, after further consideration it was noted that there are no public benefits to outweigh this harm, on this basis the swimming pool has been omitted from the proposals. It should be noted as part of this application, the applicant has chosen not to carry out any works to the Dovecote.

The application as originally submitted saw the replacement of an historic staircase, which is explicitly mentioned in the listing entry and although it is debatable whether it is original, the staircase is clearly historic and not modern in construction. Therefore its removal was not supported as this would clearly harm the significance of the listed building and its special interest. The proposed design of the replacement staircase, in addition to the materials proposed, was not considered appropriate for a Georgian building. The existing staircase retains a degree of historic interest and insufficient justification has been presented for its proposed removal. Therefore, these works have been omitted from the scheme and the existing staircase is to be retained.

Initially, Officers considered the proposed external openings not to be appropriate by way of design upon the north elevation. Although this is not a principal elevation, the double doors and glazed screens proposed were considered too modern in appearance and are not considered to relate well to the Georgian character of the building. It was considered that openings on this elevation should be kept to a minimum with daylight provided by windows of traditional design and arranged in a symmetrical fashion to relate to the upper windows. Amendments have been submitted in order to address the concerns raised above. The proposed openings are now sympathetic additions, which reflect the historical form of the building.

Officers consider it both reasonable and necessary to impose a condition securing the submission of the sample materials. Further securing large scale details for both windows and doors, with single glazing to be used on all historic elevations. A condition will also ensure that all rainwater goods shall comprise of metal and painted black and that any new roof tiles are to be of domestic slate.

The Conservation Officer raises no objection to the amended proposals.

The proposed development is not considered to result in harm to the character and appearance of the Listed Building and would accord with the relevant national and local policies in relation to heritage assets.

The proposed development is therefore considered to comply with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Local Plan Policies BE1 and HE1 and Neighbourhood Plan Policy B6.

Archaeology

WCC Archaeology note that the application site lies within an area of significant archaeological potential, fronting onto Church Street and within the probable

extent of the medieval settlement of Barford. Archaeological fieldwork undertaken approximately 500m to 700m to the west and southwest of the proposed development has identified for Mesolithic, Bronze Age, Iron Age and Romano-British and Anglo-Saxon activity. There is therefore potential for this site to contain archaeological remains from the prehistoric periods through to the Roman, medieval and post-medieval periods.

The County Archaeologist notes a program of evaluative archaeological fieldwork undertaken in advance of this application, for a previous approval, identified a pit, possibly medieval in date, a small post-medieval drainage ditch and postholes which were interpreted as most likely being post-medieval or modern. It is noted that the swimming pool has been omitted from the proposals. On this basis, the proposals are unlikely to have a significant archaeological impact. As such the County Archaeologist raises no objections.

The proposal is therefore considered to be in accordance with Local Plan Policy HE4.

CONCLUSION

The proposals would not have a detrimental impact on the listed building and the surrounding conservation area. The proposal is in accordance with the aforementioned policies and it is therefore recommended for approval.

CONDITIONS

1 The works hereby permitted shall begin not later than three years from the date of this consent. **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 The works hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 'G/016' submitted on 23rd July 2025, '231.06P', '231.07B' and '231.10C', submitted 19th May 2026 and '231.01F' and '231.02E' submitted on 27th May 2026 and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

4 No development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **Reason:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.

5 No windows shall be installed to historic elevations unless and until drawings have been submitted to and approved in writing by the Local Planning Authority of the construction of the windows which shall indicate the use of timber, putty, integral glazing bars not exceeding 17mm in width and the use of single glazing, with any historic glazing to be retained and reused. The windows shall then be installed in strict accordance with the approved details. **Reason:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.