



Historic England

WEST MIDLANDS OFFICE

Mr Richard Holt

Direct Dial: 0121 625 6857

Rugby Borough Council

Town Hall

Our ref: P00649870

Evreux Way

RUGBY

Warwickshire

CV21 2RR

24 January 2018

Dear Mr Holt

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE WEST OF COTON HOUSE ESTATE, LEICESTER ROAD,  
CHURCHOVER, RUGBY, WARWICKSHIRE  
Application No. R15/1195**

Thank you for your letter of 9 January 2018 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The site in question lies within the historic parkland associated with the Grade II\* listed Coton House, as is acknowledged within the Heritage Statement which supports the application. This has been drawn up in accord with the relevant guidance documents, but we would not necessarily agree with the conclusions arrived at within it.

We were consulted in 2015 on the possibility of further housing within the setting of



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Coton House at which stage we felt there was a need for further work looking at the heritage impact. Much of the development which had been allowed up to that point was on what might be termed brownfield land: they were areas which had previously been developed as a part of the later twentieth century institutional use of the site.

We were then consulted in August 2017 on the detailed planning application and we replied in a letter dated 11 September 2017. This consultation supplies some amended plans with amended landscaping and details. The changes, however, in no way change our views on the scheme which are set out below in virtually the same words as our comments in September.

The evidence submitted with the application (not amended in the light of the revised plans) shows how significant the setting on the approach to the site is. It demonstrates that an important part of the setting of the house is the open parkland confined within the distinctive boundary belts of tree planting. The Heritage Statement analyses the history of the various approaches to the core of the site, arguing that the western drive which will be encompassed by the proposed development was originally a secondary approach. Whilst that may be true it is undeniably the case that this has for a long time provided the main access into the estate and thus to the Grade II\* listed house at its heart.

Overall we believe that the level of harm to the heritage assets is greater than that acknowledged in the application: the proposed development completely surrounds and suburbanises the approach to the heart of the estate where the most significant heritage asset and its attendant historic outbuildings stand. This is alien to the overall character of the remaining elements of the historic setting. Thus the proposals impose a higher level of harm than the minimal acknowledgement of harm argued for by the consultants. The proposals are too extensive in our view and will have at least a moderately serious impact on the significance of the heritage assets.

Obviously in these circumstances it is for you to make a judgement in accord with paragraph 134 of the NPPF as to whether or not this level of heritage harm is outweighed by the public benefits of the scheme.

**Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of the NPPF, particularly paragraph 134.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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Yours sincerely

*NAD Molyneux*

**Nicholas Molyneux**

Principal Inspector of Historic Buildings and Areas

E-mail: [nicholas.molyneux@HistoricEngland.org.uk](mailto:nicholas.molyneux@HistoricEngland.org.uk)



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