Wiltshire Council

Development Management

County Hall

Bythesea Road

Trowbridge

BA14 8JN

15th September 2023

EMAIL ONLY

Dear Sir/ Madam

APPLICATION FOR REMOVAL OR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION – PROPOSED CHANGE OF USE FROM A CARE HOME TO A MIXED USE HOTEL WITH CONFERENCE AND EVENTS FACILITY, DEMOLITION OF THE EXISTING MODERN TWO STOREY DWELLING AND ANCILLARY DEVELOPMENT (REF: 19/07639/FUL)

Town and Country Planning Act 1990

Langley Gate, Swindon Road, Kington Langley, SN15 5SE

Rackham Planning are instructed by Harvey Commercial Holdings Ltd ("the applicant") to submit an application for the variation of condition 2 of planning permission ref: 19/07639/FUL granted in February 2020 at Langley Gate, Swindon Road, Kington Langley, SN15 5SE ("the application site").

The planning permission secured consent for the "*Proposed Change of Use from a Care Home to a Mixed Use Hotel with Conference and Events facility, Demolition of the Existing Modern Two Storey Dwelling and Ancillary Development".* The works to the building have been completed and the use commenced.

Given the Grade II* Listed status of Kin House (formerly known as Greathouse), Listed Building consent (ref: 20/02761/LBC) was secured for the "*demolition and rebuild of existing modern single-storey addition to Greathouse*" in May 2020. However these works related to the Grade II* Listed Building and no landscaping works were part of the listed building consent. Therefore this application seeks to vary the approved landscape plan listed in condition 2 of the February 2020 planning permission only.

The minor change proposed to the approved Landscape Plan seeks to alter the location of the outdoor pool. This change facilitates an amendment to the approved list of drawings set out in condition 2 with the Proposed Landscaping Plan being updated.

Accordingly, this application, which is submitted via the Planning Portal (under reference PP-12458655) includes the following:

a. Application form for planning permission;
b. Supporting justification set out within this letter;
c. The following drawings:
    i. Existing Approved Landscape Plan (drg ref: BQE_196 Greathouse Rev C (dated 14/1/2020);
    ii. Proposed Landscape Plan (drg ref: BQE196/300 Rev A);
d. The application fee of £234 (no VAT) plus £64 (inc. VAT) administration fee levied by the Planning Portal has been paid via the Portal and we understand will be transferred to the Authority.

Background and explanation of variation of landscaping plan

This proposal seeks to change the location of the outdoor pool that is part of Langley Gate which is located to the east of the Grade II* Listed Building Kin House (formerly known as the Greathouse).

Langley Gate is located on the edge of the settlement of Kington Langley, approximately 4 km to the north of Chippenham. Langley Gate is located to the east of the Greathouse (now known as Kin House), a Grade II* Listed Building, and is accessed via two entrances off Swindon Road.

To the south west of Langley Gate is Kin House, a two storey pitched roof Grade II* Listed Building that was granted planning permission and Listed Building Consent in February 2020 and May 2020 for the change of use to a mixed use hotel with conference and events (*sui generis)* – as summarised above.

Works have been completed and the conference and events use of Kin House and Langley Gate has commenced. The approved location of the outdoor pool was within a lawned area enclosed by a hedge to the east of Kin House and south east of Langley Gate (**image 1).** The proposed change is shown in the extract of the Proposed Landscape Plan (**image 2)** and involves the relocation of the outdoor pool to the eastern end of a 'limb' of the existing wider garden associated with the site.

No change is proposed to the path or landscaping leading to the new location. Essentially the new location of the pool will be the 'destination' at the end of this limb of the garden. This location is also closer to the original location of the pool, though this is now outside the applicant's ownership. The revised location provides better screening in this secluded location.

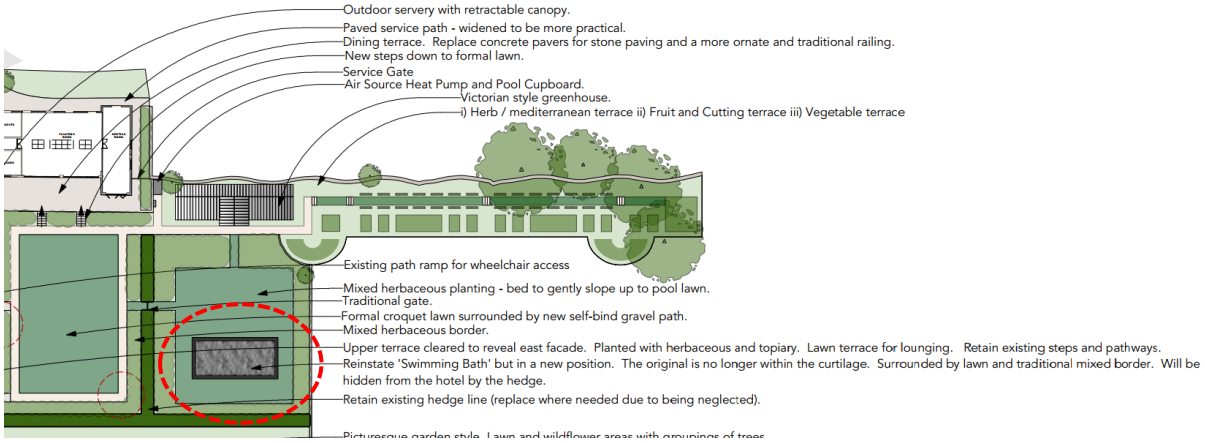

Image 1 – Approved location of pool (extract from approved Landscape Plan (drg ref: BQE196_Greathouse Rev C)

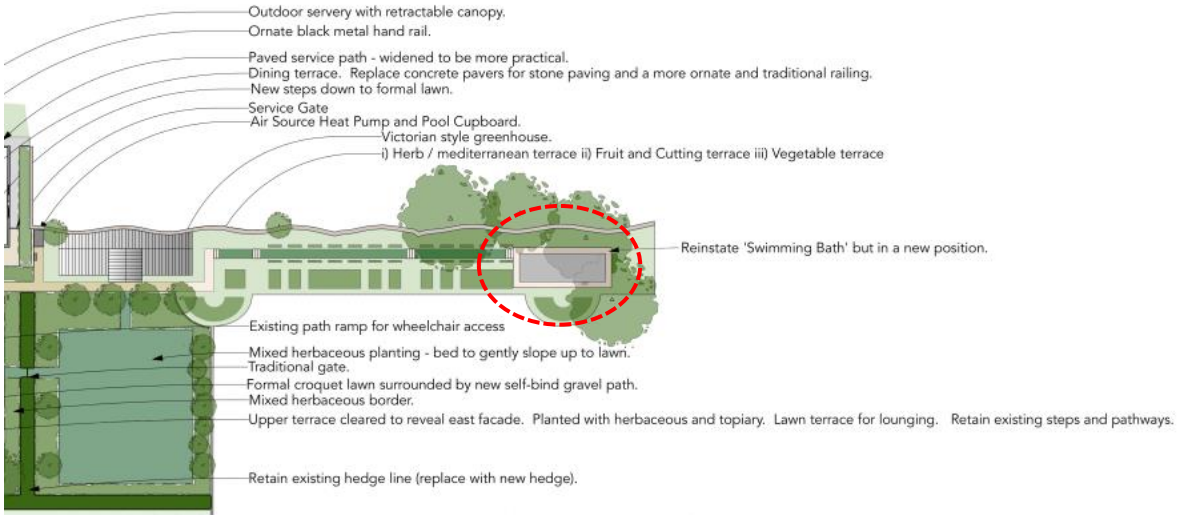

Image 2 – Proposed amended location of pool (extract from proposed Landscape Plan (drg ref: BQE196/300 Rev A)

The approved lawned area where the pool was formerly located will be planted with a mixed herbaceous bed and lawn. These changes are considered minor in respect of the wider landscaping works associated with Kin House and Langley Gate. They have no impact on the setting of the Grade II* Listed Building of Kin House.

The delegated report supporting the 2020 planning permission concluded that "*The exact specimen of trees and planting is subject to condition. Landscaping, formal lawns, reinstatement of the swimming pool, Victorian style green house and the new path leading to pond within the grounds is included."* There was no further consideration of the pool, leading to the conclusion that its reinstatement and location was acceptable. The minor relocation proposed by this application is not considered to alter any element of the proposal previously considered acceptable and therefore it remains compliant with Wiltshire Core Strategy policies CP51, 57 and 58.

Policy 51 relates to landscaping and confirms that development must protect, conserve and, where possible, enhance landscape character. In respect of landscape character, proposals must (amongst

other criteria) reflect local character and the function of the facility. On the basis of the minor resiting of the pool and lack of significant change to the existing or proposed locations, there is considered to be no conflict with policy 51.

Policy CP57 requires a high standard of design in all new developments which should create "*a strong sense of place through drawing on the local context and being complementary to the locality.* There is considered to be no impact on the design or appearance of Kin House, Langley Gate or the wider landscaping plan.

Policy CP58 relates to protecting Heritage Assets, including Listed Buildings and Conservation Areas. Given the distance from Kin House, the fact that the change does not alter the overall character or landscaping surrounding of the Listed Building, coupled with the fact that the pool is to be sited further away from Kin House, all lead to the conclusion that this variation will protect the Heritage Asset of Kin House.

Summary

The evidence contained within this supporting letter confirms that the resiting of the outdoor pool will not have any adverse impact on the setting of Langley Gate or Kin House – the Grade II* Listed Building. Therefore for the reasons set out in this letter, the amended Landscape Plan accompanying this application should be approved and condition 2 of planning permission ref: 19/07639/FUL amended to include this in the list of approved drawings.

In the event of any queries or correspondence relating to registration or to discuss during the determination of the application, please do not hesitate to contact me by either email (address below) or telephone (07841 674794).

Yours faithfully



Stuart Rackham

Rackham Planning Limited

stuart@rackhamplanning.co.uk

Enc. As Above

CC: Harvey Commercial Holdings Ltd; Clark Maslin