Cadeby Parish Council
C/o Barley Mow Cottage
Main St
Cadeby
Nuneaton CV13 0AX

1 July 2009

Louise Forman
Hinckley & Bosworth Borough Council
Argents Mead
Hinckley LE10 1BZ

Dear Ms Forman

Planning Application Number: **09/00350/FUL**
Description: **Extension & alteration to The Limes, Main St, Cadeby, Nuneaton**

Thank you for notifying Cadeby Parish Council of the above planning application. We contacted your department via email asking for an extension to the consultation period because of the timing of our next parish council meeting on 25th June. At this meeting it was agreed that observations made regarding this application be forwarded to H&BBC for consideration.

The Parish Council has no fundamental objection to the extension of the Building in question, but does have a number of concerns with the development as proposed. As such we would ask the Planning Department take into account the following observations when agreeing final plans,

The Cadeby Conservation Area Appraisal identifies the views from Main St to either side of The Limes as views to be protected. Accordingly it is a surprise to us that the application makes no consideration of the impact on the Conservation Area in the submitted application. Likewise it would be reasonable to expect that the Design and Access Statement would make reference to the Conservation Area Appraisal, to the views identified therein to be protected, as well as the impact on the setting of the adjacent listed building.

The design of the existing dwelling house, The Limes, was inspired by the adjacent grade II listed, Manor House Farm, a 17th century Queen Anne style building and was commissioned by former occupants of Manor House Farm. The resulting group

of the original 17th century building and the later copy built with similar proportions and style provides the essential character of this part of the Conservation Area. This is defined in the Conservation Area statement which identifies the Manor House Farm as the most impressive group of buildings within Cadeby and that the views past The Limes on both sides of the house from Main St should be protected.

We would ask the Planning Department to consider to what extent the proposed extension may have a detrimental impact on the protected views, the character of the existing building and the appearance of the Conservation Area.

The proposed large extension could be considered dominant or as radically altering the appearance of the building. In this light, the existing Queen Anne style and proportions of the existing dwelling house will be obscured. In addition the proposed changes could significantly affect the protected views from Main Street. It would be reasonable to expect that any extension should consider these views and the guidance in the Conservation Area Appraisal.

The Parish Council appreciate the owner's desire to extend the family home, but could H&BBC confirm the proposed plans meet guidance relating to sympathetic design, siting and scale of properties within a conservation area. The Limes boasts a prominent position at the entrance of the village and is adjacent to the Queen Ann style Manor Farm, so any changes should be in-keeping with the conservation area appraisal.

We look forward to hearing from you.

Yours sincerely

CADEBY PARISH COUNCIL