

Planning Committee: 03 August 2005

Item Number: 27

Application No: W 05 / 1005 LB

Registration Date: 17/06/05

Town/Parish Council: Leamington Spa

Expiry Date: 12/08/05

Case Officer: Alan Coleman

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Worldfarer House, 9-11 Dormer Place, Leamington Spa, CV32 5AA

Erection of basement/ground floor rear extension and removal of internal and external walls and windows to form new openings FOR Travel Management Group

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Town Council: *"The proposal is considered to be of poor quality design, a flat roof being unsympathetic to a listed building."*

CAAF: No objection.

RELEVANT POLICIES

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Planning Application W991444 and Application for Listed Building Consent W991445LB for the erection of extensions to the rear elevation of the property were refused under delegated powers on 19 January 2000 for the following reason:

"In the opinion of the District Planning Authority the proposed extensions would be wholly unacceptable by reason of their form, scale and design failing to pay due and proper regard to the existing character and appearance of these buildings."

The existing two projecting rear wings and the main rear elevation of Nos. 9-11 Dormer Place would be totally incorporated into the new building which on its upper two floors is proposed to have a strong horizontal emphasis, wholly at odds with the buildings present design. It is considered therefore that the

proposal would be contrary to the provisions of policies ENV.8 and ENV.11 of the Warwick District Local Plan and would cause unacceptable harm to the character and appearance of both these Listed Buildings and this part of the Conservation Area."

Listed Building Consent for the demolition of internal walls at first floor and construction of a new stud partition incorporating a re-used door was also refused under delegated powers on 16 August 2002 (WDC Ref: W20020949LB):

"The proposal relates to a Grade II Listed Building. In the opinion of District Council, the proposed removal of the existing wall and doorway to these principal first floor rooms and the construction of a new stud partition with a reused floor within the stairwell would be seriously detrimental to the historic character and architectural integrity of the building by reason of the loss of these original features, the unacceptable change to the proportion of the rooms and the harm caused to the character and appearance of the stairwell, The proposals will thereby conflict with District Wide Policy ENV11 of the Warwick District Local Plan."

More recently, Planning Permission for the erection of a basement/ground floor rear extension was granted under delegated powers on 18 July 2005 (WDC Ref: W05/0856). The Town Council did not raise an objection to this application.

KEY ISSUES

The Site and its Location

The property comprises part of a terrace of four Grade II Listed Buildings at 9-15 Dormer Place that are situated within the Leamington Conservation Area. The properties are 3-storeys in height with basement accommodation and have two-storey rear wings to Bedford Place that are directly opposite the side elevation of the Regency Arcade building. A single storey flat roofed extension has been constructed in-between the rear wings onto which an extraction flue has been installed that terminates at the ridge height of the rear wings.

The property is currently in use as offices, which are served by a limited number of parking spaces in Bedford Place, which also serves the rear of 5-7, 13-23 Dormer Place and 158-170 Parade.

Details of the Development

The proposals are for the erection of a rear extension within the void adjacent to the rear wing of 11 Dormer Place to provide additional office accommodation at basement and ground floor level, as approved under application W05/0056. Access to the accommodation from within the existing building would be formed by the creation of new openings in the side elevation of the existing rear wing and doorways within existing window openings in the

rear elevation. The existing ground floor window would be re-used in the rear elevation of the proposed extension.

Assessment

I note the objections of the Town Council, which were not raised in respect of the corresponding planning application. Whilst flat roofs are not generally encouraged in the design of the extensions to listed or unlisted buildings within or outside Conservation Areas, nevertheless in this case this approach does help to maintain the original architectural integrity of the rear wings of this and the adjoining listed buildings. For this reason, I remain of the opinion that the proposed extension is acceptable in terms of its siting, size, scale and design and I am satisfied that the proposed openings in the exterior walls would be acceptable as alterations to the fabric of the building.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent.
REASON : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The works hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number 2487/01C, and specification contained therein, submitted on 17 June 2005 unless first agreed otherwise in writing by the District Planning Authority.
REASON : For the avoidance of doubt and to secure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, screens, windows (including a section showing the window reveal, heads and cill details), parapet wall and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details.
REASON : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the

approved details.

REASON : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

- 5 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority.

REASON : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

- 6 All window frames shall be constructed in timber, painted and not stained.

REASON : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.