

**Planning Committee:** 22 May 2012

**Item Number:** 15

**Application No:** W 11 / 0975 LB

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Rob Young

**Registration Date:** 01/08/11  
**Expiry Date:** 26/09/11

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**Cambridge House, 3 Newbold Street, Leamington Spa, CV32 4HN**

Erection of a single and two storey side and rear extension to the existing 8 bed house in multiple occupation to provide a self-contained 4 bed house in multiple occupation FOR WAC investments

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

**SUMMARY OF REPRESENTATIONS**

**Town Council:** Object on grounds of poor design and out of keeping with character and appearance of Listed Building and Conservation Area.

**Public Response:** 2 neighbours have objected on the following grounds:

- parking;
- noise and disturbance;
- the proposals would not harmonise with the adjacent office accommodation;
- noise transmission through the party wall with the adjacent offices; and
- the possibility of imposing conditions to control noise.

**Conservation Area Advisory Forum:** Part II item, no comment.

**RELEVANT POLICIES**

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

In 2009 planning permission was granted for "Conversion from offices to an 8 bedroom House in Multiple Occupation (HIMO)" (Ref. W09/1062).

**KEY ISSUES**

**The Site and its Location**

The application relates to a two storey Grade II Listed Building situated on the north-eastern side of Newbold Street, within the Leamington Spa Conservation Area. The application property is situated at the end of a terrace of buildings that includes a mix of commercial and residential uses. The application site is also bounded by offices to the north-west and north-east. The application property has a parking area to the rear with vehicular access from William Street. There is a further driveway providing parking to the front of the site, accessed from Newbold Street.

### **Details of the Development**

The application proposes the erection of a single and two storey extension to provide an additional self-contained 4 bedroom house in multiple occupation.

The following amendments have been made to the application:

- alterations to design of extension;
- cycle parking increased in size, relocated and cover provided; and
- design of bin store amended.

### **Assessment**

The main issue relevant to the consideration of this application is the impact on the character and appearance of the Listed Building and the Conservation Area.

The concerns of the Town Council are noted. However, as amended, it is considered that the proposals would preserve the character and appearance of the Listed Building and the Conservation Area. The minor alterations that have been made to the design will ensure that the extension would respect the existing building and would be in keeping with surrounding traditional development. The amendments have addressed the concerns of the Council's Conservation Architect and a large scale details condition will ensure that the design details are appropriate. The proposed solar panels would be located in a discrete location on the side roofslope of the proposed extension and therefore would have an acceptable impact on the character and appearance of the Listed Building and the Conservation Area.

The concerns raised by the neighbours are not relevant to the consideration of this application for listed building consent. These concerns are addressed in the report on the associated planning application (Ref. W11/0974).

### **RECOMMENDATION**

GRANT, subject the conditions listed below.

### **CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in

accordance with the details shown on the application form, site location plan and approved drawing(s) 768-A1-110-B & 768-A3-111, and specification contained therein, submitted on 1 August 2011 & 2 May 2012, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, parapets, rainwater goods and the lantern light at a scale of 1:5 (including details of materials) 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** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 4 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 5 The roofing material for the development shall be natural slate.  
**REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 6 All rainwater goods for the development hereby permitted shall be metal. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 7 All window and door frames and the bin store shall be constructed in timber and shall be painted and not stained. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.

## **INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

