

Planning Committee: 22 June 2005

Item Number: 32

Application No: W 05 / 0615 CA

Registration Date: 06/05/2005

Town/Parish Council: Leamington Spa

Expiry Date: 01/07/2005

Case Officer: John Beaumont

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Land adj, 37 Gordon Street/88 New Street , Leamington Spa.

Demolition of two dwellings (No. 88 New Street and 37 Gordon Street). FOR G & N Developments

SUMMARY OF REPRESENTATIONS

Town Council : Object. Inadequate proposals for car parking within the site and will therefore further increase parking congestion and obstruction of vehicular movement on the main highway.

RELEVANT POLICIES

PPG 15 (Planning and the Historic Environment).

(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no relevant planning history relevant to this application.

KEY ISSUES

The Site and its Location

This application relates to the demolition of two existing properties, No. 88 New Street and No. 37 Gordon Street. No. 88 New Street is presently in a very poor state of repair and appearance. It forms part of a terrace of properties which front onto New Street. No. 37 Gordon Street is a property which is orientated with its gable to Gordon Street and an elevation overlooking its own side garden to the east of the property. The site is in a predominantly residential area in the Conservation Area which contains a number of 'Listed' buildings.

Details of the Development

The proposal entails the demolition of both properties. A planning application for the erection of new dwellings on their site is reported elsewhere in this agenda (W20050614).

Assessment

I consider that these properties do not make such a contribution to the character and appearance of the Conservation Area which would justify their retention. I

am also mindful that an application for their replacement has also been submitted which is reported elsewhere on this agenda W20050614. In these circumstances and, in particular having regard to the poor condition of repair of No. 86 New Street and the fact that No. 37 Gordon Street in its design and appearance is at odds with the general character of the street, I consider no objection should be raised to the demolition of these properties.

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.
