

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0834 LB

Registration Date: 23/05/06

Town/Parish Council: Warwick

Expiry Date: 18/07/06

Case Officer: Penny Butler

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1 Jury Street, Warwick, CV34 4EH

Retention of air conditioning unit in rear yard (retrospective application) FOR
Countrywide Estate Agents

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

SUMMARY OF REPRESENTATIONS

Town Council: Object. "LPA policy requires that development should not have an adverse affect upon residential amenity. The proposal by reason of noise and fumes will be detrimental to the amenity of adjoining residential property. The Town Council also considers that the development is detrimental to the character and appearance of the building."

Warwick Society: Ask that permission is not granted for the installation of air conditioning units in this confined space unless the Council are completely satisfied that there is no noise or heat dissipation nuisance to neighbours. The Council should be even handed in dealing with this application, and the other current application for an air conditioning unit at number 2 Church Street.

RELEVANT POLICIES

- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

A projecting hanging sign was approved in 2005. There is no other planning history on the site.

KEY ISSUES

The Site and its Location

This property is an important Grade II* Listed Building, located on the corner of Jury Street and Church Street. There is a small walled courtyard at the rear which is shared with number 2 Church Street. There are three air conditioning

units in this yard, two of which are above head height. The unit which is the subject of this application is at low level within 0.5 metres of the ground, in a shallow recess formed by the projecting wall of number two.

Details of the Development

The proposal is for the retention of one air conditioning unit in the rear yard area.

Assessment

Given that the unit is located close to the ground, it has less visual impact on the Listed Building than those at high level. The rear yard area is enclosed and visible only from a small number of surrounding properties, and as such there will be little impact on the character of the Conservation Area.

RECOMMENDATION

GRANT.

- 1 The development hereby permitted shall be retained strictly in accordance with the details shown on the approved photographs and letter, and specification contained therein, submitted on 23 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON :** For the avoidance of doubt, 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.
