

Planning Committee: 22 June 2022

Item Number: 8

Application No: [W 21 / 0409 LB](#)

Town/Parish Council: Warwick
Case Officer: Emma Booker

Registration Date: 05/03/21
Expiry Date: 30/04/21

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The Punch Bowl Hotel, 1 The Butts, Warwick, CV34 4SS

Partial demolition of existing building and internal and external alterations to facilitate a conversion from Public House to a single dwellinghouse FOR SECRET PROPERTIES LIMITED

This application is being presented to Planning Committee due to the number of objections received.

RECOMMENDATION

It is recommended that Planning Committee grant listed building consent, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Listed building consent is sought for internal and external works to facilitate the conversion of the Public House to a single residential dwelling. The works involve partial demolition of the listed building alongside internal alterations and elements such as the front door and windows.

THE SITE AND ITS LOCATION

The Punch Bowl Public House and Hotel is a Grade II listed building dating from the 18th century. The listing description notes the whitewash brickwork, old tiled roof and its corbelled brick cornice. The building is in part 3 storey and there are modern flat roof ground floor extensions which are proposed to be demolished as part of the proposal. The Heritage Statement explains that the ground floor has been altered to accommodate the Public House use, however the first and second floors have been undergone little alteration.

The application site is located in the Warwick Conservation Area which in the locality is characterised by historic properties dating from various periods. There are both commercial and residential properties in close proximity. The Butts comprises both red brick-faced and stone-faced buildings. There are a significant number of listed buildings surrounding the site.

RELEVANT PLANNING HISTORY

W/21/0409/LB - This application is paired with the current planning application and comprises partial demolition of the existing building and various internal external alterations to facilitate a conversion from a public house to a single dwelling. The recommendation is that the application be approved

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas

SUMMARY OF REPRESENTATIONS

WDC Conservation Officer: No objection.

Historic England: "On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisor".

Public Response:

1 support comment has been received for the change of use and that there are ample alternative Public Houses on offer.

12 objections have been received on grounds of the loss of the existing use and the impact it would have on Warwick and the history and character of the listed building itself.

ASSESSMENT

Design and Impact on the Listed Building and Conservation Area

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the

significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use. The adopted Residential Design Guide SPD also sets out design principles to which development proposals of this type within Conservation Areas will be expected to comply.

The conversion of the building into a dwelling involves the demolition of a substantial part of the ground floor plan. As the building is Grade II Listed, the Conservation Officer raised concerns with this element of the scheme initially. Following interrogation of historic plans, however, it has been demonstrated that the elements of the building to be demolished are not original features. The Conservation Officer is therefore satisfied that the removal of these elements of the building will not result in harm to the character and significance of the listed building.

No concern has been raised in relation to any of the other aspects of the development such as the internal alterations. However, the Conservation Officer is of the view that large scale details of the proposed new timber doors and windows should be secured by condition. Officers agree with this approach.

Members of the public have objected to the scheme on grounds that the conversion would have adverse impacts on the character of the building and Warwick as a whole (due to the loss of the Public House use and the partial demolition proposed). Officers consider that the elements of the building to be removed are relatively unattractive and inappropriate modern extensions to the listed building. Their removal would simplify the plan form and appearance of the building so that it is more sympathetic to its original character and that of the Conservation Area. Following discussion with the Case Officer over the original form of the building, the Conservation Officer is satisfied that no harm would result.

Removing inappropriate and unsightly extensions is also considered to be of benefit to the setting of the nearby listed buildings due to the enhancement of the conservation area that would result.

Whilst it is acknowledged that the original use of the building is a Public House, it is considered that its former use will remain legible following the conversion to a dwelling.

The proposal is therefore considered to comply with the aforementioned planning policies and legislation.

Summary/Conclusion

It is recommended that Members grant Listed Building Consent, subject to the conditions listed on the basis that the proposal would enhance the character and significances of the heritage assets and would not result in harm to the setting of any of the nearby listed buildings.

CONDITIONS

- 1 The works hereby permitted shall begin not later than 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).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) AD01 and AD02, and specification contained therein, submitted on 31st March 2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies HE1 and HE2 of the Warwick District Local Plan 2011-2029.
 - 3 No development shall be carried out in relation to any new windows and doors unless and until large scale details of the proposed new/replacement doors and windows (including a section showing the window reveal, heads and cill details) at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **Reason:** To ensure a high standard of design and appearance for this Listed Building and the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
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