

Application No: W 11 / 0762 LB

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

Registration Date: 29/07/11

Expiry Date: 23/09/11

01926 456535 planning_east@warwickdc.gov.uk

138 Parade, Leamington Spa, CV32 4AG

Regularising the works to erect new roof to rear wing; installation of air source heat pump; alteration to roof of rear stair extension; and internal alterations including the removal of existing walls and the insertion of new walls and the installation of replacement doors FOR Mr S Munyal

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 the following grounds:

1. Clarification is required on the number of bedrooms proposed.
2. There are insufficient bathrooms for the number of bedrooms.
3. There is no suitable access to the refuse bins.
4. There is no vehicular access and the District's parking regulations do not appear to have been observed.

Conservation Area Advisory Forum: Concern was expressed at there being no bathroom at the second floor level. Concerns were expressed of the little natural light and the poor room outlook particularly the bedroom facing onto the fire escape corridor. Concern was expressed at the increased number of student rooms in this part of the town. It was felt this would be better as flats.

WDC Conservation Architect: The previous scheme subdivided the first floor room which is currently in an original form with a cornice running round. This would have been the principal room to the property and I am pleased to note that the new application does not sub-divide this room but retains it as a single bedroom, which was previously an objection to this scheme. I note that a new roof is to be provided over the large space/communal lounge; this is now noted as having a slate roof, a sample of which I have already had submitted to me which is natural slate and I consider appropriate in this particular location, given that it is not on the principal part of the building. In terms of the other alterations to the building I am satisfied that the impact on the listed building is satisfactory and that, subject to large scale details of roof lights any new internal and external joinery and restoration of the cornice in the first floor room, this application is acceptable.

Following a change in roofing materials for the rear wing from natural slate to reconstituted / artificial slate, the Council's Conservation Architect made the following further comments:

I understand that a problem has occurred with the pitch of the new roof to the rear of 138 Parade and that the roof as built would not be capable of taking natural slate to the required pitch. I also understand having discussed the possibility of under boarding to make the roof capable of taking natural slate that this would effectively raise the height of the roof to a level which fouled the existing original window in the rear elevation of the main building. Taking into account these circumstances and the current state of the building works I would in this instance be prepared to accept an artificial / reconstituted slate that would be capable of being laid on the, as built, roof structure, subject to a sample being submitted for approval. I would add that this decision has been made taking account of the particular circumstances of the case and the location of the roof within the building complex and should not set a precedent for the use of similar artificial materials on a listed building.

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 1958 planning permission was granted for "Additional shop and offices" (Ref. 6610). The only other previous applications relating to the application site were for new shopfronts and signage.

The current application for listed building consent was submitted with an associated planning application that is the subject of another item on this agenda (Ref. W11/0761).

KEY ISSUES

The Site and its Location

The application relates to a 4 storey Grade II Listed Building situated on the western side of Parade, within the Leamington Spa Conservation Area. The application site is situated within a predominantly commercial part of Leamington Town Centre.

The application property was vacant until recently. However, since the current application was submitted, the development has been implemented and the upper floors have been occupied as a house in multiple occupation. The previous use of the upper floors was as offices. The ground floor is currently vacant but was previously in retail use.

The adjoining building at Nos. 140-142 Parade is used as a restaurant on the ground floor with a snooker club and dance centre on the upper floors. The adjoining building at No. 136 Parade is used by a financial services company on the ground floor with vacant offices on the upper floors (but with planning permission for a student hall of residence on the upper floors). Rio's nightclub is to the rear of the application site, fronting onto Bedford Street. There is shared

pedestrian access to the upper floors of the application property from Bedford Street, alongside the nightclub.

Details of the Development

This is an application for listed building consent for the following works:

- erection of a new roof to the rear wing;
- installation of an air source heat pump;
- alteration to roof of rear stair extension; and
- internal alterations including the removal of existing walls and the insertion of new walls and the installation of replacement doors.

The alterations have already taken place and therefore this is a retrospective application.

The following amendments have been made to the application:

- roofing material for rear wing changed to reconstituted / artificial slate due to the pitch being inadequate for natural slate;
- proposals to replace some windows and doors omitted;
- further noise report submitted; and
- acoustic ventilation and ceiling / roof specification confirmed.

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.

I am satisfied that the development has preserved the character and appearance of the Listed Building and the Conservation Area. Following pre-application discussions with the Council's Conservation Architect, the principal first floor room at the front of the building has been retained to the original proportions. A condition is recommended to ensure that the cornice to this room is restored.

It has been necessary to roof the rear wing with artificial slates, which would not normally be considered acceptable on a Listed Building. However, in this case the section of roof in question was formerly covered with asbestos sheets which was a very incongruous material for this Listed Building. Given the shallow pitch of the roof it was not possible to replace this with natural slates, and if the pitch was changed or the slates were under-boarded then the roof would have fouled the original second floor window in the rear elevation. Furthermore, this section of roof is hidden between the rear wings of the neighbouring buildings to either side and the taller section of the application property to the rear. Therefore, in the circumstances of this particular case, I do not consider that it would be appropriate to insist upon the use of natural slates and the artificial slate that has been used is the next best option. The Council's Conservation Architect has accepted this approach. The other internal and external alterations that are shown in the application have not adversely affected any historic features of note. The air source heat pump has been discretely located within the courtyard at the rear of the site.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 This permission shall relate strictly to the details shown on the application form and approved drawing(s) AL(BR)02G, AL(BR)03B, AL(BR)04A & AL(BR)05, and specification contained therein, submitted on 14 June 2011, 4 July 2011 & 15 November 2011, 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.
- 2 Within 2 months of the date of this consent, details of the restoration to the cornice in bedroom 1 shall be submitted to and approved in writing by the District Planning Authority. Within 2 months of such approval, the cornice shall be restored in strict accordance with the approved details. **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.
