

Planning Committee: 23 August 2005

Item Number: 25

Application No: W 05 / 1051 CA

Registration Date: 27/06/05

Town/Parish Council: Leamington Spa

Expiry Date: 22/08/05

Case Officer: John Beaumont

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Land rear of 7 & 9, Beauchamp Avenue, Leamington Spa, CV32 5RE
Demolition of garages fronting Trinity Street FOR Marson Homes Ltd

This application is reported in association with the proposal for redevelopment of the site, W050570, reported on this agenda and due to the Town Council raising objection.

SUMMARY OF REPRESENTATIONS

Town Council: The proposal is considered contrary to policies (DW) ENV3 and (DW) ENV8 of the Local Plan in that the design will have a detrimental impact on the Conservation Area. Contrary to policy DAP10 as the proposals fail to enhance the quality, character or appearance of the Conservation Area. Proposal constitutes backland development.

Neighbours: None received.

RELEVANT POLICIES

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

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

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

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

PPG15 - Planning and the Historic Environment.

PLANNING HISTORY

A planning appeal for the redevelopment of this site for 4, two storey dwellings and 6 built-in garages was dismissed in May 2005, W041524; the Inspector did not raise objection in principle to the demolition of the existing buildings.

KEY ISSUES

The Site and its Location

The site is located in the Conservation Area fronting onto Trinity Street and comprises a row of single storey garages with boundary walls and pedestrian accesses.

Details of the Development

The proposal is to demolish the existing walls and buildings to enable the residential redevelopment of the site.

Assessment

I do not consider that the buildings to be demolished are individually of intrinsic architectural merit, albeit they provide a sense of enclosure to the streetscene of Trinity Street which is a feature of the character and appearance of this part of the Conservation Area. This application has to be considered in association with the application W051050 reported earlier on this agenda for the residential redevelopment of this site and in the event that planning permission is granted for that scheme, I consider that the demolition of these buildings would be acceptable. To ensure that the character/appearance of the Conservation Area is maintained, I consider that demolition should only be undertaken when a contract for the carrying out of the approved redevelopment has been made.

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.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number 1170/01, and specification contained therein, deposited on 27th June 2005 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 Local Plan Policy ENV3.
- 3 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of works of redevelopment under planning permission

W051050 has been made. **REASON** : To protect the character/appearance of the Conservation Area in accordance with the requirements of Policies ENV6 and ENV7 of the Warwick District Local Plan.
