

Investigation Number: ACT 141/12/04

Town/Parish Council: Leamington Spa
Case Officer: Martin Perry
01926 456523 planning_appeals@warwickdc.gov.uk

Voodoo, 35 Regent Street, Leamington Spa, CV32 5EE.

The unauthorised display of a sign on the side elevation, installation of metal plant pots to the boundary wall piers, various garden structures and installation of vent to side elevation.

SUMMARY OF REPRESENTATIONS

In March 2004 an unauthorised non-illuminated sign, ventilation unit and large metal planters installed on and around Number 35 Regent Street (a Grade II Listed Building) were brought to our attention.

RELEVANT POLICIES

(DW) ENV6 Protection and enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV8 New development within Conservation Areas (Warwick District Local Plan 1995)
(DW)ENV11 Retention of Listed Buildings (Warwick District Local Plan 1995)
(DW) ENV12 Protection of the setting of Listed Buildings (Warwick District Local Plan 1995)
(DW)ENV20 Advertising Control (Warwick District Local Plan 1995)
DAP6 Protection of Listed Buildings (Warwick District Local Plan 1996-2011 First Deposit Version)
DAP10 Protection of Conservation Areas (Warwick District Local Plan 1996-2011 First Deposit Version)

PLANNING HISTORY

The applicant has failed to come forward with a valid application since August 2004 when the last application was withdrawn due to a lack of information. All of the breaches of planning control remain in situ.

KEY ISSUES

The site and its location

Number 35 Regent Street forms part of a terrace of Grade II Listed Buildings on the north side of Regent Street. The attractive three storey property, currently used as a public house, occupies a prominent location on the corner of Windsor Street.

Details of the development

The development consists of the installation of flower planters on the boundary and internal garden walls; the erection of a new ventilation flue and the display of a non-illuminated sign.

Large brushed stainless steel flower planters have been located on the piers of the side boundary and internal garden walls and long trough planters have also been positioned on the roof of the rear extension.

A new stainless steel ventilation flue has also been installed on the extension to the rear of Number 37 Regent Street.

A non-illuminated sign has been erected on the side elevation of the property. This is composed of six individual gold letters (Voodoo), set against the wall of the building which has been painted black.

Assessment

All external alterations and the display of advertisements on Listed Building, especially those within the commercial area of Leamington Spa should be sympathetic to its character and appearance, its setting in the street scene and the immediate locality which contains a large number of other Listed Buildings.

The development that has taken place does not respect the character of this nineteenth century Listed Building and is considered to be detrimental to its appearance and setting and the character of the Conservation Area and therefore is contrary to policy

RECOMMENDATION

That enforcement action be authorised to ensure that the planters and the sign are removed and the building returned to its original form and that the ventilation unit is painted black. The period for compliance to be four months.
