

Planning Committee: 27 May 2014

Item Number: Urgent Report 1

Application No: W 14 / 0417 LB

Town/Parish Council: Kenilworth
Case Officer: Emma Spandley
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Registration Date: 30/04/14

Expiry Date: 25/06/14

Abbotsford School, Bridge Street, Kenilworth, CV8 1BP

Demolition of part of rear wing of existing main building; change of use of existing two storey building to a single dwelling house (Use Class C3) and associated internal works; change of use of existing rear outbuilding to 2no. dwelling houses and associated internal works (Use Class C3); the erection of 6no. dwelling houses (Use Class C3) and associated landscaping. FOR Newbury Land (Developments) Ltd

This application is being presented to Committee due to an objection from the Town Council having been received and this application has been requested to be presented to Committee by Councillor Blacklock and Councillor Coker.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the demolition of some of the existing buildings and to change the use of the existing main school building into one residential dwelling. Following the removal of the existing two storey class room wing, the proposal includes the erection of five dwelling houses. The scheme also includes the removal of the later additions to the original barn building and front extensions to convert this building into two dwelling houses.

The original access for the school onto New Street is to be utilised. A small part of the existing wall will be removed and a link archway with a flat above will be built.

Plots 1 - 3 will form a terrace with the rear facing onto New Street; plots 4 - 5 will be located within the former stable building; plot 6 will be attached to plot 5 and be located within the archway above the entrance, fronting onto New Street. A bin store will be located along the shared boundary with No.2 New Street, towards the north - east side of the site; plots 7 & 8 will be located with the rear facing onto No.2 New Street and side onto, but not touching, the rear boundary of No.1 Pears Close.

The buildings proposed and the extension to the barn building will be of a modern design and three storey in height. The Design and Access Statement states "

the design of the new dwellings is as an inward looking mews development with simple blocks of housing set between these main elements overlooking an inner parking courtyard and retaining the Beech trees to the south east boundary. Units 4 & 5 are a proposed conversion of the former Coach House with the main wall fronting New Street and two side walls retained as existing. A single storey extension facing the courtyard is proposed together with two full height projecting bay windows to harmonise with the other new residential units on the site and to act as a contrast to the other more traditional elevations.

Units 1-3 and Units 6 - 7 are design to appear as modern two storey town houses with a lightweight second floor set back from the principal elevations. The facing material for the units will be render."

THE SITE AND ITS LOCATION

The application site relates to a former school site called Abbotsford School. The site contains a Grade II* Listed Building which is located on the corner of New Street and High Street. Several extensions to the property have occurred over the years which run along the shared boundary with New Street and include a two storey class room extension, a link extension to the original barn. The original barn has benefited from further extensions to the elevation facing into the site.

There is a wall which runs along New Street and is adjoined to the main building. The original stable building's rear wall forms part of this wall. The wall is also Grade II* Listed.

PLANNING HISTORY

6154 Conversion of stabling in former builders yard to assembly hall and two first floor classrooms, granted 12th October 1965;

W/77/0720/LB Conversion of outbuilding to form sports hall, granted 25th August 1977;

W/83/0385 - Erection of extension to form toilets and internal alterations, granted 6th June 1983;

W/84/0632 - Erection of an extension to the gymnasium and a store, granted 14th August 1984;

W/90/0160/1/LB - Demolition of part of building to the rear and a chimney; rebuilding arch and erection of two storey extension, granted 5th July 1990;

W/97/1225/1226/LB - Erection of a first floor extension to provide an additional classroom, granted 17th December 1997.

RELEVANT POLICIES

- The emerging Warwick District Local Plan 2011 – 2029.
- National Planning Policy Framework
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Members OBJECTED to the application on the following grounds:

1. The design of the additional buildings is still inappropriate to the Grade 2* Listed building.
2. Members remain concerned as to how the site will be serviced and accessed from the main road.
3. The application is inappropriate and constitutes overdevelopment.
4. A cross section showing the design was requested but has not yet been furnished, so the relationship with the nearby properties and Pears Close cannot be fully validated, but appears to be overlooking and unneighbourly.
5. The development of the old wall along New Street alters the street scene on a key and busy route accessing the town.
6. The flat over the archway also alters and compromises the street scene.
7. Concern was expressed at the living conditions for residents adjacent to the main road, where pollution levels have long been a concern and monitored. The canyon effect may also constitute noise issues with additional problems for the accommodation of the occupants over the archway. Further consideration and comment may be appropriate once the applicants submit their updated information on noise, air quality, and renewable energy requirements.
8. Should WDC be minded to consider approving this application, then Members recommended strongly that they undertake a site visit.
9. The Town Council COMMENTED that it is concerned as to the long-term future of this very important Listed building on such a key site. Despite the constraints,

a viable scheme in keeping with the needs of the area is needed, and they question whether the retention of the main building as a single unit is sustainable in that context.

Ecology (WCC) - No objections subject to conditions

Archaeology (WCC) - No objections subject to conditions

Highways - No objections subject to conditions

English Heritage - No objections

Environmental Health - No objections subject to conditions

Waste Management - No objection

Councillor Responses - Cllr Coker requested the application to be heard by Planning Committee. Cllr Blacklock objected to the density of the development design and height of the proposed properties.

Public Responses - 2 objections concerning loss of privacy, density; traffic impacts with regards to access arrangements and the impact on a historic wall.

Kenilworth Civic Society: object on the following grounds

1. This modern architectural style is inappropriate alongside a Grade II Listed Building.
2. The proposed new building density is too high for the site.
3. The three storey proposed new buildings does not complement the existing street scene
4. There are 54 bed spaces on this site with only 16 car parking spaces; this is unacceptable in any location.
5. Side and rear windows will overlook adjacent properties, this is not neighbourly and visitors and occupants alike may swarm the already overcrowded streets searching for car parking spaces.

ASSESSMENT

The main issues relevant to the consideration of this application is the impact on the Listed Building and the setting of the Listed Building.

Policy DAP4 states consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting. Consent will not be granted for the demolition of a listed building and development will not be permitted that will adversely affect the setting of a listed building.

The building is Grade II* and has been left vacant for a number of years. It is important to ensure that it is brought back into a sustainable and appropriate use as quickly as possible to avoid the house falling into a state of disrepair.

English Heritage offered comments with regards to the previous planning application which stated that the wall was to be retained; one of the dwellings was too close to the main house and raised concerns with regards to the amount of demolition to the existing wall; the amount of wall to be demolished was considered to be the maximum English Heritage would be prepared to consider on the basis that the wall is a very important part of the significance of the Listed Building, and a contributor to the significance of the Conservation Area.

English Heritage support the conversion of the main building back into a single dwelling house. However, wished to see the wing of the main house preserved, whilst these are all secondary to the main house and their loss maybe acceptable the wing immediately behind the house is an early addition.

English Heritage have no objections to the current application. Extensive negotiations have undertaken between English Heritage, Conservation Officers and Highways with regards to creating a high quality design which integrates and harmonises with the Grade II* Listed Building and to overcome the challenges that such a site has. The proposals are considered acceptable and will not detract from the historic integrity of the listed building or the conservation area.

English Heritage have no objections to the current application.

SUMMARY/CONCLUSION

Abbotsford House has been left vacant for a number of years, this is a Grade II* Listed Building whose retention is required. The proposed conversion of the former Abbotsford School back to a single dwelling will bring the vacant building back into viable use and is considered acceptable in principle. There have been a number of unsympathetic utilitarian extensions added over the years by the school, the demolition of these modern additions to the rear will benefit the Grade II* Listed house. The design and density of the proposed new dwellings has been subject to extensive negotiations between the applicant, officers and English Heritage. The design of the buildings has been led by English Heritage who wished to see a modern style to the new dwellings. This is a site that has many constraints and collaboratively everyone has worked together to bring the site back into use. The proposal represents a joint approach to achieving a high

quality, sensitive and comprehensive redevelopment scheme which sees the reinstatement of the main house back to a single dwelling. The proposals are considered wholly in accordance with the adopted Local Plan 1996 - 2011, the Draft Local Plan 2014- 2029 and the NPPF.

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 drawings 0928-A1-016-A, 928-A3-009; 928-0500-A, 928-0501-A, 928-0502-A dated 25th March 2014; 0928-A1-050-B dated 9th April 2014, and specification contained therein **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.
- 3 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 5 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837- 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s) whose root structure may extend within the site and which are within the Warwick District Council Kenilworth Conservation Area. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
- 6 All window and door frames within the Abbotsford House shall be constructed in timber and shall be painted and not stained. **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 / To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.