

**Planning Committee:** 06 November 2012

**Item Number:** **13**

**Application No:** W 12 / 1206 LB

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Liam D'Onofrio

**Registration Date:** 26/09/12  
**Expiry Date:** 21/11/12

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**York Road Centre, Formerly The Old Library, Avenue Road, Leamington Spa, CV31 3PR**

Alterations and extensions associated with the conversion of a Grade II listed former library building into 28 apartments. FOR TAG Exclusive properties Ltd  
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This application is being presented to Committee due to the number of objections received to the linked application W/12/1004 for the conversion of the building to 28 apartments, many of which raised concerns with the impact of the conversion upon the historic fabric of the building.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The purpose of this report is to consider the above application, which seeks listed building consent for alterations and extensions to the building, as part of the conversion of the building to 28 apartments.

The internal layout of the building will be altered through the removal of some original and non-original existing walls, infilling of doorways and gaps in other existing walls, and floor alterations to enable the sub-division of the building in order to create four apartments within the basement area accessed individually from the rear (north) elevation, 10 apartments occupying the ground floor and 14 apartments occupying the first floor.

To facilitate the conversion a number of fenestration changes are also proposed. These include lowering existing window sill heights on the north elevation to provide access to apartments at basement level, and the introduction of new first floor windows to the south (Avenue Road) elevation and west (York Road) elevation and ground and first floor window alterations to the east elevation. A central atrium will be removed to create an open courtyard to the centre of the building requiring some remodelling of the inner facade.

The listed building consent is accompanied by a Design and Access Statement incorporating a Heritage Statement.

**THE SITE AND ITS LOCATION**

The application site relates to a range of Grade II listed building, originally constructed in the early 20th Century as a library and art and technical school.

The building is two-storey with basement and attic and constructed of red brick with terracotta architectural features and a slate roof. The building fronts the northern side of Avenue Road and a former hard-surfaced play ground, now used for car parking, is located to the rear. Beyond the rear boundary to the northeast lies York Walk a pedestrian footpath and beyond which are Manor Court flats, and to the north lies York Walk gardens beyond which is the river. York Road adjoins the western site boundary where the vehicle access is located and a single storey building, occupied as an art gallery, is attached to the east elevation, which does not form part of the scheme. The site is within a largely residential area and Leamington Spa Conservation Area.

## **PLANNING HISTORY**

W/12/1004 Conversion of former library (D1 Use Class) into 28 residential apartments, including extensions/alterations to building and associated parking and landscaping.: Planning application submitted concurrently with this planning application.

W/07/1883 Conversion of existing listed buildings to form a mixed-use development to include offices (B1 use Class), restaurant/ bar (A3 Use Class) and 6 No. residential units: Granted 1st February 2008

W/07/1878 LB Conversion of existing listed buildings to form a mixed-use development to include offices (B1 use Class), restaurant/ bar (A3 Use Class) and 6 No. residential units: Granted 1st February 2008

Previous applications for the conversion of the buildings to form a mixed use development including offices, restaurant and 33 flats were withdrawn in 2007 under application reference W/07/0041 and W/07/0043 LB.

## **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

## **SUMMARY OF REPRESENTATIONS**

**Royal Leamington Spa Town Council** - No objection

**English Heritage:** As far as the fabric of the listed building is concerned there is no question that the amended scheme is better than the original. The proposals still include removal of the central glazed area from the courtyard, but overall the revised scheme is more conservative with respect to the fabric, particularly in the back part of the building where the earlier version removed corridor walls. The internal courtyard will need appropriate facing, which should be subject to conditions. EH consider that a public function would be preferable in terms of the character of the building utilising current spaces without sub-division or demolition.

### **Public response:**

One supporting letter from a Manor Court resident.

One comment from a Manor Court resident regarding flat numbers in the locality, a matter better related to the planning application rather than the listed building consent.

## **ASSESSMENT**

English Heritage initially raised concern with the conversion under the planning application W/12/1004. The scheme was considered to be intrusive on the plan form of the building with a substantial part of the interior fabric, including many primary walls, being removed.

An amended scheme has been submitted which has sought English Heritage's advice and retained a larger proportion of internal walls through an amended internal layout of the building.

The conversion scheme as proposed is not therefore considered to result in any significant impact upon the special architectural or historic interest and setting of the listed building. Conditions are recommended to ensure that details of new windows, and associated arches, cills and mullions and internal mouldings such as skirting, coving and architrave are agreed through condition to ensure an appropriate finish.

English Heritage consider that the revised scheme is improved and in terms of the fabric of the building there would seem to be a reasonably conservative solution for a residential conversion, but the scheme must be controlled through appropriate conditions.

## **CONCLUSION/SUMMARY**

In the opinion of the Local Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

## **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 in accordance with the details shown on the application form, site location plan and approved drawing(s) Drg No.P-A (03) 099 REV 01; P-A (03) 100 REV 01; P-A (03) 101 REV 01; P-A (03) 102 REV 02; P-A (03) 103 REV 01; P-A (03) 104 REV 00; P-A (03) 199 REV 01; P-A (03) 200 REV 01; P-A (03) 202 REV 01; P-A (04) 100 REV 01; P-A (04) 101 REV 01; P-A (04) 102 REV 00; P-A (04) 103 REV 00; P-A (04) 104 REV 01; P-A (04) 105 REV 01; P-A (05) 100 REV 02; P-A (05) 101 REV 01; P-A (05) 102 REV 01; P-A (05) 103 REV 00; P-A (05) 120 REV 01; P-A (05) 121 REV 01; P-A (05) 122 REV 01; P-A (05) 130 REV 02; P-A (05) 131 REV 01, and specification contained therein, except as required by conditions 3 and 4 below and 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.

- 3 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any construction works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
  
  - 4 Before development hereby approved commences details must be submitted to and approved in writing by the Local Planning Authority showing: a) 1:10 drawings of new external window frames and associated arches, cills and mullions; b) 1:10 details of all new internal mouldings, including coving, skirting and architrave; c) details of new entrance doors to each apartment and associated door furniture. **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.
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