

Planning Committee: 08 December 2010

Item Number: 10

Application No: W 10 / 0921 LB

Registration Date: 21/07/10

Town/Parish Council: Warwick

Expiry Date: 15/09/10

Case Officer: Steven Wallsgrove

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2 Church Street, Warwick, CV34 4AB

Conversion of office space above 2 Church Street and 1 Jury Street, into 5 self contained flats FOR The Local Shopping Reit PLC

The related application, W10/0920, is the subject of a report due to the need for a S106 Agreement.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council would wish to draw the Planning Authority's attention to the need to ensure that the Council's Conservation Planning Officer should ensure that the development does not effect the original features, walls and doors of the buildings and that the development would meet the requirements of LPA Policy DAP8.

English Heritage: Have no comments to make.

CAAF: It was pointed out this is an important grade II* listed corner building at the corner of Jury Street and Church Street. Some concern was expressed at the removal of a section of wall to create a larger bathroom at first floor level and also at the upper level. It was considered that this was too great a change to the interior of the building and that the bathroom spaces could be combined in some way by just creating door openings between the spaces. The other sub-division was felt to be acceptable, subject to it not breaking through existing cornices or other historic features. (Comments on plans as originally submitted).

Conservation: No objection to amended plans.

Public Comment: The existing tenants of part of the premises consider that there is a need for more businesses to operate from the town centre, and that there is a surplus of flats, but acknowledge that there are vacant offices in the town. They consider that the premises should have been marketed as individual offices.

RELEVANT POLICIES

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Planning permission for additional offices was granted in 1975, with an approval for a change of use of the ground floor from shops to offices in 1981. Consent

was given for the use of the ground floor and basement as a wine bar in 1983, and as a retail shop in 1993. There have also been applications for signage and alterations to the building.

KEY ISSUES

The Site and its Location

The property lies at the centre of the Conservation Area and is a Grade II* Listed Building. The ground floor is in use as an estate agents with the upper floor as offices, only part of which are occupied.

Details of the Development

The proposal is to carry out various alterations to the building to enable a use as 5 flats to be implemented. The alterations include a doorway through one wall at first floor (where there is some dado panelling), enlarging a narrow room to make a bathroom, and inserting various partitions on each floor. The changes have been amended following negotiations.

Assessment

The proposed alterations are generally small but the proposed doorway will affect a wall of which the bottom half is panelled. It is considered, however, that the additional plan shows that a doorway can be inserted without an unreasonable impact and, therefore, will protect the character of the building and the majority of the historic features.

The application also involves the removal of the side wall of a very narrow room, to make a bathroom. The original proposal was to remove this in its entirety but this is now to have 'punched openings' in it in order to protect the internal character of this part of the building as separate rooms. Details of this will need to be submitted and approved but there are no architectural details in either of the rooms affected. (It is possible that this room, and the adjoining, similar, room were the site of the original staircase in the house).

The insertion of partitions in various places are considered to protect the general character of the building while providing an appropriate use, although details of a significant truss and frame in the attic space will be needed since they are not shown on the plans.

RECOMMENDATION

GRANT, subject to the following conditions, after the completion of the S106 Agreement/ Obligation on W10/0940.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in

accordance with the details shown on the approved drawing(s) L47.5/01A, /02, /03 and /04, and specification contained therein, received on 21st July 2010 and 18th October 2010 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 No development shall be carried out on the site which is the subject of this permission until large scale details of the new door and doorway, and the 'punched openings' on the first floor, and the upper cruck truss on the landing on the third floor 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 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 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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 and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
