

**Planning Committee:** 23 November 2005

**Item Number:** 05

**Application No:** W 05 / 1525

**Registration Date:** 13/10/05

**Town/Parish Council:** Warwick

**Expiry Date:** 08/12/05

**Case Officer:** Martin Haslett

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**56 West Street, Warwick, CV34 6AW**

Installation of air conditioning unit to ground floor elevation. (Retrospective application) FOR Hunneybell-Evans Property

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This application is reported to Committee so that enforcement action can be authorised.

**SUMMARY OF REPRESENTATIONS**

Warwick TC: objection: 'The Town Council considers that the development is visually intrusive in the street scene in the conservation area, the wall mounting and the pipes detracting from the visual amenity of the area and contrary to WDLP policy for such reasons. Noise and fumes might also constitute a nuisance for residents.'

Warwick Society: Refusal recommended- this is a utilitarian model mounted over an attractive tiled roof, without any concern for the impact on the street scene.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(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)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

**PLANNING HISTORY**

The site does not have any planning history relevant to the current case.

**KEY ISSUES**

**The Site and its Location**

The building is a three-storey Victorian property on the corner of West Street and Crompton Street, and is used as a stockbrokers. At ground floor there is a single storey link to the adjoining house in Crompton Street and the air conditioning box has been installed above the roof slope of this link.

**Details of the Development**

The air conditioning box (870mm wide, 655mm high and 320mm deep) has been installed at first floor level on the rear wall of the main building, above the roof slope

of the link with the house in Crompton Street. The air conditioning box is grey in colour (contrasting with the red bricks) and consists of a fan and heat exchanger.

### **Assessment**

The position of the building on the corner of the street means that its rear wall is clearly seen from Crompton Street. The installation of the unit at first floor level makes it very prominent in the street scene and, as it is of modern appearance, it appears as an alien feature, out of character with the building and the street scene. As such, it has a detrimental effect on the character and appearance of the conservation area and is therefore contrary to local plan policy.

### **REASON FOR RECOMMENDATION**

The proposal is considered to be contrary to the policies listed above.

### **RECOMMENDATION**

REFUSE, for the reason below and that enforcement action be authorised to require the removal of the unit with a compliance period of three months.

- 1 The premises occupy a prominent corner site within the Warwick Conservation Area and it is considered that the air conditioning unit prejudices the Planning Authority's policies for the preservation and enhancement of the character and appearance of conservation areas by reason of its prominent siting, clearly visible from the road and forming an alien feature in the street scene. The retention of the unit would thereby conflict with the objectives of Warwick District Local Plan policies (DW) ENV6 and (DW) ENV8 and emerging policy DAP10 of the first deposit version of the Local Plan (1996-2011).

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