

Planning Committee: 11 January 2006

Item Number: 20

Application No: W 05 / 1934

Registration Date: 25/11/05

Town/Parish Council: Barford

Expiry Date: 20/01/06

Case Officer: Steven Wallsgrove
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Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS

Alteration to rear elevation of the Bentley Suite. Removal of part of boundary wall and construction of terraced area. FOR The Glebe Hotel

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Barford Parish Council: "The Joint Parish Council raises objection on the following grounds:

- Overdevelopment
- Noise nuisance (the triple glazing which was a condition of an earlier planning application is removed by this one)
- Commercial activity close to a residential area.

The statement that no trees would be felled is disingenuous: trees have already been felled in anticipation and the JPC wishes this to be brought to the attention of Planning Enforcement."

Neighbours: Letters of objection have been received from three residents on grounds of noise and disturbance, contrary to previous window condition, unacceptable intensification of use, significant alteration to Listed Building.

Environmental Health Officer: "Environmental Health have concern at the potential noise nuisance which could potentially affect neighbouring premises if the Bentley Suite is used for the provision of music (amplified or unamplified) or from amplified voice (PA system for weddings etc.) due to the reduced sound insulation of replacing triple glazed, fixed windows with openable, single glazed French windows/folding doors.

Environmental Health does however see the reason for the applicant to want this change to enable the garden to be used.

Should you be inclined to approve the application I would recommend the following:-

- The replacement doors to be double glazed.
 - Any music (amplified or unamplified) and any amplified voice, in the Bentley Suite, not be audible at the boundary of the Hotel Site at the following points as on the attached plan.
- Where the boundary abuts the garden of The New Mill House;
- Where the boundary is directly opposite to the doors subject to the application;
- Where the boundary is between numbers 7 and 9."

W.C.C. (Ecology): Request a bat note if roof spaces are affected and consider trees and shrubs should be protected.

RELEVANT POLICIES

- (DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

This site has a long, and complex, history with some large extensions having been built. More recently, planning permission has been granted for 7 Church Lane to be used for ancillary offices and storage for the hotel (which indicated a proposed access through the boundary wall into the main hotel site, although this was not part of the application). An application for a bedroom block extension was dismissed on appeal.

KEY ISSUES

The Site and its Location

The Glebe Hotel lies in the middle of the village, is a Listed Building, and lies in the Conservation Area. It has a substantial car park to the front and is surrounded by residential properties to the north and east, and the church and another dwelling to the south.

Details of the Development

The proposal is to replace the rear windows in the conference suite in the fairly modern extension with a row of French doors, to remove a section of the modern boundary wall with the garden of 7 Church Lane (now with consent to be used as ancillary offices and stores), and to construct a terrace linking the hotel patio and the garden. Small retaining walls would be provided around the patio/terrace with a taller side wall to separate off the yard behind an existing store and office in the main hotel.

Assessment

The principal issues in this case are the effect of the proposals on the Listed Building (which is more of a matter for the application under W20051935LB - see separate report) and the impact on neighbours.

This impact is directly related to the proposal to replace the conference suite windows which, under W890891, had to be triple glazed, and fixed. This restriction was imposed "to protect the amenities of surrounding properties", since No. 7 Church Lane was, at that time, a private dwelling and was only separated from the conference room by a 4.5 m deep yard/patio. This property is now, of course, part of the hotel site so that the condition can now be relaxed, but only to the extent that the amenities of the other surrounding dwellings are adequately protected.

In this particular case, the Environmental Health Officer has recommended that the doors be double glazed and that a condition be imposed to keep any noise from the conference suite to an audible minimum so that amenities are protected. Under the circumstances, it is considered that there is no reason to justify a refusal of this application. In this context, it should be noted that Environmental Health have received no complaints about the use of the side conservatory, which was approved in 1987 and formed an extension to the dining room and the bar.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning 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 nos. 2028.00 and 2028.04, and specification contained therein, received on 25th November 2005 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 Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of windows and surrounds, and boundary walls at a scale of 1:5 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 ENV11 of the Warwick District Local Plan 1995.
- 4 No noise (amplified or unamplified), or any amplified noise, in the Bentley Suite conference room shall be emitted so as to be audible from the rear boundary of the hotel site abutting the back of the garden of The New Mill House, the eastern boundary of the garden of No. 7 Church Lane, or the south-east boundary of that garden adjoining No. 9 Church Lane. **REASON** : To protect the amenities of surrounding residents.

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 development achieves acceptable standards of design and does not give rise to any harmful effects in terms of residential amenity or to the appearance of the listed building which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.
