

**Planning Committee:** 27 May 2014

**Item Number:** Urgent Item 2

**Application No:** W 14 / 0416

**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); change of use of existing rear outbuilding to 2no. dwelling houses (Use Class C3) and the erection of 6no. dwelling houses (Use Class C3) and associated landscaping. FOR Newbury Land (Developments) Ltd

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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**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- Open Space (Supplementary Planning Document - June 2009)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC8 - Protecting Community Facilities (Warwick District Local Plan 1996 - 2011)
- The emerging Warwick District Local Plan 2011 – 2029.
- 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 are as follows:-

- The principle of housing on the site;
- The change of use of a community facility;
- The impact on the Listed Building and the Conservation Area;
- The impact on highway safety and parking;
- Impact on Air Quality and Noise;
- The impact on the living conditions of neighbouring dwellings;
- Ecology;
- Renewable Energy;
- Open Space;
- Waste disposal.

#### The principle of housing on the site

Policy UAP1 of the Warwick District Local Plan 1996-2011 states residential development will be permitted on previously development land within the confines of the urban areas subject to other policies. The application site relates to an existing school site. Limited weight can be attached to this policy. The Council does not have a five year supply of deliverable housing sites. In such circumstances paragraph 49 of the NPPF is relevant which states that there is a presumption in favour of sustainable development when the local planning authority cannot demonstrate a five year supply of deliverable housing sites. The lack of a 5 year housing land supply means that Policy UAP1 cannot be regarded as being up to date and the principle of the development is therefore acceptable subject to the compatibility with other national and local policies. The Draft Local Plan was approved for publication by Full Council on 23rd April 2014. As the Draft Local Plan has now been approved by the Council, more weight can be attached to the policies contained within it. Policy H0 of the draft local plan states that new housing will be in sustainable locations, whilst Policy H1 states the housing will be permitted within the Urban Areas. These policies are broadly similar to Policy UAP1 and in accordance with the NPPF.

#### Change of use of an existing community facility

Policy SC8 states the redevelopment or change of use of community facilities that serve local needs will not be permitted unless:- (a) there are other similar facilities accessible to the local community by means other than the car; (b) the facility is redundant and no other user is willing to acquire and manage it; or (c) there is an assessment demonstrating a lack of need for the facility within the local community.

The site is a former school which has been left empty for a considerable time. Information has been submitted which states that no other community use were interested in the site.

The Draft Local Plan was approved for publication by Full Council on 23rd April 2014. As the Draft Local Plan has now been approved by the Council, more weight can be attached to the policies contained within it. Policy HS8 of the draft local plan is broadly similar to Policy SC8 and is in accordance with the NPPF.

### The impact on the Listed Building and the Conservation Area

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, whereas Policy DAP8 states developments will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas.

English Heritage offered comments to the previous planning application stating 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 and its retention is preferred.

The current application has taken into account the comments raised by English Heritage and retained the immediate wing behind the main house and moved the nearest house further away. The proposal also seeks to retain the main building as one single dwellinghouse.

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.

### The impact on highway safety and parking

Highways objected to the previous scheme due to the access arrangements. Amended information has been submitted which shows the existing access to be widened to achieve the visibility splays required and a 'keep clear' box will be provided across the access to indicate the area of carriage way to be kept clear of queuing vehicles. The widening of the will also increase visibility of/for pedestrians approaching the access.

Highways do not object to the amended proposals subject to the conditions listed.

### *Parking*

The application proposes the erection of 5 three storey, 4 bedroomed properties; 2 three storey, 3 bedroomed properties (on the plans is shows 2 bedrooms and a study) and a 1 bedroomed apartment. The amount of off road parking required is 10 spaces for the 4 bedroomed properties; 4 spaces for the 3 bedroomed property; 1 space for the apartment, a total of 15 car parking spaces for the new development. The proposal includes 15 car parking spaces for the and an area allocated for the main house retains 2 car parking spaces. The proposal is in accordance with our adopted parking standards.

#### Air Quality and Noise impact

The New Street facade is one side of a canyon which contains queuing traffic from the New Street / High Street Cross Roads. Windows situated on this facade would look into the canyon and overlook the traffic queue. There are potential issues of noise and exposure to poor air quality in rooms that are ventilated from the New Street side. This section of the street is located within an existing Air Quality Management Area.

Environmental Health do not object to the principle of the proposals however have recommended conditions regarding internal noise levels within the dwellings and air quality assessments which can be dealt with through appropriate conditions.

#### The impact on the living conditions of neighbouring dwellings

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

Additional Supplementary Planning Guidance (SPG) relating to distance separation distances, 45 degree sightline which seeks to introduce an objective standard against which to assess the impact on new houses on the amenities of adjoining properties. The intention of the guidance seeks to limit the potential for over-development, loss of privacy and dominance over adjoining dwellings and secure a reasonable standard of amenity and outlook for local residents.

The adjoining property located within the mews is 16 metres from the front of the proposed properties and the rear of the existing properties, however, there are high level windows within the rear elevation of the mews properties which do not serve habitable rooms. The separation distance guidance states a two storey dwelling house which has habitable room windows within the rear elevation is required to have a 16 metre separation distance gap between the blank gable of a three storey dwelling. As this situation is reversed the same distances apply. It is considered that the proposed three storey dwellings numbered 1 - 5 will not have a detrimental impact on the occupiers of the adjoining neighbours through loss of privacy.

Units 7 & 8 back onto the rear garden of No.2 New Street. There is a distance of 6 metres between the rear elevation of the proposed house and the boundary with No.2 New Street. However, there is an existing high brick boundary wall along the shared boundary which will obscure views from the rear bedrooms windows of these two properties and the third floor has bathrooms windows

which will be obscured glazed. Furthermore, the houses are located to the rear of the garden area of No.2 and therefore will not overlook the private intimate amenity space associated with the property.

Within the side elevation of units 7-8 there is a dining room window at ground floor and a landing window at first floor and a separation distance of over 25 metres to the rear of No.1 Pears Close.

It is considered the proposal will not introduce an unacceptable scheme by virtue of overdevelopment, loss of light, loss of privacy.

#### Ecology

A bat survey was submitted which showed evidence of bat activity within the site. The bat survey recommended further work is completed to determine which bat species are present.

It is considered subject to the condition listed, the application will not have a detrimental impact on protected species.

#### Renewable Energy

An energy report has been submitted which states the development will utilise air source heat pumps. Whilst the details of the air source heat pumps have not been submitted, this can be controlled by a suitably worded condition.

It is considered that the proposal is in accordance with Policy DP13 of the Warwick District Local Plan 1996-2011 subject to conditions.

#### Open Space.

Policy SC13 states contributions from residential developments will be sought to provide, improve and maintain appropriate open space to meet local needs.

The Open Space SPD (June 2009) sets out the contribution levels required for development. Which for this scheme totals £21,640.00.

This can be controlled by a suitable worded condition.

#### Waste

The application proposes the erection of a dedicated waste storage area. Waste Management have raised no objections to the proposal subject to the bin store being large enough to accommodate 2 x 1100 refuse bins and 2 x 1100 recycling bins, which will include the waste requirements for Abbotsford House.

### **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 proposals do not have an impact on the amenity levels of adjacent residents, the buildings are sited in accordance with the adopted separation SPD, the garden area for the main house has been increased and the trees are to be retained. 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 development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning 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 No development (including demolition) shall commence unless and until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys - Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 4 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of

investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

- 5 The development hereby permitted shall proceed only in strict accordance with the recommendations of a noise assessment. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure that the premises are not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 6 Development hereby approved shall not be commenced unless and until details of the fresh air supply to the habitable rooms of the dwelling has been submitted and approved by the Local Planning Authority. **Reason** To ensure that the development hereby permitted can achieve satisfactory levels of amenity of the occupiers of the properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 7 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-

2011.

- 8 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.
- 10 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.

- 11 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

**REASON:** To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 12 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.

- 13 The development shall not be occupied until the access including associated white lining works has been laid out in accordance with drawing No. 0928-A1-050-B. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

- 14 The gradient of the access for vehicles to the site shall not be steeper than 1 in 12 for a distance of 7.5 metres into the site, as measured from the near edge of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

- 15 The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

- 16 The access to the site for vehicles shall not be used unless the public highway footway crossing as been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 17 The development shall not be occupied until visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 metres and 'y' distances of 43.0 metres to the near edge of the public highway carriageway in an easterly direction and to the centreline of the carriageway in a westerly direction. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 18 Construction traffic shall not be permitted to enter or exit the site before 9am and after 4.30pm, Monday - Friday. **REASON:** Due to traffic levels in this area of the network at peak times and the conflict that would occur between normal users of the public highway and large slower moving vehicles entering and exiting the site and in the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 19 The dwellings hereby permitted shall be designed and constructed so that internal noise levels within bedrooms at night shall not exceed the internal target noise level of 30dbLaeq, 8hr; internal noise levels within living rooms and bedrooms by day shall not exceed 35dB LAeq, 16hr; maximum internal noise level in bedrooms and living rooms shall not exceed 45db LA MAX fast as required by the World Health Organisation (WHO). Prior to the first occupation of the building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure that the development hereby permitted can achieve satisfactory noise levels for the amenity of the occupiers of the properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 20 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.
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