

Application No: W 11 / 0953 LB

Town/Parish Council: Leamington Spa
Case Officer: Sunita Burke

Registration Date: 22/08/11
Expiry Date: 17/10/11

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**Underpass at Leamington Spa Railway Station , Old Warwick Road,
Leamington Spa, CV31 3NS**

Display of 16no. marine ply boards on batons onto both sides of the Leamington Railway Station underpass, featuring figures and scenes of historical interest in hillograph style; and paint walls of the underpass. FOR Network Rail Infrastructure Ltd

This application is being presented to Committee as Warwick District Council have submitted the application on behalf of the landowner.

SUMMARY OF REPRESENTATIONS

Inland Waterways: No objection:

"The Inland Waterways Association (Warwickshire branch) supports this application. We would like to point out the successful and little vandallised murals on some of the bridges crossing the Oxford Canal through Rugby as well appreciated examples of (inexpensive) public art and look forward to seeing the end results".

Royal Leamington Spa Town Council: No objection was raised and the comment was made that the proposed works would improve the location.

Conservation: No objection:

"I have been in discussions with this part of the working party for this project. It does form a part of a listed building and is also publicly visible. The underpass is currently a particularly drab entrance in to the town for those people using the railway station and clearly this will enhance the area. The use of murals relating to the history of Leamington is also particularly appropriate. I think the style is also an interesting one, incorporating figures and familiar views of the town. The work will be carried out as a community project, which is also to be welcomed. I therefore consider that the project is a worthwhile one. It is important that the murals are adequately mounted and, if possible, given some form of protection, although this may be difficult in this particular location. I consider that, given a consistent style and having a context relating to the town, it is a very good use of the space which alternatively could have been used for a whole variety of advertisements or left in its current rather unappealing state".

British Waterways: No objection.

CAAF: No objection:

"This was considered an improvement to the conservation area, however it was pointed out that measures should be taken to ensure that the panels are not vandalised".

RELEVANT POLICIES

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application site lies within the Leamington Spa Railway Station. It is a pedestrian subway/underpass that connects the two streets under the railway tracks providing access between the front of the Leamington Spa Railway Station and the car park on Station Road. This underpass is owned by Network Rail Ltd. Warwick District Council maintain the footpath that runs along the length of the underpass and Warwickshire County Council maintain the lighting in the underpass. Further, CCTV is installed, operated and maintained by Chiltern Railways.

Details of the Development

The application is for Listed Building consent for the installation of sixteen non-illuminated murals along the length of the underpass at Leamington Spa Railway Station. These murals would be painted on marine ply, measuring 8 feet (2.4 metres) in height and 4 feet (1.2 metres) in width, which would be fixed on to wall mounted batons along the underpass. The proposal is to paint the walls of the underpass in a bright, neutral colour before the murals are fixed to the wall. The aim of the proposal is to benefit the area by creating a feature within the underpass that will both enhance the structure and reduce the opportunities for small scale criminal damage i.e. graffiti.

The condition of the subway/underpass is currently considered as poor and there are visible signs of damage to the property by graffiti, overgrown shrubs and general deterioration. This proposal is submitted by Warwick District Council on behalf of Network Rail.

Assessment

The main issue relevant to the consideration of this application is the impact on the character and appearance of the Listed Building.

The proposal to install murals in the underpass at Leamington Spa Railway Station is part of environmental improvements in Leamington. The Conservation officer has been part of the working party that has discussed this project. The underpass forms part of the listed building and is publicly visible.

The underpass is currently a particularly drab entrance in to the town for those people using the railway station. The use of murals relating to the history of Leamington would be appropriate in this location. Further, the style would be an interesting one, as it incorporates figures and familiar views of the town. Also, as the work would be carried out as a community project, it is welcomed, and therefore, considered that the project would be a worthwhile one.

Further, it is considered important that the murals are adequately mounted and, if possible, given some form of protection, although this may be difficult in this particular location. This concern is addressed by the design of the proposal, which is to mount the murals on batons, which would have a minimal impact on the underpass structure and could also, be removed at a short notice if required. The murals would also have a protective coating, which would allow cleaning the surface of the mural and prevent damaging it.

In conclusion, given that the proposal is of a consistent style and having a context relating to the town, it would be a very good use of the space which alternatively could have been used for a whole variety of advertisements or left in its current rather unappealing state. As such, the proposed development to install murals in the underpass at Leamington Spa Railway Station would preserve the character and appearance of the Listed Building. The proposal would not impact on any of the historic features of Leamington Spa Railway Station and are considered to comply with policies DAP4 and DAP7 of the Warwick District Council Local Plan 1996 - 2011.

RECOMMENDATION

Grant subject to the conditions listed below.

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 application form, site location plan and approved drawing: Site Location Plan and design of the murals submitted, and specification contained therein, submitted on 22 August 2001 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 DAP4 and DAP7 of the Warwick District Local Plan 1996-2011.
- 3 No development shall take place until details of the colour scheme for the painting of the walls has been submitted to and approved by the District Planning Authority. **REASON**: To ensure a high standard of design and appearance for this Listed Building and to satisfy policy DAP4 of Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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, is of an acceptable standard of design and detailing and preserves the character and appearance of the Listed Building. The proposal is therefore considered to comply with the policies listed.
