

Planning Committee: 23 April 2019

Item Number: 11

Application No: [W 19 / 0105/ LB](#)

Town/Parish Council: Leamington Spa

Case Officer: Rebecca Compton

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Registration Date: 23/01/19

Expiry Date: 20/03/19

1 Clarendon Place, Leamington Spa, CV32 5QL

Erection of a single storey rear extension and alterations (amendment to Listed Building Consent ref: W/18/0321/LB). FOR Mr S Hain

This application is being presented to Committee as 5 letters of support have been received and the application is recommended for refusal.

RECOMMENDATION

Planning Committee is recommended to refuse Listed Building Consent for the reasons set out at the end of the report.

DETAILS OF THE DEVELOPMENT

The proposal is for a single storey rear extension with glazed link.

THE SITE AND ITS LOCATION

The application property is a three storey, terraced Regency property located towards the junction where Clarendon Place meets Clarendon Square. The property is Grade II Listed and is located within Royal Leamington Spa Conservation Area.

PLANNING HISTORY

W/18/0320 - Erection of a single storey rear extension - Granted

W/18/0321/LB - Erection of a single storey rear extension - Granted

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection subject to acceptable impact on neighbouring properties.

Public response: 5 letters of support have been received and 1 letter of objection has been received with concerns over loss of light.

ASSESSMENT

Design and impact on the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Warwick District Local Plan Policy HE1 (protection of statutory heritage assets) states that permission 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.

Planning permission and Listed Building Consent were recently granted for a similar proposal for a single storey rear extension with a depth of 5m. This scheme was reduced from 7m to 5m following concerns raised by the Conservation Officer. This application therefore seeks permission for a 7m deep rear extension as was originally submitted previously.

Paragraph 130 of the NPPF makes it clear that "Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme".

The key issue regarding the proposed extension is the proposed depth. At 7m, it would almost double the depth of the built form across the site and is of similar depth to the listed building. There is no precedent for an extension on this scale to any of the adjacent neighbouring properties. Although the extension is single storey, the length at 7m is considered to be over dominant being approximately the same as that of the main listed building.

The proposed design also includes 6 continuous bi-folding doors which is not considered to respect the character of the Listed Building. The applicant has suggested this number could be reduced, however, as proposed it is considered excessive.

The Regency style properties in this area typically benefit from large courtyards to the rear. The proposed extension would significantly reduce the size of the

courtyard area which is considered to be harmful to the character of the Listed Building and its setting.

The Conservation Officer has raised a strong objection to the proposal for the above reasons. Whilst the harm identified is considered to be less than substantial, it is considered that there are no public benefits which outweigh the harm.

As a result of the scale of the proposed extension, it is considered that it would have an adverse impact on the Listed building and Conservation Area and therefore does not comply with Policy HE1 and the NPPF.

Conclusion

The proposed extension is considered to over dominate the existing Listed Building by reason of its overall depth at 7m and is therefore not considered to respect the character of this listed building.

REFUSAL REASONS

- 1 Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting. Furthermore, Policy HE2 of the Warwick District Local Plan 2011-2029 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Listed Building within a Conservation Area and it is considered that the proposed extension would be detrimental to the character and appearance of both the building itself and the Conservation Area as a whole, by reason of its excessive depth and design.

The development is thereby considered to be contrary to the aforementioned policies.
