

Planning Committee: 23 August 2005

Item Number: 14

Application No: W 05 / 0934 LB

Registration Date: 09/06/05

Town/Parish Council: Warwick

Expiry Date: 04/08/05

Case Officer: Steven Wallsgrove

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The Zetland Arms, 11 Church Street, Warwick

Removal of internal window/wall and door FOR The Zetland Arms

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Raise objections on the grounds "That the proposal would adversely affect the integrity of this listed building and should therefore be refused and the LPA take all necessary action to preserve the character and appearance of the building."

Warwick Society: "We wish to object to the proposals to carry out demolition work and structural changes to this important listed building. Removing piers and windows and widening apertures will in our view threaten its integrity.

We would ask the Warwick District Planning Committee to refuse this application."

WCC (Archaeology): have no comment.

Neighbours: 1 neighbour is concerned about affect on integrity of building and possible increase in noise.

RELEVANT POLICIES

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

There have been a number of applications for alterations and extensions, including a verandah in 1977, internal alterations and a conservatory in 1993, and a kitchen extension and alterations in 1998.

KEY ISSUES

The Site and its Location

The property forms part of a row of properties on the west side of Church Street which include a mixture of uses. All the buildings are listed and lie in a Conservation Area.

Details of the Development

The proposal was originally to remove two sections of internal window and door and one of a pair of internal piers, but this has now been amended. The proposal now consists of the removal of one internal window with its integral door to provide unrestricted access into the rear 'conservatory'.

Assessment

The window and door now to be removed are not structural elements and are considered to be of no architectural merit. Their removal would have little impact on the character of the building which has the feel of a series of sitting areas off a small central area which has two piers in the middle of it. I am satisfied, therefore, that the amended plans will protect the character of the building.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number 2182-02 rev. A, and specification contained therein, received on 4th August 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.
