

Planning Committee: 23 August 2005

Item Number: 20

Application No: W 05 / 1024 LB

Registration Date: 23/06/05

Town/Parish Council: Warwick

Expiry Date: 18/08/05

Case Officer: Penny Butler

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23/23a Market Place, Warwick, CV34 4SA

Repainting shopfront from brown to black gloss FOR TUI UK

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

SUMMARY OF REPRESENTATIONS

Town Council: No objection to mid-grey. "The Town Council believes that the black gloss option will not be sympathetic to the visual appearance of this important retail and that a mid grey would more appropriately compliment the visual amenities of the street scene."

RELEVANT POLICIES

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There have been a number of planning and Listed Building applications on this site, including a non-illuminated fascia sign in 2002, however, none to alter the colour of the shop frontage.

KEY ISSUES

The Site and its Location

The site is located on a visually prominent corner in the Warwick Conservation Area, where New Street meets Market Place. The shop frontage immediately adjoins the edge of the foot way.

Details of the Development

It is proposed to repaint the existing brown painted shop frontage in black gloss. This includes the door, window frames and ground floor level woodwork, which is

not original. The remainder of the Listed Building at first floor is white painted infill panels and black timber, with black painted stonework.

Assessment

The applicants originally applied for the shop front to be painted mid grey (RAL reference 00A05), but have since amended the application to black gloss. Repainting the shop front in any colour other than black would be out of keeping with the remainder of the Listed Building. Subject to confirmation by condition of the exact paint colour, it is not considered that there would be any harm to the character or fabric of the Listed Building, and the application should be approved.

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 No development shall take place until confirmation of the RAL reference number (or similar) of the paint has been submitted to and approved in writing by the District Planning Authority. **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.
