

**Planning Committee:** 26 April 2011

**Item Number:** 7

**Application No:** W 10 / 1606 LB

**Town/Parish Council:** Warwick  
**Case Officer:** Liz Galloway

**Registration Date:** 24/01/11

**Expiry Date:** 21/03/11

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**Landor House, Kings High School For Girls, Smith Street, Warwick, CV34  
4HJ**

Erection of an electrical meter housing cabinet and installation of internal and external supply cables FOR Warwick Independent Schools Foundation

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**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** Objection - The development affects a listed building within the Conservation Area and Policy DAP4 of the Local Plan states that consent will not be granted if development will adversely effect its special character and historic interest and it is considered that the large meter housing would seriously detract from the appearance of this building.

Policy DAP 8 requires that development should preserve or enhance the appearance of the Conservation Area and this development does not and rather seriously is injurious to both the building and the visual amenity of the area.

(Comments on scheme as originally submitted).

**English Heritage:** Do not wish to offer any comments.

**Conservation Officer:** No objection.

**Warwick Society:** We have no objection to the proposed electrical cabinet provided that it cannot be seen from the street. If it can, then the dimensions of the cabinet should be adjusted so as to reduce its height.

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

Various applications, the most recent being the erection of an extension to dining hall and a link corridor which was granted in 2010.

## **KEY ISSUES**

### **The Site and its Location**

The application site contains a large well established girls school which can be accessed from Smith Street, Chapel Street and The Butts. Landor House and the two houses adjoining to the West of Landor House are Grade II Listed Buildings which all lie within the Conservation Area.

### **Details of the Development**

The applicant seeks to install a main incoming electrical supply meter housing cabinet. The cabinet will be independently mounted on a concrete base and will be connected to the building by the electricity cable which will run from the cabinet and through the wall of Number 1 Smith Street. The development also involves the upgrading and installation of the electrical power supply which will be situated throughout the buildings.

Amended plans have reduced the size of the installation which now measures 1.5 metres in height, 1.4 metres wide and 0.6 metres deep.

### **Assessment**

The proposed electricity cable housing cabinet will not be attached to or touch the application building and will be situated within an existing compound which contains a large air handling cabinet and a much smaller gas metre cabinet. All of the existing equipment is not visible within the street scene as it is located within an enclosed area, which is screened by a front boundary wall and gate. The wall and gate which enclose the existing compound run directly alongside the public footpath and screen all the existing equipment from members of the public.

Amended plans have been received which show the electricity cable housing cabinet reduced in height, and therefore, will not be visible within the street scene of Smith Street. Furthermore, I am now satisfied that the new housing cabinet, which will be positioned adjacent the existing air handling cabinet and gas meter cabinet will not have an adverse impact on the character or integrity of the Listed Building or have a significant impact on the Conservation Area.

A site visit has been carried out within Landor House and the route of the proposed electricity cables has been followed. This property already contains a large amount of cabling and pipes internally and externally and it is not considered that the installation of additional cabling will be incongruous or impact on the appearance of Landor House and associated buildings.

In conclusion, I am satisfied that 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 Conservation Area within which this Listed Building is situated.

## **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 approved AMENDED drawings, 0970/E6C, 1034/03 Revision B, 1034/04 Revision A and specification contained therein, submitted on 5th April, 2011 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 DP1 and DP2 of the Warwick District Local Plan 1996-2011.

## **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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 Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

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