

Planning Committee: 19 August 2014

Item Number: **12**

Application No: W 14 / 0958

Town/Parish Council: Kenilworth

Case Officer: Emma Spandley

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Registration Date: 19/06/14

Expiry Date: 22/08/14

Abbotsford School, Bridge Street, Kenilworth, CV8 1BP

Demolition of part of rear wing of existing main building; change of use of existing two storey building to a single dwelling house (Use Class C3); change of use of existing rear outbuilding to 2no. dwelling houses (Use Class C3) and the erection of 5 no. dwelling houses (Use Class C3) and associated landscaping.
FOR Newbury Land (Developments) Ltd

This application is being presented to Committee due to an objection from the Town Council having been received and a request from Councillor Blacklock.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

Permission is sought for the demolition of some of the existing buildings and the change of use of the existing main school building into one residential dwelling. Following the removal of the existing two storey class room wing, the proposal includes the erection of five dwelling houses. The scheme also includes the removal of the later additions to the original barn building and front extensions to convert this building into two dwelling houses.

The original access for the school onto New Street is to be utilised. A small part of the existing wall will be removed and a link archway with a flat above will be built.

Plots 1 - 3 will form a terrace with the rear of the buildings facing onto New Street; plots 4 - 5 will be located within the former stable building; plot 6 will be attached to plot 5 and be located within the archway above the entrance, fronting onto New Street. A bin store will be located along the shared boundary with No.2 New Street, towards the north - east side of the site; plots 7 & 8 will be located with the rear elevations facing onto No.2 New Street and siding onto the rear boundary of No.1 Pears Close.

The buildings proposed and the extension to the barn building will be of a modern design and three storeys in height.

This application is a resubmission of a previous application refused by Planning Committee on 27th May 2014 for the following reason:-

"The proposed development by reason of its density and design would provide an unsympathetic design solution within this location which is detrimental to the visual amenities and character of the surrounding area contrary to the National Planning Policy Framework and to policy DP1 of the Warwick District Local Plan 1996-2011."

The current application includes revisions which seek to address the above reason for refusal which are summarised in the Design and Access Statement submitted with the application as follows:-

"The revisions include the reduction in the height of Units 1-3 together with a reduction in the overall heights of units 7 & 8 and the inclusion of a landscape strip along the boundary between unit 8 and the properties in Pears Close. These revisions have been incorporated to ensure that the new buildings remain subservient to the Listed Building and to reduce the impact upon neighbouring properties. In addition the proposed parking provision has been increased to provide additional parking spaces for the main house. These revisions reduce the overall density of the development and aim to minimise the impact on the neighbouring properties and compliment the Grade II Listed Building whilst retaining a mews type courtyard development inward looking that will blend in with the urban character of the area."*

The reduction in height of units 1-3 and 7 & 8 is from 8.2 metres to 7.4 metres.

THE SITE AND ITS LOCATION

The application site relates to a former school site called Abbotsford School. The site contains a Grade II* Listed Building which is located on the corner of New Street and High Street. Several extensions to the property have occurred over the years which run along the shared boundary with New Street and include a two storey class room extension, a link extension to the original barn. The original barn has benefited from further extensions to the elevation facing into the site.

There is a wall which runs along New Street and is adjoined to the main building. The original stable building's rear wall forms part of this wall. The wall is also Grade II* Listed.

PLANNING HISTORY

There have been a number of planning permissions and Listed Building consents granted in relation to the use of the site as a school.

W/14/0416 & 0417/LB - Demolition of part of rear wing of existing main building; change of use of existing two storey building to a single dwelling house (Use Class C3); change of use of existing rear outbuilding to 2no. dwelling houses

(Use Class C3) and the erection of 6no. dwelling houses (Use Class C3) and associated landscaping, refused 29th May 2014.

RELEVANT POLICIES

The National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC8 - Protecting Community Facilities (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H1: Directing New Housing
- BE1: Layout and Design
- BE3: Amenity
- TR1: Access and Choice
- TR4: Parking
- HS8: Protecting Community Facilities
- HE1: Protection of Statutory Heritage Assets
- HE2: Protection of Conservation Areas
- HE6: Archeology

Guidance

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council- Having sought guidance from WDC, Members considered that there did not seem to be any material difference to the previous application, nor were they able to identify changes that addressed the several matters upon which they had objected to W/14/0416. They therefore maintained their OBJECTION in respect of this application.

Ecology (WCC) - No objections subject to conditions

Archaeology (WCC) - No objections subject to conditions

Highways - No objections subject to conditions

English Heritage - No objections

Environmental Health - No objections subject to conditions

Waste Management - No objection

Councillor Blacklock - Objection as there has been no significant change from the previous refused application. There are too many properties squeezed into the site; the design is out of keeping with the area and the development is unneighbourly.

Public Response - 1 objection has been received on the following grounds:-

The development of densely packed housing in its grounds will jeopardise any long term viable future for the main building due to the size of the garden and accessing the house through the development. Overlooking and loss of privacy for neighbouring properties and not in keeping with the character of the area.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:-

- The principle of housing on the site;
- The change of use of a community facility;
- The impact on the Listed Building and the Conservation Area;
- The impact on highway safety and parking;
- Impact on Air Quality and Noise;
- The impact on the living conditions of neighbouring dwellings;
- Ecology;
- Renewable Energy;
- Open Space;
- Waste disposal;
- Health and Wellbeing.

The principle of housing on the site

Policy UAP1 of the Warwick District Local Plan 1996-2011 states residential development will be permitted on previously developed land within the confines of the urban areas subject to other policies. The application site relates to an existing school site. Limited weight can be attached to this policy. The Council does not have a five year supply of deliverable housing sites. In such circumstances paragraph 49 of the NPPF is relevant which states that there is a presumption in favour of sustainable development when the local planning authority cannot demonstrate a five year supply of deliverable housing sites. The lack of a 5 year housing land supply means that Policy UAP1 cannot be regarded as being up to date and the principle of the development is therefore acceptable subject to the compatibility with other national and local policies.

The Draft Local Plan was approved for publication and consultation by Full Council on 23rd April 2014 and the consultation responses received are now being analysed. As the Draft Local Plan is now progressing, increased (but still limited) weight can be attached to the policies included within it. Policy H0 of the draft local plan relates to the provision of housing in sustainable locations, whilst Policy H1 sets out that it will be permitted within the Urban Areas. These policies follow a similar thrust to existing Policy UAP1 and are in accordance with the NPPF.

Change of use of an existing community facility

Current policy SC8 states that the redevelopment or change of use of community facilities that serve local needs will not be permitted unless:- (a) there are other similar facilities accessible to the local community by means other than the car; (b) the facility is redundant and no other user is willing to acquire and manage it; or (c) there is an assessment demonstrating a lack of need for the facility within the local community. Emerging policy HS8 takes a similar approach.

The site is a former school which has been out of use for a considerable time and sufficient information has been provided to demonstrate that the absence of any potential for reuse for such purposes in accordance with the requirements of those policies.

The impact on the Listed Building and the Conservation Area

This revised application includes revisions to the previously refused scheme in order to seek to overcome the reason for refusal which essentially related to the density and design of that scheme and the impact on the character and visual amenities of the surrounding area.

The key changes to the scheme in that respect are the reduction in the height of new build units 1-3 and 7 -8 by approaching 1 metre; the introduction of a landscaped strip to enhance the visual separation between unit 8 and the adjacent boundary with Pears Close; the addition of increased parking provision to serve the new residential unit proposed within the school building; and the change of the materials proposed to be used from external render to brick and slate roofing.

The application site is in a prominent and sensitive location within Kenilworth Conservation Area incorporating a Grade II* Listed Building which has been vacant for some considerable time. It is acknowledged that the most appropriate way of ensuring the protection of such key historic buildings is through their being brought back into use at the earliest time such that the longer that protected buildings remain vacant the greater the level of risk in securing their retention in perpetuity.

It is considered that the key benefits of this scheme involve the bringing back into use of that building supporting by the sensitively designed and appropriate development of the remaining site which together will ensure the protection of that building and the enhancement of the environment of the surrounding area. In particular, it is considered that the changes brought forward as part of this revised scheme including the reduction in heights and introduction of additional landscaping will have the effect of increasing the subservience of the new development both within the street scene and from neighbouring properties and insodoing address the previous reason for refusal.

The consultation response received from English Heritage who are the statutory consultee in relation to the historic environment is a material consideration in the determination of this application and is one of support for the development.

In their response they express their view that *"The new residential units are designed in a modern idiom, but in tradition materials. There is nothing to say that new buildings have to be of a traditional form, indeed elegant modern design can contribute to the character of a Conservation Area"*. They also note the concerns that have been expressed regarding the height of the buildings, but note that the new buildings will be positioned behind an existing boundary wall on New Street and therefore have not raised any objection in that respect.

On this basis and taking into account the views of English Heritage, it is considered that in overall terms the proposed scheme will be a significant benefit to the historic environment by way of the reuse of the Grade II* Listed Building and the sensitive redevelopment of its curtilage which has been further enhanced through the revisions brought forward in this application.

The impact on highway safety and parking

No objection has been received from the Highways Authority in relation to this scheme.

In terms of car parking provision, the application proposes the erection of 5, 4 bedroomed properties; 2, 3 bedroomed properties and a 1 bedroomed apartment and requiring a total of 15 car parking spaces for the new development. The application proposes a total of 20 car parking spaces including an area allocated for the main house providing 4 car parking spaces (increased from 2 as per the last application). The proposal is therefore in accordance with the Council's adopted parking standards.

Air Quality and Noise impact

The New Street facade is one side of a canyon which contains queuing traffic from the New Street / High Street Cross Roads. Windows situated on this facade would look into the canyon and overlook the traffic queue. There are potential issues of noise and exposure to poor air quality in rooms that are ventilated from the New Street side. This section of the street is located within an existing Air Quality Management Area.

Environmental Health do not object to the principle of the proposals however have recommended conditions regarding internal noise levels within the dwellings and air quality assessments which can be dealt with through appropriate conditions.

The impact on the living conditions of neighbouring dwellings

The adjoining property located within the mews is 16 metres from the front of the proposed properties and the rear of the existing properties, however, there are high level windows within the rear elevation of the mews properties which do not serve habitable rooms. The separation distance guidance states that a two storey dwelling house which has habitable room windows within the rear elevation is required to have a 16 metre separation distance gap between the blank gable of a three storey dwelling. As this situation is reversed the same distances apply. It is considered that the proposed three storey dwellings numbered 1 - 5 will not have a detrimental impact on the occupiers of the adjoining neighbours through loss of privacy.

Units 7 & 8 back onto the rear garden of No.2 New Street. There is a distance of 6 metres between the rear elevation of the proposed house and the boundary with No.2 New Street. However, there is an existing high brick boundary wall along the shared boundary which will obscure views from the rear bedrooms windows of these two properties and the third floor has bathrooms windows which will be obscured glazed. Furthermore, the houses are located to the rear of the garden area of No.2 and therefore will not overlook the private intimate amenity space associated with the property.

Within the side elevation of units 7-8 there is a dining room window at ground floor and a landing window at first floor and a separation distance of over 25 metres to the rear of No.1 Pears Close. As amended the current application has included a landscaping strip to the side elevation of unit 8 to soften the impact on the properties in Pears Close

It is considered the proposal will not introduce an unacceptable scheme by virtue of overdevelopment, loss of light, loss of privacy.

Ecology

A bat survey was submitted which showed evidence of bat activity within the site. The bat survey recommended further work is completed to determine which bat species are present.

It is considered subject to the condition listed, the application will not have a detrimental impact on protected species.

Renewable Energy

An energy report has been submitted which states the development will utilise air source heat pumps. Whilst the details of the air source heat pumps have not been submitted, this can be controlled by a suitably worded condition.

It is considered that the proposal is in accordance with Policy DP13 of the Warwick District Local Plan 1996-2011 subject to conditions.

Open Space.

Policy SC13 states contributions from residential developments will be sought to provide, improve and maintain appropriate open space to meet local needs.

The Open Space SPD (June 2009) sets out the contribution levels required for development. Which for this scheme totals £21,640.00.

This can be controlled by a suitable worded condition.

Waste

The application proposes the erection of a dedicated waste storage area. Waste Management have raised no objections to the proposal subject to the bin store being large enough to accommodate 2 x 1100 refuse bins and 2 x 1100 recycling bins, which will include the waste requirements for Abbotsford House.

Health and Wellbeing

The proposed development is designed in a manner which makes appropriate provision for the amenities of the future occupants of the new residential properties and which does not impact upon the amenities of any nearby properties to an unacceptable degree.

SUMMARY/CONCLUSION

The Grade II* Listed Abbotsford House has been vacant for a number of years. It's proposed conversion back to a single dwelling is in accordance with English Heritages recommendations as there are original cupboards within the property and a central staircase. Any application to divide the property up will ruin the integrity of the Listed Building and the historic features. The proposal will bring the vacant building back into viable use and is considered acceptable in principle. There have been a number of unsympathetic utilitarian extensions added over the years by the school, the demolition of these modern additions to the rear will benefit the Grade II* Listed house. The design and density of the proposed new dwellings has been subject to extensive negotiations between the applicant, officers and English Heritage and has been revised following the recent refusal of planning permission. The design of the buildings has been led by English

Heritage who wished to see a modern style to the new dwellings. This is a site that has many constraints and collaboratively everyone has worked together to bring the site back into use.

The proposals do not have an impact on the amenity levels of adjacent residents, the buildings are sited in accordance with the adopted separation SPD, the garden area for the main house has been increased and the trees are to be retained. The proposal represents a joint approach to achieving a high quality, sensitive and comprehensive redevelopment scheme which sees the reinstatement of the main house back to a single dwelling. The proposals are considered wholly in accordance with the adopted Local Plan 1996 - 2011, the Draft Local Plan 2014- 2029 and the NPPF.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 0928-A1-016-B & 928-A3-009 dated 19th June 2014; 928-0500-C & 928-0501-B dated 25th July 2014, 928-0502-B dated 24th June 2014; 0928-A1-050-C dated 19th June 2014, and specification contained therein **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.
- 3 No development (including demolition) shall commence unless and until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys - Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 4 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

- 5 The development hereby permitted shall proceed only in strict accordance with the recommendations of a noise assessment. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure that the premises are not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 6 Development hereby approved shall not be commenced unless and until details of the fresh air supply to the habitable rooms of the dwelling has been submitted and approved by the Local Planning Authority. **Reason** To ensure that the development hereby permitted can achieve satisfactory levels of amenity of the occupiers of the properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 7 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 8 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837- 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s)

whose root structure may extend within the site and which are within the Warwick District Council Kenilworth Conservation Area. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

REASON: To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

- 9 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 10 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such

provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

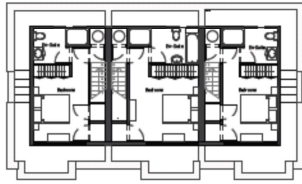
(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 11 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 12 The development shall not be occupied until the access including associated white lining works has been laid out in accordance with drawing No. 0928-A1-050-B. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 13 The gradient of the access for vehicles to the site shall not be steeper than 1 in 12 for a distance of 7.5 metres into the site, as measured from the near edge of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 14 The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 15 The access to the site for vehicles shall not be used unless the public highway footway crossing as been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 16 The development shall not be occupied until visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 metres and 'y' distances of 43.0 metres to the near edge of the public highway carriageway in an easterly direction and to the centreline of the

carriageway in a westerly direction. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

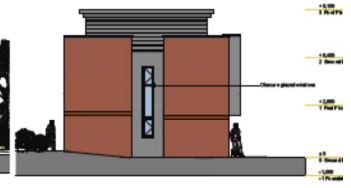
- 17 Construction traffic shall not be permitted to enter or exit the site before 9am and after 4.30pm, Monday - Friday. **REASON:** Due to traffic levels in this area of the network at peak times and the conflict that would occur between normal users of the public highway and large slower moving vehicles entering and existing the site and in the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
 - 18 The dwellings hereby permitted shall be designed and constructed so that internal noise levels within bedrooms at night shall not exceed the internal target noise level of 30dbLaeq, 8hr; internal noise levels within living rooms and bedrooms by day shall not exceed 35dB LAeq, 16hr; maximum internal noise level in bedrooms and living rooms shall not exceed 45db LA MAX fast as required by the World Health Organisation (WHO). Prior to the first occupation of the building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure that the development hereby permitted can achieve satisfactory noise levels for the amenity of the occupiers of the properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
 - 19 All window and door frames within the Abbotsford House shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011 / To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
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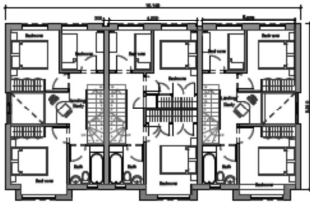
Second Floor Plan Units 1-3
1:100



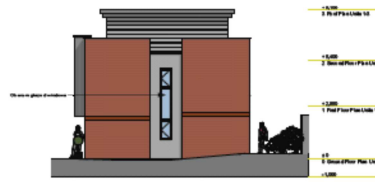
Proposed South East Elevation Units 1-3
1:100



Proposed South West Elevation Units 1-3
1:100



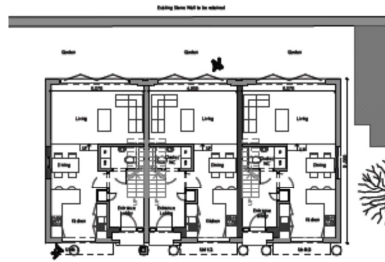
First Floor Plan Units 1-3
1:100



Proposed North East Elevation Units 1-3
1:100

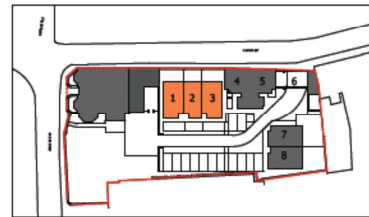


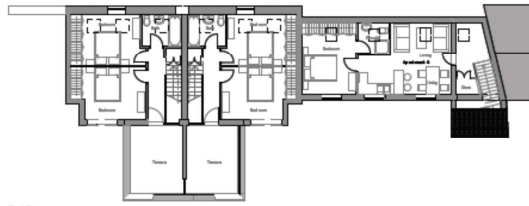
Proposed North West Elevation Units 1-3
1:100



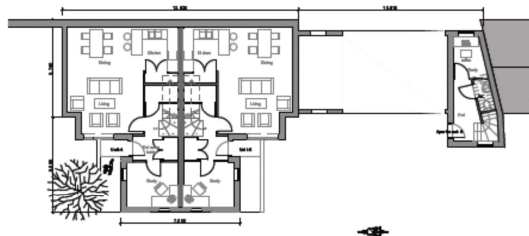
Ground Floor Plan Units 1-3
1:100

Material Key	
Walls	- Facing Handmade Brickwork - Aluminium cladding (to bays)
Flat Roof	- Single Ply Membrane
Windows	- Aluminium
Doors	- Solid Oak





First Floor
1:100



Ground Floor
1:100



Proposed South East Elevation Units 4 & 5
1:100

Material Key	
Walls	- Facing Handmade Brickwork
	- Contrasting Through Colour
Render	
Flat Roof	- Single Ply Membrane
Windows	- Aluminium
Doors	- Solid Oak



Proposed South East Elevation Units 4 & 5
1:100



Proposed North West Elevation Units 4 & 5
1:100



Proposed North East Elevation Units 4 & 5
1:100



Proposed South West Elevation Units 4 & 5
1:100

