

Application No: [W 15 / 0795](#)

Town/Parish Council: Warwick
Case Officer: Rob Young

Registration Date: 20/05/15
Expiry Date: 19/08/15

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Lord Leycester Hotel, 17-19 Jury Street, Warwick, CV34 4EJ

Demolition of existing extensions to rear, renovation and change of use of remaining building to form 11 no. self-contained flats & one commercial unit to ground floor (A1/A2 Use Class) including internal alterations, external repairs & alterations and the erection of 10 no. dwellings to the rear, alterations to rear wall, re-surfacing of rear courtyard & ancillary works (resubmission following withdrawal of application no. W14/1338) FOR Lord Leycester LLP

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions and subject to the submission of a satisfactory Unilateral Undertaking. Should a satisfactory Unilateral Undertaking not have been completed by 19 August 2015, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposals make inadequate provision in respect of the issues the subject of that undertaking.

DETAILS OF THE DEVELOPMENT

The application proposes the following development:

- demolition of existing extensions to rear;
- renovation and change of use of remaining building to form 11 no. self-contained flats & one commercial unit to ground floor (A1/A2 Use Class);
- associated internal alterations and external repairs and alterations to the existing building;
- erection of 10 no. dwellings to the rear;
- alterations to the rear wall; and
- re-surfacing of the rear courtyard and other ancillary works.

The following amendments have been made since the application was submitted:

- standalone dwelling to the rear of 11-15 Jury Street omitted;
- changes to the design of the new build dwellings;
- confirmation that all of the windows in the new build houses will be traditional sliding sash windows;
- amendments to the design of the rear elevation of the Listed Building;
- confirmation of the design of the covered cycle store and bin enclosure;
- Transport Statement submitted; and

- draft Unilateral Undertaking submitted including provisions to secure the removal of the development from the Residents' Parking Scheme and a contribution of £40,000 towards affordable housing.

The application was accompanied by a Planning, Design and Access Statement, a Heritage Statement, an outline Schedule of Works to the Listed Building, a Bat Survey, a Viability Appraisal and a Noise Report.

The Planning, Design and Access Statement concludes that the removal of the existing inappropriate extensions will better reveal the significance of the Listed Building. It goes on to advise that there is a need for additional residential development to the rear of the site to ensure that sufficient funds are available to deliver a viable form of development. Even then, the Viability Assessment demonstrates that with full Section 106 costs included the scheme would not be viable. The Planning, Design and Access Statement finally concludes that the design of the houses to the rear is commensurate with the site's character as a tight urban site, but still manages to provide private amenity space for each dwelling, whilst also being located such that it provides excellent proximity to public open space.

THE SITE AND ITS LOCATION

The application relates to a Grade II Listed hotel situated on the north-western side of Jury Street. The site is situated within Warwick Town Centre, in an area designated as a "Mixed Use Area" in the Local Plan. The site is also situated within the Warwick Conservation Area.

The hotel is a 3 storey mid-terraced building. The building was originally in residential use. The medieval core of the building remains and this was subsequently re-fronted in brick.

There are a range of substantial extensions to the rear of the building that are understood to date from around the inter-war period. These detract from the character and appearance of the Listed Building.

There is an archway through from Jury Street that provides vehicular access to a car park at the rear of the hotel. The car park is surfaced with concrete and covers the whole of the rear curtilage of the hotel. The boundaries of the car park are enclosed by brick and stone walls.

The neighbouring building to the north-east is a Grade II Listed Building that is used as offices. The neighbouring building to the south-west is a modern building that is used as an estate agents and shop on the ground floor with flats on the upper floors. The rear car park of the application property adjoins the car parks, gardens and rear yards of surrounding commercial and residential properties. A public footpath "the Tink-a-Tank" runs along the north-western boundary of the site and on the opposite side of this is the churchyard of St. Mary's Church, a Grade I Listed Building. There is also a Scheduled Ancient Monument to the north of the site, the "Site of St. Mary's College".

PLANNING HISTORY

There have been a significant number of previous applications for planning permission and listed building consent associated with the existing hotel. These

all relate to relatively minor developments that are not relevant to the consideration of the current proposals.

The most recent applications were submitted in 2011 when planning permission and listed building consent were granted for "Change of use of part of the ground floor of the hotel (C1) to form separate restaurant & coffee shop (A3) and related internal alterations" (Refs. W11/1388 & W11/1389LB).

Recent applications for planning permission and listed building consent for residential development were withdrawn (Refs. W14/1338 & W14/1339LB).

RELEVANT POLICIES

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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- TCP8 - Warwick Town Centre Mixed Use Area (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)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS4 - Spatial Strategy (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- PC0 - Prosperous Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TC11 - Warwick Town Centre Mixed Use Area (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CT3 - Protecting Existing Visitor Accommodation in Town Centre (Warwick District Local Plan 2011-2029 Publication Draft April 2014)

- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H4 - Securing a Mix of Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DM2 - Assessing Viability (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Affordable Housing (Supplementary Planning Document - January 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Town Council: Object. The development now provides for 11 units including 3 bedroom houses and in the Town Council's view the number of car parking spaces are inadequate. The existing on street parking provision is fully taken up by existing Town Centre residents and in respect of previous applications the

Highway Authority has objected to both parking provision and arrangements for refuse collection. The on site parking was not considered adequate by the Highway Authority and in the view of the Highway Authority, on street car parking would not provide for that shortfall for either residents or visitors. Heritage England have previously stated that the proximity of the residential development, given both its height and location, hard against the town boundary walls, would adversely affect the setting of St Mary's Collegiate Church, one of the most significant non-cathedral Churches in England, a Grade I listed building and the Beauchamp Chapel.

The Town Council consider that the development seeks to provide a number of residential units greater than can be reasonably provided on the site and for the above reason, believe that the development should be refused, and that the issues regarding car parking would be exacerbated by the retention of a commercial enterprise on the site.

Public response: 10 objections have been received, raising the following concerns:

- loss of light;
- loss of outlook;
- loss of privacy;
- loss of views of St. Mary's Church and Gardens;
- harm to the setting of St. Mary's Church and Gardens;
- harm to the setting of the Listed Building on the site;
- harm to the character and appearance of the Conservation Area;
- insufficient parking;
- detrimental impact on local businesses due to a reduced availability of on-street parking for customers;
- there is a shortage of on-street parking in the vicinity;
- unsympathetic design for the new build houses;
- loss of the hotel would be detrimental to tourism in the town and the local economy;
- harm to the vitality and viability of the town centre due to the loss of the hotel;
- the property could be run as a viable hotel;
- the viability appraisal underestimates the sale value of the houses;
- insufficient contributions towards affordable housing, schools, open space, libraries etc;
- overdevelopment;
- lack of amenity space;
- noise and disturbance from construction works;
- dust from demolition works;
- the gardens are too small;
- unacceptable living environment for future occupants due to the cramped layout;
- the dwelling on plot 1 would be incongruous and does not relate or link to any other structure;
- blocking access to a garage belonging to a neighbouring property; and
- impact on the stability of the boundary wall.

Severn Trent Water: No objection, subject to a condition to require drainage details.

Historic England: On balance, in heritage terms, we are content to see this scheme proceed, subject to appropriate conditions to ensure that the historic building is fully repaired and refurbished.

WCC Highways: No objection, subject to conditions.

WCC Ecology: No objection, subject to a condition to require an updated bat survey and a note in relation to nesting birds.

WCC Archaeology: No objection, subject to a condition to require a programme of archaeological work.

WDC Environmental Health: Object on the grounds that the dense layout of houses around a shared courtyard with windows overlooking the parking area has the potential to give rise to complaints of nuisance / anti-social behaviour. The very small gardens for the houses and the absence of any amenity space for the flats is likely to result in the car park being used as a play area / outside working area for children and adults within the development leading to conflict with occupiers of the houses.

WDC Waste Management: No objection.

ASSESSMENT

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

- loss of the hotel and the principle of a redevelopment for residential purposes;
- the impact on the character and appearance of the Listed Building and the Conservation Area;
- the impact on the living conditions of neighbouring dwellings;
- provision of a satisfactory living environment for future occupants;
- car parking and highway safety;
- the impact on bats;
- archaeology;
- affordable housing and Section 106 contributions; and
- health and well-being.

Loss of the hotel and the principle of a redevelopment for residential purposes

There are no policies in the Adopted Local Plan to protect hotels from changes of use or redevelopment for other purposes. There are also no such restrictive policies in the NPPF. Policy CT3 of the Draft Local Plan does seek to protect existing hotels in town centres. However, there have been objections to that policy and the Draft Local Plan is at a relatively early stage in the process towards adoption. Therefore, in accordance with Paragraph 216 of the NPPF, little weight can be afforded to this policy at the current time. Consequently there is no policy basis for resisting the loss of the hotel.

In any case, the applicant has submitted evidence to demonstrate that the continued use of the building as a hotel is not viable. The hotel has operated at a loss for the past 5 years and cannot generate enough revenue to fund the extensive repairs that are required to the Listed Building.

For the above reasons, it has been concluded that there are no grounds for requiring that the building is retained in use as a hotel.

Turning to the issue of whether residential development would be acceptable in principle in this location, the relevant policies in the Adopted Local Plan are UAP1 and TCP8. Policy UAP1 is generally permissive of residential development on previously developed land and buildings within the urban area. The application site comprises previously developed land within the urban area and therefore the proposals comply with this policy. With regard to Policy TCP8, this is generally permissive of a range of uses, including residential, within the Warwick Town Centre Mixed Use Area. The only proviso is that the development does not result in the loss of a residential use. The proposals comply with the requirements of this policy.

For the above reasons it has been concluded that a residential development on the application site would be acceptable in principle.

Impact on the character and appearance of the Listed Building and the Conservation Area

The proposed new build dwellings represent a substantial development to the rear of the Listed Building. However, these would replace unsightly modern extensions that currently dominate the rear of the building and conceal much of the original rear elevation from view. The proposals would reveal and restore much of the original rear elevation of the Listed Building and would secure the repair and refurbishment of the whole of the Listed Building. These represent significant benefits of the scheme, particularly considering the extent of repairs that are required to the fabric of the Listed Building (as evidenced by the draft Schedule of Works that has been submitted by the applicant). Furthermore, the proposed internal alterations would not adversely affect any historic features of note and would reinstate some historic rooms to their original proportions. Therefore, considering the scheme as a whole, it is concluded that the proposals would enhance the character and appearance of the Listed Building and the Conservation Area. There has been no objection from Historic England or the Council's Conservation Officer.

In terms of other heritage assets, Historic England had initially raised concerns about the potential impact on the setting of St. Mary's Church. However, following a detailed inspection of the site, they have withdrawn these concerns due to the fact that the proposed houses sit behind the boundary wall and will not be very visible from the churchyard. This is demonstrated by the precedent of the building on the rear of the adjacent property.

As the proposals would not harm the significance of any designated heritage assets, the proposals would meet the tests set out in Section 12 of the NPPF and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on the living conditions of neighbouring dwellings

The removal of the house that had been proposed to the rear of Nos. 11-15 Jury Street has addressed the concerns that neighbouring residents have raised regarding loss of light, loss of outlook and loss of privacy. The remaining parts of

the development are far enough away from existing dwellings to ensure that the amended scheme will not have any significant impact in these regards. This change to the scheme has also addressed similar concerns that had been raised by the owner of the adjacent office building at No. 10 Church Street.

The occupier of the adjacent office premises at No. 21 Jury Street has also raised concerns about loss of light and loss of outlook in relation to their premises. The Council do not have any specific policies for assessing the impact on light and outlook for commercial premises. In any case, the majority of the office windows in No. 21 face away from the application site and therefore would be unaffected by the proposed development. With regard to the small number of windows that would be affected, the proposed dwellings are situated far enough away to ensure that the proposals would not result in unacceptable loss of light or loss of outlook for those windows.

For the above reasons it has been concluded that the proposals would have an acceptable impact on neighbouring dwellings and commercial properties.

Provision of a satisfactory living environment for future occupants

The proposed new build dwellings comprise a relatively high density development. Neighbours and Environmental Health have raised concerns about this not creating an appropriate standard of living accommodation for future occupants, with particular reference to the small gardens, the restricted parking area and the lack of any amenity space for occupants of the flats. However, having compared the proposed development with others nearby, this is considered to be an appropriate form of development for this town centre location.

Looking first at the flats, there are many examples of flats within the town centre without any external amenity space, including flats that have recently been granted planning permission by the Council. The Council do not have any standards to require the provision of external amenity space. Therefore, particularly considering the fact that these are relatively small dwellings, there are no grounds for insisting upon the provision of external amenity space for the flats.

Turning to the houses, these would have relatively short rear gardens, with the rear windows facing onto the existing boundary walls at a relatively short distance. However, above and beyond the boundary walls the outlook is generally open with most of the dwellings having no other building within their immediate rear outlook. Furthermore, whilst the gardens are relatively small, they provide a minimum amount of private outdoor space that would be suitable for sitting out. In this respect the development is not dissimilar to other high density residential developments in the town centre.

It is important to bear in mind that this issue only relates to the impact on future occupants of the proposed dwellings and not existing neighbouring residents. Therefore any future occupants would be aware of the size of the gardens and the outlook from the dwellings when they decide whether or not to purchase or rent the property. In this context, it is considered that the proposals would provide a satisfactory living environment for future occupants.

Car parking and highway safety

The applicant has submitted further information to address concerns that had been raised by the Highway Authority. The Highway Authority now have no objection to the application.

The proposed residential development would produce comparable daily vehicular movements to that generated by the hotel. The development would therefore have no impact on the operation of the highway network.

With regard to car parking, the application includes 21 spaces, i.e. 1 space per dwelling. The Council's Parking Standards would require 37.5 spaces and so there is a shortfall of 16.5 spaces.

Objectors have raised concerns about the capacity of on street parking in the locality. If there was overspill parking from the proposed development it is evident that the existing on-street situation would become worse. However, the applicant has submitted a draft Unilateral Undertaking which will secure an amendment to the Traffic Regulation Order governing the Residents' Parking Scheme in the locality such that future occupants of the development will not be entitled to apply for Residents' Parking Permits. This will ensure that the development will not impact on parking on surrounding streets. Furthermore, covered cycle parking is included for the proposed flats. Given that this is a sustainable town centre location, these measures are considered to be sufficient to ensure that the development is acceptable in terms of car parking.

Impact on bats

A bat survey has been carried out and this did not find any evidence of bats in the building. WCC Ecology have accepted the findings of the bat survey and have recommended that a condition be imposed to require a further bat survey prior to development commencing. This is considered to be sufficient to ensure that the development does not cause harm to bats.

Archaeology

The applicant has undertaken a programme of archaeological trial trenching and this has established that significant archaeological deposits survive across the site. Therefore WCC Archaeology have recommended a condition to require further archaeological work to be carried out. Subject to this condition, WCC Archaeology have no objection to planning permission being granted.

Affordable housing and Section 106 contributions

There are significant costs associated with the repair and refurbishment of the Listed Building and therefore the applicant has put forward a case for a reduction in the requirements for affordable housing and Section 106 contributions (e.g. education, libraries, open space, sustainable travel packs) on viability grounds. The applicant has submitted a viability appraisal to demonstrate that the scheme can only generate £40,000 of Section 106 contributions (with no affordable housing).

An outline Schedule of Works to the Listed Building has been submitted with the application. This advises that a full assessment of the extent of repair and stabilisation works will not be possible until the completion of demolition works

and the stripping out and stripping away of early 20th Century alterations and extensions. However, it is stated that inspection of the building in its existing state makes it clear that very extensive repair and stabilisation works are now necessary in order to ensure the structural stability and long-term weather resistance of the building fabric. The outline Schedule of Works then goes on to provide a high-level overview of the nature and extent of the works that are required as well as an overview of the existing condition of the building fabric. Amongst other things, this identifies extensive repairs to the roof and external walls of the building, including dilapidated stone and brickwork. These repair works represent abnormal costs that have a negative impact on the viability of the proposed redevelopment.

The Council have appointed independent surveyors to verify the viability information submitted by the applicant. The Council's surveyors have confirmed that the viability evidence submitted by the applicant is robust. Therefore the reduced requirement for affordable housing and Section 106 contributions proposed by the applicant is considered to be justified.

Accordingly, the applicant has submitted a draft Unilateral Undertaking to secure a £40,000 contribution towards the provision of affordable housing off-site.

Health and well-being

Not applicable.

Other matters

The proposed shop / financial and professional services unit would be an appropriate use for this location and would be in accordance with the range of uses permitted in Warwick Town Centre Mixed Use Area by Policy TCP8.

The application proposes that all of the dwellings will share a communal bin store which will be created within the existing passageway to the north-eastern side of the building. From here the bins can be taken straight out onto Jury Street for collection. The Council's Waste Management team have raised no objection to this arrangement.

A neighbour has objected to the loss of access to their garage. The only vehicular access to their garage is across the application site. However, this right of access is disputed by the applicant. This is a private matter between the two landowners and therefore it can have no bearing on the assessment of this planning application. In any case, the proposed dwelling that would have blocked that access has now been omitted from the scheme.

Objectors have raised concerns about noise, disturbance and dust from construction works. However, this cannot be a reason for refusing planning permission. If this turned out to be statutory nuisance then this would be a matter for Environmental Health to deal with.

An objector has raised concerns about the impact on the stability of the boundary wall. This matter would be addressed under the Party Wall Act if any excavations were proposed close to the wall.

SUMMARY / CONCLUSION

There are no policy grounds to prohibit the change of use of this hotel and the proposals are in accordance with Local Plan policies for the location of new residential development and for development in this part of the town centre. The proposals would preserve the character and appearance of the Listed Building and the Conservation Area and would have an acceptable impact on the setting of St. Marys Church. The proposals would provide a satisfactory living environment for future occupants and would be acceptable in terms of car parking and highway safety. Finally the proposals are considered to be acceptable in terms of the impact on bats and archaeology and would provide appropriate Section 106 contributions taking account of viability considerations. Therefore it is recommended that planning permission is granted.

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 drawing(s) 009 P5, 023 P2, 024 P1, 025 P1, 026 P2, 027 P1, 030 P3, 034 P3, 035 P2, 036 P2, 037 P2, 040 P1, 041 P1, 042 P2, 043 P2, 044 P2, 045 P1, 046 P3, 047 P2, 049 P4, 051 P2 & 052, and specification contained therein, submitted on 20 May 2015, 28 July 2015 & 4 August 2015. **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 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), parapets, 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 :** For the avoidance of doubt, and to ensure an appropriate standard of design and appearance for this Listed Building and within the Conservation Area, and to satisfy Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.
- 4 Samples of all external facing and surfacing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON :** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 5 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of

the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted.

REASON : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

- 6 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON :** To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 7 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the works within the approved scheme have been completed for that particular dwelling and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 8 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.
- 9 The development shall be carried in strict accordance with the Archaeological Mitigation Strategy approved under (c).

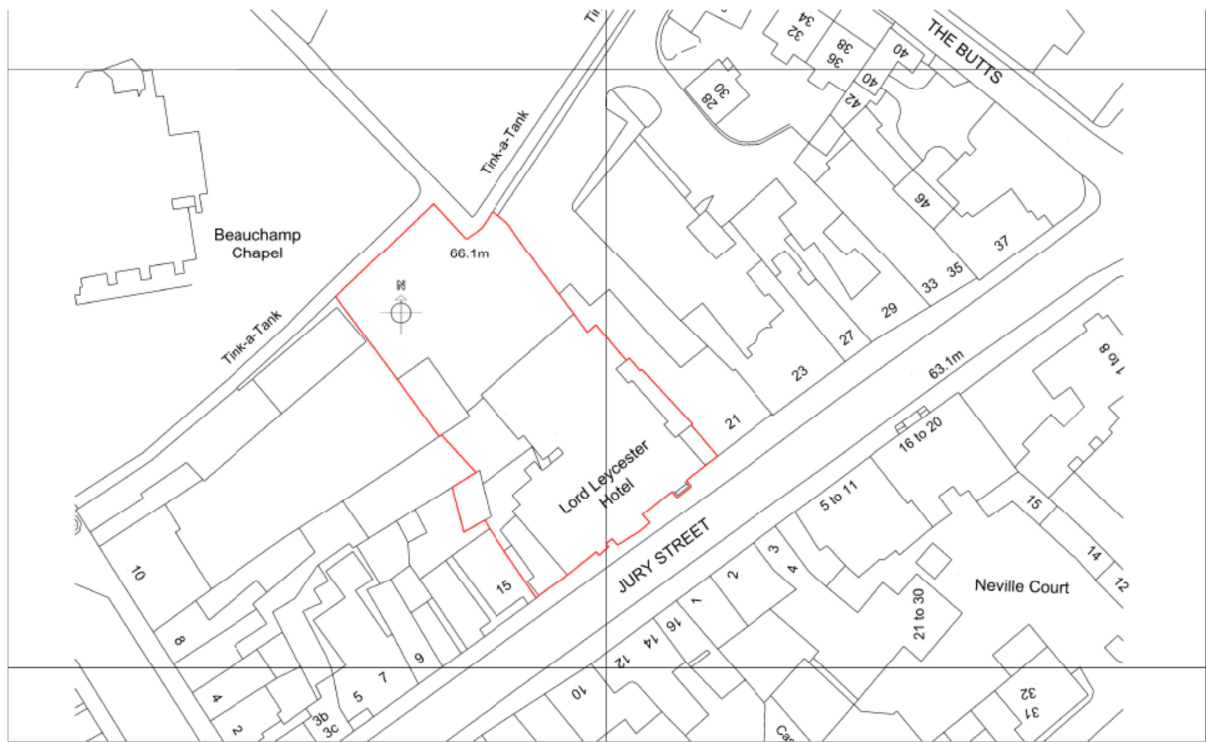
The programme of archaeological fieldwork and associated post-excavation analysis, report production and archive deposition detailed within the Archaeological Mitigation Strategy approved under (c) shall be completed in strict accordance with the approved details.

REASON: In order to ensure any remains of archaeological importance, which help to increase our understanding of the District's 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.

- 10 The development hereby permitted shall not commence until an updated bat survey of the site, to include inspection of the buildings and activity surveys, as required 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 District 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.
- 11 No development shall commence until a Construction Management Plan (to include a Construction Phasing Plan and HGV Routing Plan) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved Construction Management Plan. **REASON :** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 12 No development shall commence until details of secondary glazing and mechanical ventilation for the rooms fronting onto Jury Street have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **REASON :** To protect the character and appearance of the Listed Building and to ensure an appropriate living environment for future occupants, in accordance with Policies DAP4, DP2 and DP9 of the Warwick District Local Plan 1996-2011.
- 13 No demolition works shall commence unless and until a scheme for the monitoring, recording and analysis of the fabric of the building during the demolition process has been submitted to and approved in writing by the local planning authority. All demolition works shall be carried out in strict accordance with scheme approved under this condition. None of the dwellings hereby permitted shall be occupied unless and until a report detailing the results of the recording and analysis of the fabric of the building has been submitted to and approved in writing by the local planning authority. **REASON :** To protect the character and appearance of the Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 14 Within 1 month of the completion of the demolition works hereby permitted, a schedule of works for the repair and restoration of the Listed Building shall be submitted to and approved in writing by the local planning authority. No repairs or restoration work shall be carried out other than in strict accordance with the schedule of works approved under this condition. None of the dwellings hereby permitted shall be

occupied until the repairs and restoration work approved under this condition have been completed in full. **REASON :** To protect the character and appearance of the Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan 1996-2011.

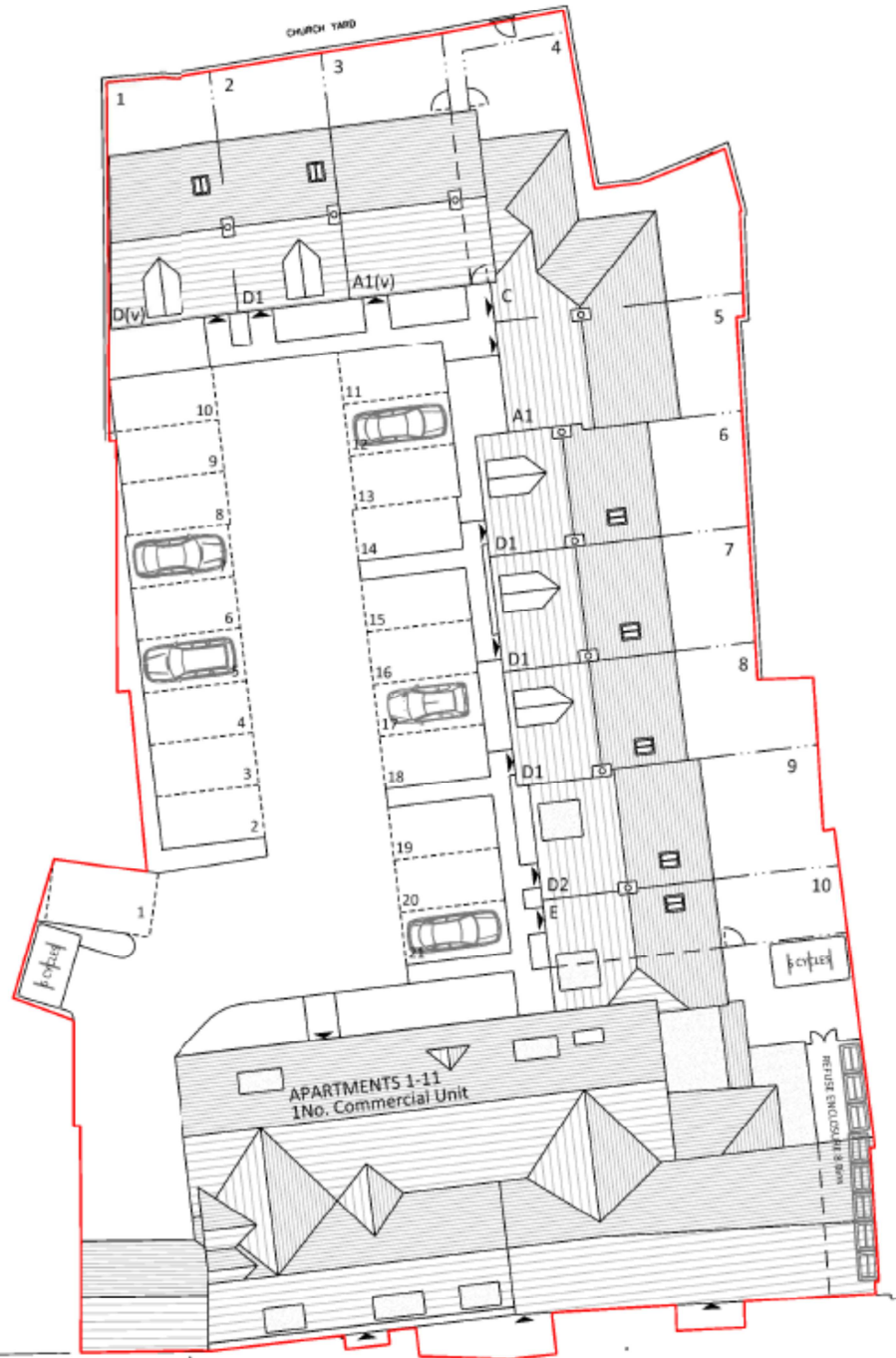
- 15 No building fabric dating from prior to 1900 shall be demolished unless agreed otherwise in writing by the local planning authority. **REASON :** To protect the character and appearance of the Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 16 The cycle parking, car parking and manoeuvring areas hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of any of the dwellings hereby permitted, in full accordance with the approved plans. The cycle parking, car parking and manoeuvring areas shall be retained for the purposes of parking for the development hereby permitted at all times thereafter. **REASON :** To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996 - 2011.
- 17 None of the dwellings hereby permitted shall be occupied until the refuse and recycling store have been constructed in strict accordance with the approved plans. The refuse and recycling store shall be retained at all times thereafter. **REASON :** To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 18 Delivery vehicles associated with the demolition or construction works hereby permitted shall not be permitted to arrive on site between 0700 hours and 0900 hours or between 1600 hours and 1800 hours on Monday to Friday. **REASON :** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of any dwellinghouse hereby permitted. **REASON:** That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the setting of the Listed Buildings or the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.



Apartments		Bed No.
Ground Floor	1	2
	2	2
	3	2
First Floor	3	2
	4	2
	5	2
	6	3
Second Floor	7	2
	8	3
	9	2
	10	2
	11	2

1no x Commercial Unit 81sqm

Houses	Type	Bed No.
1	D(v)	4
2	D1	4
3	A1(v)	3
4	C	3
5	A1	3
6	D1	4
7	D1	4
8	D1	4
9	D2	4
10	E	3



ALL SURVEY INFORMATION
BASED ON INTERLOCK SURVEY
DRAWING 130793

