

Planning Committee: 08 March 2005

Principal Item Number: 02

Application No: W 04 / 1296 CA

Registration Date: 12/07/2004

Town/Parish Council: Leamington Spa

Expiry Date: 06/09/2004

Case Officer: John Edwards

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Kenilworth House, 60 Kenilworth Road, Leamington Spa, CV32 6JY

Demolition of remaining buildings on site. FOR Micro Design Group

This application was deferred at Planning Committee on the 14 February 2005, to enable a site visit to take place on 5 March 2005. The report which follows is that which was presented previously.

Further consideration was also given to the application by the CAAF at their meeting on 10 February 2005:

"The importance of this site in the conservation area was stressed. Some discussion took place on the original demolition. It was felt that the redesign still represented overdevelopment and poor design. It was felt that the density should be no more than Northumberland Court on the opposite side of the road. Concern was expressed at the impact on the traffic in Kenilworth Road. Concerns were expressed at the loss of trees to the rear of the site. It was strongly felt that the design was unacceptable and should be refused and determined at appeal."

SUMMARY OF REPRESENTATIONS

Town Council: *"The demolition of buildings to facilitate development, contrary to Policies DP6 and DP7 of the Local Plan, is opposed."*

CAAF: Further clarification on the condition of the remaining buildings required to enable detailed comment.

The Leamington Society: Object on the grounds that the proposal would not, in itself, improve the Conservation Area.

WCC (Ecology): Recommend a bat survey is undertaken to establish the location of any bat roost(s) and to identify suitable mitigation measures for their protection during and after demolition/redevelopment. Advisory notes on nesting birds should also be attached to any permission that is granted.

RELEVANT POLICIES

National Statements of Planning Policy

Planning Policy Guidance Note 15: *Planning and the Historic Environment*

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Planning permission for the use of the premises as offices was granted in 1956. A number of extensions were subsequently permitted in the 1970's and 1980's, including a two-storey extension allowed on appeal in 1978 when the premises were occupied by Associated Engineering. The premises were next occupied by the Millward Brown market research company, who relocated to new premises on Tachbrook Park. The applicants purchased the premises and commenced occupation in the late 1990's. Planning permission was sought for substantial extensions to the existing premises on the east (rear) and south (side) elevations to provide 881 sq. metres of new office floorspace on three floors to provide a total of 2936 sq. m.

The application was considered by this 'Committee at the meeting on 10th October 2001 at which Members were minded to grant planning permission, subject to a Section 106 Agreement relating to the provision of a Green Transport Plan. The requirement for this 'Agreement was subsequently rescinded in favour of a suitably worded condition and planning permission was granted on 10th January 2002. Thereafter, planning permission was also granted by this 'Committee at the meeting on 8th January 2003 for the installation of ground and first floor windows and rooflights in the eastern elevation of the approved extension (WDC Ref: W20021651).

KEY ISSUES

The Site and its Location

The site is located on the east side of Kenilworth Road diagonally opposite the junction with Northumberland Road, adjacent to the northern built-up limits of Leamington Spa. The site is situated within the Leamington Spa Conservation Area and has an area of approximately 0.5 ha. It comprises a range of unlisted buildings, collectively known as Kenilworth House, that were erected as extensions to the original unlisted building, known as Ince House. Ince House was built as a dwelling in 1926 in the 'Queen Anne' style and comprised a substantial brick built property set back from Kenilworth Road behind a large front garden/forecourt area. Ince House was lawfully taken down in December 2003 after significant structural damage had been identified during the process of separating it from Kenilworth House.

To the south of the site, the Kenilworth Road frontage is generally characterised by substantial detached Regency Villas standing within their own grounds, most of which have self-contained out-buildings to the rear which are separately accessed alongside the main house. These include premises occupied by the Royal Association of British Dairy Farmers at the rear of 58 Kenilworth Road that have a right of access across the site from Kenilworth Road. Although not all these villas are similar, nevertheless they conform to a standard set of design parameters such as height, width, spacing, position and orientation. Most of these properties also remain in residential use, either as single family dwellings or have been converted to flats. Other uses include residential care homes whilst the rear wing of No. 58 has been sub-divided into a separate dwelling, known as 'The Birches'. To the north, No. 62 Kenilworth Road is in office use, whilst to the rear of the site are the substantial rear gardens of houses fronting Cloister Way (which are approx. 50 metres in depth). A residential redevelopment scheme on the site of the former New College stands opposite the site on the western side of Kenilworth Road on the corner of the junction with Northumberland Road, which was granted by this 'Committee on 18th December 2000 under application W20001108. There is also a development of flats on the opposite corner of this junction that dates from the 1970's.

There are existing trees on the site, mainly along the eastern and western boundaries. Additional protection is afforded to a group of trees adjacent to the northern boundary with 62 Kenilworth Road that are covered by a Tree Preservation Order (No. 54).

Details of the Development

The proposals entail the demolition of all existing remaining buildings on the site to enable a residential redevelopment of 42 dwellings.

Assessment

The demolition of the remaining modern office buildings on the site is considered to enhance the Conservation Area through the removal of buildings of unsatisfactory appearance.

REASON FOR RECOMMENDATION

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

RECOMMENDATION

GRANT
