

**Planning Committee:** 18 March 2014

**Item Number: 8**

**Application No:** W 14 / 0121 LB

**Town/Parish Council:** Leamington Spa

**Case Officer:**

Rob Young

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**Registration Date:** 27/01/14

**Expiry Date:** 24/03/14

**36 Warwick Street, Leamington Spa, CV32 5JZ**

Internal and external alterations to listed building in association with a proposed change of use of basement, ground floor and first floor private club premises to eight self-contained flats and one mews dwelling and alterations to existing second floor flat FOR Yarnold Properties Ltd

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This application is being presented to Committee because previous applications for the conversion of the property to flats were determined by Committee.

**RECOMMENDATION**

Planning Committee are recommended to GRANT listed building consent, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

Listed building consent is sought for internal and external alterations associated with a proposed change the use of the basement, ground and first floors from the Conservative Club premises to 8 self-contained flats and 1 mews dwelling. The various internal and external alterations are specified in greater detail within the report. The application for planning permission for the change of use is the subject of a separate item on this agenda (Ref. W14/0120).

**THE SITE AND ITS LOCATION**

The application site relates to a three-storey plus basement Regency style building located on the southern side of Warwick Street on the corner with Windsor Street. The building is Grade II Listed and is located within Leamington Town Centre and the Royal Leamington Spa Conservation Area.

**PLANNING HISTORY**

In 1986 planning permission was granted for "Demolition of kitchen and erection of a replacement kitchen" (Ref. W86/0942).

In February 2013 planning permission and listed building consent were granted for "Change of use of club premises and second floor flat to a ground floor restaurant (Use Class A3), ancillary basement function suite and six self-

contained flats on first and second floor levels. Works to include associated internal and external alterations" (Refs. W12/1595 & W12/1596LB)

In September 2013 planning permission was refused for "Proposed change of use of private club premises at basement and ground floor level to 5 residential flats and one mews type dwelling. Development to include internal and external alterations" (Ref. W13/0977). An associated application for listed building consent was approved at the same time (Ref. W13/0978LB).

In December 2013 planning permission was refused for "Proposed change of use of private club premises at basement and ground floor levels to 5no. residential flats and 1no. mews type dwelling. Development to include internal and external alterations" (Ref. W13/1437). The reasons for refusal were: (1) Failure to provide any affordable housing; and (2) Failure to provide on-site renewable energy production.

### **RELEVANT POLICIES**

- DAP4 - Protection 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)
- National Planning Policy Framework

### **SUMMARY OF REPRESENTATIONS**

**Town Council:** No objection, but make the following comments. The Town Council concurs with the comments of the Conservation Officer that further discussions are necessary and, in addition, the applicant should be requested to enter into a Section 106 agreement that prohibits residents of the proposed dwelling to obtain resident parking permits.

### **ASSESSMENT**

The main issue relevant to the consideration of this application is the impact on the character and appearance of the Listed Building and the Conservation Area.

The proposed conversion will require elevational changes and replacement sash windows, which are specified as timber and will make a positive enhancement to the principle elevation of the building, which currently has UPVC units. New sash windows are also proposed at basement level. A new sash window and doorway will be inserted in the Warwick Street elevation to provide a level threshold into the building for Flats 4 and 5. Several window apertures to the side and rear elevations will be bricked up or reduced in size and new windows will be inserted following the style and layout of the original fenestration. The rear flat roof link will be demolished to create an external terrace area and separation between flats within the main building and the rear mews dwelling.

The proposals also include a number of significant internal changes including alterations to the layout of parts of the building, the sub-division of rooms and insertion of new staircases. Where significant rooms are proposed to be sub-divided (i.e. by forming bathrooms and / or hallways) the partitions will not be full height to ensure that the original proportions of these rooms remain evident. This is considered to strike an appropriate balance between securing a viable layout and preserving the historic character of the building.

It is therefore considered that the proposed internal and external alterations required to facilitate the change of use would not harm the character and appearance of the Listed Building or the Conservation Area. These alterations have previously been approved under listed building consent nos. W12/1596LB and W13/0978LB and have been agreed with the Council's Conservation Architect.

The proposed use is considered to be sympathetic to the special architectural / historic interest of the Listed Building. Securing a new use for this vacant Listed Building would represent a significant benefit of the proposed scheme. The fact that the building is going back to its original use as a residential property is also to be welcomed.

### **SUMMARY/CONCLUSION**

The scheme is therefore considered to preserve the character and appearance of the Listed Building and the Conservation Area. Therefore it is recommended that listed building consent is granted.

### **CONDITIONS**

- 1 The works hereby permitted shall begin not later than 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).
- 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) 821-05A, 821-06B, 821-07B & 821-08B, and specification contained therein, submitted on 27 January 2014, except as required by other conditions below. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2, DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.
- 3 Prior to commencement of the development hereby permitted and notwithstanding the details shown on the approved plans, details must be submitted to and approved in writing by the Local Planning Authority showing: (a) full details of the new ground floor foyer entrance and enclosure walls / glazed screen; (b) 1:10 drawings of all external frames and associated joinery sections for new doors and windows; (c) 1:5 drawings and 1:20 sections for new staircases; (d) 1:10 drawings

of all new internal timber mouldings (skirting, handrails, architrave etc.) and ceiling coving; (e) 1:10 drawings of external ironmongery and rainwater goods; and (f) details of decorative finishes and colours to be used externally. Thereafter the development shall be carried out in accordance with the approved details. **REASON:** To ensure the character and appearance of the building is preserved in accordance with Policies DP1 and DAP4 of the Warwick District Local Plan 1996-2011.

- 4 All window and door frames 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 conservation area and to satisfy Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.
  - 5 In relation to blocking existing windows or making good any sections where new apertures are created, no facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and DAP4 of the Warwick District Local Plan 1996-2011.
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