

Planning Committee: 01 February 2006

Item Number: 19

Application No: W 05 / 2013 LB

Registration Date: 09/12/05

Town/Parish Council: Leamington Spa

Expiry Date: 03/02/06

Case Officer: Sarah Laythorpe

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7 Dale Street, Leamington Spa, CV32 5HH
Alterations to existing flats FOR Ivahouse Ltd

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

SUMMARY OF REPRESENTATIONS

Town Council: objects on the grounds that the fenestration to the rear is considered to be inappropriate to the Listed Building and of a standard that will fail to enhance the appearance of the dwelling.

RELEVANT POLICIES

- (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)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application site comprises a 4-storey Listed Building located on the eastern side of Dale Street. It is within a predominantly residential area where properties are uniform in design fronting Dale Street.

Details of the Development

The scheme proposes to brick up an existing modern door in the projecting rear wing of the property and proposes the insertion of two centrally located windows into the ground floor and first floor of the rear projecting wing. The windows would be of similar style to the existing windows. The scheme also proposes the replacement of the windows to the existing box dormers in the rear roof slope of the property.

The Listed Building application also involves internal alterations including the removal of internal stud walls and repositioning of internal features to create new units.

Assessment

In the opinion of the District Planning Authority, the external alterations to this Listed Building would not result in any detrimental impact to warrant a refusal. It is considered that the proposed bricking up of the existing external rear door would be an improvement to the building (subject to matching materials) as it removes an additional modern feature and restores some historic character to this Grade II Listed Building.

Whilst I note the objection from the Town Council regarding the inappropriate fenestration to the rear of the property, it is considered that these windows are of an appropriate size, style and in an appropriate location in relation to the existing windows. It is also considered that the replacement of windows to the existing rear box dormers are also appropriate and would improve the appearance of this rear roofslope.

Amended drawings have been submitted for the repositioning of the kitchen unit into the living/dining room, which as proposed blocks up the existing chimney breast and prevents any reinstatement of a fireplace in this location. This would erode the character and historic integrity of the Listed Building and would be considered wholly unacceptable.

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings (4639/7/1B,4639/7/2B, 4639/7/3), and specification contained therein, submitted on 9th December, 2005 unless first agreed otherwise in writing by the District Planning Authority.
REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission until large scale details of windows 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 a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
- 4 The external facing materials to brick up the existing door to the rear projecting wing in the east elevation shall be of the same type, texture and colour as those of the existing building.

REASON: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
