Application No: W 05 / 1759

Registration Date: 18/10/05
Town/Parish Council: Leamington Spa   **Expiry Date:** 13/12/05
Case Officer: John Beaumont
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45 Warwick Street, Leamington Spa, CV32 5JX
Proposed alteration to shopfront to remove the head of a pilaster to form larger fascia
FOR Mr P Aktar

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

SUMMARY OF REPRESENTATIONS

Town Council : Object. Proposal does not complement the street scene. Poor design.
Entrance doors in licensed premises should be kept closed.

RELEVANT POLICIES

(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 Revised Deposit
Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised
Deposit Version)

PLANNING HISTORY

There have been a number of planning permissions on this site. In particular,
permission was granted in May 2003, reference W03/0351 for change of use of ground
and first floor to form two restaurants, internal alterations to provide a function room on
second floor and toilet facilities to basement, formation of a 2 bedroomed apartment on
third floor, formation of a new slate roof; this included the construction of new shop fronts
to the building which was formerly an estate agents on the ground floor with health club
above.

KEY ISSUES

The Site and its Location

The building, which is not 'listed' is in the Conservation Area; it is located on the northern
side of Warwick Street adjacent to its junction with Tavistock Street. The existing
shopfront which was installed some two years ago is constructed of painted timber to a
traditional design.

Details of the Development

The proposal is for an amendment to the design of the existing shopfront to reposition
the head of a pilaster (column) on the fascia to divide the fascia in a different way to

enable the display of a new shop sign; the shop sign would be the subject of a separate advertisement application.

The submitted plans also show the provision of a new internal lobby with an inner door and state that the existing outer entrance door would be retained open during opening hours. As work to the interior of the building, these works however, are not development subject to planning control; the fact that the outer door may be then retained open is not a matter subject to planning control.

Assessment

Whilst noting the views of the Town Council, I consider that the key issue to be considered is the impact of this proposal on the design of this shopfront and the character and appearance of the Conservation Area. I consider that the repositioning of this fascia detail would not cause harm and would be an acceptable alternative design for this shopfront.

REASON FOR RECOMMENDATION

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

RECOMMENDATION

GRANT subject to the following 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 drawing 720.01A, and specification contained therein, submitted on 18th October 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.