

Planning Committee: 23 May 2006

Item Number: 13

Application No: W 06 / 0511 LB

Registration Date: 27/03/06

Town/Parish Council: Warwick

Expiry Date: 22/05/06

Case Officer: Steven Wallsgrove

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19 Church Street, Warwick, CV34 4AB

Installation of eight air conditioning units FOR DCA Design Int. Ltd

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: "The Town Council refuse the application due to the expected noise levels."

CAAF: Considers hours of use should be conditioned, request clarification on when temperature demands require plant to be running, and consider main issue is noise pollution and nuisance to neighbours.

Warwick Society: Are concerned about confinement of units in a restricted space which may lead to amplification of the noise and recommend conditions and monitoring.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

The property has been used as offices for many years, with various applications for alterations and extensions. Consent was given for conversion into residential under W2002/1631 (decision notice only issued recently due to delays in S106 Agreement). There have been two previous proposals for multiple air conditioning units, one being withdrawn and the other refused.

KEY ISSUES

The Site and its Location

The property lies in a mixed use area with offices on one side and a dwelling on the other. The complex has vehicle access off Swan Street and lies in the Conservation Area. The part of the property fronting Church Street is a listed building.

Details of the Development

The proposal is to install 4 air conditioning units on the ground in a narrow side yard adjoining 21 Church Street, 3 units on a flat roof behind a brick screen wall adjoining 17 Church Street and one unit on a flat roof towards the Swan Street end of the property. The units are relatively small and are described in the literature as being "extremely quiet in operation both indoors and outdoors".

Assessment

The issue in this case is the impact on the character of the Listed Building.

The roof units will have little impact on the character of the existing building since they are on modern flat roofs which already have rooflights and other units on them. They are also generally screened from normal public views.

In the case of the free-standing ground units, these do not actually need Listed Building consent and have only been included in the description to avoid confusion.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of 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 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, and specification contained therein, received on 27th March 2006 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.

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 preserves the character and appearance of the Conservation

Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.
