

Planning Committee: 11 October 2005

Item Number: 01

Application No: W 05 / 0937 LB

Registration Date: 08/06/05

Town/Parish Council: Hatton

Expiry Date: 03/08/05

Case Officer: Martin Haslett

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29 Tredington Park, Hatton Park, Warwick, CV35 7TT

Internal alterations and insertion of roof lights and direct fixed glazing. FOR S
Adams

SUMMARY OF REPRESENTATIONS

Parish Council: 'The Council feel that the roof lights, which would be visible from the park and many streets would be out of character and do not wish to set a precedent for other extensions. They would change the character of the buildings. The local plan states there should be no extensions.'

RELEVANT POLICIES

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

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

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The property is a listed building and forms part of one of the original Hatton Hospital buildings which were converted to residential use as part of the original development.

KEY ISSUES

The Site and its Location

The application property forms part of a substantial 3 storey building in the centre of Hatton Park, which looks out over grassland to the front and towards new residential development to the rear.

Details of the Development

It is proposed to convert the loft space into an additional bedroom and ensuite, which will require an extension to the existing staircase to provide access. The only external alterations would be the insertion of a small area of glass into the existing 'blind' window opening into the loft space and the addition of 2 rooflights into the existing roof.

Assessment

The only issue to be considered is whether the proposals protect the character of the listed building, as there would be minimal impact on adjoining residents. The insertion of the glass into the existing stone window frame would be visible from the outside, but would not, in my opinion, have sufficiently serious impact as to justify a refusal of consent. There are few views of the roof area from ground level and the impact of the rooflights is similarly small. I cannot therefore agree with the comments of the Parish Council and do not consider a refusal to be justified.

REASON FOR RECOMMENDATION

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

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 01 and specification contained therein, submitted on 28 September 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.
