

Planning Committee: 19 March 2013

Item Number:10

Application No:W13 / 0075LB

Town/Parish Council: Leamington Spa
Case Officer: Laura Snell

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Registration Date:04/02/13

Expiry Date:01/04/13

12 Russell Terrace, Leamington Spa, CV31 1EX

Remove window to rear wall of utility room. enlarge opening and install purpose made french doors FOR Mr AWilkinson

This application is being presented to Committee as it has been submitted by an elected Warwick District councillor.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal seeks listed building consent to remove a rear ground floor window serving a utility room and replace with a pair of timber framed and glazed french doors. The purpose of the proposal is to match the existing pair of doors that serve the rear of the dwellinghouse and open out onto the traditional side courtyard.

THE SITE AND ITS LOCATION

The application property is a Grade II listed building and is a two storey townhouse located on the south side of Russell Terrace. This dwellinghouse lies within a designated conservation area of Leamington Spa. The streetscene is characterised by terraced white rendered period character townhouses.

PLANNING HISTORY

In 2012, listed building consent was granted for internal alterations to the dwelling (referring to W/12/0629/LB).

In 2000, listed building consent was granted for the fitting of wooden casement windows at ground floor level (referring to W/00/1535/LB).

In 1998, listed building consent was granted for the re-roofing and restoration of a plinth, and replacing a front dormer window with a rooflight (referring to W/98/0243/LB).

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)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: No objection.

ASSESSMENT

The main issues for consideration are:

- The impact on the character of the listed building
- The impact on the conservation area

Local Plan Policy DAP4 seeks to protect the historic integrity of listed buildings and requires all alterations to listed buildings to comply with this objective. Therefore, any alterations which would be considered to be detrimental to the historic character of the listed building would not be permitted by the District Council. However, the proposal is to replace an existing rear ground floor window with a pair of french doors made of traditional timber which open out onto the patio area. It should be noted that timber framed windows and doors are strongly recommended by the District Council for all listed buildings in a conservation area in order to maintain an original and traditional element to the building concerned. Therefore, the choice in materials for the proposed doors would be deemed acceptable within the context of a listed building and would comply with the requirements of Local Plan Policy DAP4 and Local Plan Policy DAP7, which requires any alterations to listed buildings to use traditional and sympathetic materials.

Moreover, the design of the doors are acceptable as long as the timber frames are painted, not stained and this can be secured by condition. It should also be noted that there is a pair of existing french doors that are similar in design and open onto the side courtyard at the rear of the dwelling house. Therefore, the french doors proposed to replace the window will not look out of place and will also integrate well with the existing features of the building. Local Plan Policy DAP8 requires all development within conservation areas to be sympathetic with the overall character and historic integrity of the surrounding buildings. It is considered that the proposal fulfils this requirements due to the design and materials of the proposed doors.

Summary/Conclusion

In conclusion, the proposed doors will be an appropriate alteration to a listed building and complies with the relevant policies. The materials and design is acceptable. As such, the application should be recommended for approval.

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) 17:14 3-01-13, and specification contained therein, submitted on 24/01/2013. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

 - 3 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 to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011
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