

Planning Committee: 14 December 2005

Item Number: 03

Application No: W 05 / 1514 LB

Registration Date: 08/09/05

Town/Parish Council: Warwick

Expiry Date: 03/11/05

Case Officer: Steven Wallsgrove

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4 Church Street, Warwick, CV34 4AB

Installation of 2no galvanised steel ducts to flat roof, 2no satellite dishes to rear wings and 3no. air conditioning condenser units to rear wing (retrospective application)
FOR Stanley Racing

This application was deferred at the last meeting for investigation, with regard to part of the related planning application. The following report is that previously considered.

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Objection. *"The dishes are situated above the roofline on this Listed Building and the town centre conservation area and the Town Council considers that in this location the connection should be by cable. The Air conditioning units will also present a loss of amenity by reason of noise if operating other than normal office hours, i.e. 9.00am - 5.00pm Monday to Friday".*

Neighbours: Objections have been received by/on behalf of two residents who object to the noise from the steel ducts and the air conditioning equipment and the visual appearance of the satellite dishes. They both refer to cable having been provided in the street. One of the residents recommends a timing device on the air conditioning units.

The Warwick Society: Objection. *"We wish to object to the proposed locating of satellite dishes above the roof line on a listed building in the conservation area. We are also concerned over the noise nuisance and heat dissipation arising from the proposed air conditioning units operating in a confined yard".*

Environmental Health: *"Having experienced significant intrusion at the neighbouring property from air movement plant situated at 4 Church St, I believe that protecting the amenity of neighbours from these installations may be very difficult to achieve. In view of this I recommend the applicant be required to submit a noise insulation scheme designed to protect residential amenity from annoyance and disturbance from noise emissions due to the operation of any and all combinations of plant associated with this application".*

RELEVANT POLICIES

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

PLANNING HISTORY

The premises have been used as a betting office on the ground floor since 1961, with planning permission being given for offices above in 1987. Alterations and a rear extension were approved in 1991.

KEY ISSUES

The Site and its Location

The property lies on the east side of Church Street in a generally commercial area with only limited residential accommodation on some of the upper floors. It is a listed building and lies in the Conservation Area.

Details of the Development

The works that have been carried out are in two parts, namely the installation of 2 satellite dishes on the single storey rear outbuildings, and the installation of 3 air conditioning units and two inlet/outlet ducts through the rooflight, all on the single storey rear outbuildings.

Assessment

The issue in this case is whether the equipment that has been installed protects the character of this listed building, or is unacceptable and enforcement should be taken.

In this case, all the equipment is in a rear yard, on outbuildings, one of which has a flat roof. The location is well screened and the equipment is likely to have a relatively short life, depending on the use of the premises and changing technology. Under these circumstances it is considered that listed building consent should be granted for the same temporary period as the planning permission (W05/1513).

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing, and specification contained therein, submitted on 8th 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.
- 2 This permission shall be limited to a period of time expiring on 31st October 2010 or on the cessation of use of the property by Stanley Racing, whichever is the sooner. At or before the expiration of this period or cessation of use the equipment shall be removed and the building restored to its former condition. **REASON**: Since permission would not normally be given except under the special circumstances of this case.

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:

The development would not have an unreasonable affect on the listed building, or nearby residents, and would therefore be in accordance with the policies of the Development Plan.
