

**Application No:** [W 16 / 0708 LB](#)

**Town/Parish Council:** Warwick

**Registration Date:** 19/04/16

**Case Officer:** Holika Passi

**Expiry Date:** 14/06/16

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**24 Saltisford, Warwick, CV34 4TA**

Removal of existing ceiling and roof from the kitchen and installation of 2no. conservation style roof lights; installation of a multi fuel burner; replacement of doors to 3 rooms, and replacement of existing balustrade & newel in accordance with detailed description entitled "Section 3: Description of Proposed Works" submitted on 19th April 2016. FOR Mr Noel Butler

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This application is being presented to Committee as the applicant is a District Councillor.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to the conditions listed below.

**DETAILS OF THE DEVELOPMENT**

This application seeks permission to replace the ceiling and roof of the kitchen to the rear, upgrading insulation and adding two conservation roof lights and to make various internal changes within the subject listed building. These changes include the installation of a multi fuel burner; the replacement of doors to 3 rooms, and replacement of existing balustrade & newel.

**THE SITE AND ITS LOCATION**

The application site houses a terraced property to the north side of Saltisford and is a Grade II, 17th Century Listed Building, and is also within the town centre area of Warwick.

**PLANNING HISTORY**

W/80/0545 - Granted - Erection of single storey rear kitchen extension and erection of garage and car port at rear.

W/88/1442 - Granted - Erection of a rear kitchen extension.

W/89/0580 (Permitted Development) and W/89/0581/LB (Granted) - Alterations to the front elevation.

W/16/0707 - Permission not required - Installation of a new roof on an existing single storey wing.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No comments.

**Public Response:** No comments.

## **KEY ISSUES**

### **Assessment**

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Concerning the proposed works to the kitchen roof and ceiling internally, the works are for the purpose of necessary repair and are thus considered acceptable. The materials proposed are to sensitively match the existing and the proposed new roof lights are shown in sufficient detail to be of conservation style as is duly expected for a Listed Building such as this. It is useful to bear in mind that this is for an extension also as opposed to the main original building.

Regarding the internal works, they are essentially cosmetic in nature and are not structural nor of harm to the original fabric of the building, and are complimentary to the building and the domestic dwelling, in which case they are considered acceptable also.

## **Summary/Conclusion**

The external and internal alterations and additions are considered sensitive to the original Listed Building, its fabric and significance and therefore works are recommended for approval by the Planning Committee.

## **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 drawings 717-01, 717-02, GGL-EDJ-01141103 and documents submitted beginning 'Kitchen roof 1' and specification contained therein, submitted on 19th April 2016. **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.
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The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



