

Planning Committee: [04 November 2025](#)

Item Number: 9

Application No: W 25 / 0914

Town/Parish Council: Leamington Spa
Case Officer: Thomas Senior

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Registration Date: 28/07/25

Expiry Date: 22/09/25

3 Clemens Street, Leamington Spa, CV31 2DW

Replacement of existing timber-framed entrance doors with a single aluminium-framed entrance door and replacement windows (retrospective application). FOR
Mr Mustafa

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to approve this application, subject to the conditions listed at the end of this report.

DETAILS OF DEVELOPMENT

The applicant seeks retrospective planning permission for the replacement of the timber framed entrance doors with a single aluminium-framed entrance door and replacement windows.

THE SITE AND ITS LOCATION

The application site relates to the ground floor commercial property on the eastern side of Clemens Street, Leamington Spa. The application property lies within the Royal Leamington Spa Conservation Area and the Leamington Spa Town Centre Boundary as set out within the Local Plan.

RELEVANT PLANNING HISTORY

W/25/ 1056 - Display of one non-illuminated fascia sign and one internally illuminated projecting sign above the entrance (Retrospective application) -
Granted

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- Royal Leamington Spa Neighbourhood Plan 2019-2029

- RLS3 - Conservation Area
- RLS16 - Royal Leamington Spa Town Centre
- Design Advice on Shopfronts & Advertisements in Royal Leamington Spa (Supplementary Planning Guidance).

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - No objection.

WDC Conservation - No objection.

Public Response - 8 objections have been received on the following grounds:

- Harmful impact on the character and appearance of the conservation area, the setting of listed buildings and public views into the town
- Loss of traditional features
- Concerns relating to advertising
- Harmful precedent
- Concerns in regards to the proposed colour scheme

ASSESSMENT

Design of Development and Impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) 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.

Paragraph 212 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 215 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.

Policies BE1 and BE3 of the Warwick District Local Plan 2011 - 2029 state that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area.

Local Plan Policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

The Royal Leamington Spa Neighbourhood Plan Policies RLS3 and RLS16 relate to development in the Conservation Area and the Town Centre. Policy RLS3 only permits proposals which respect the significance of listed buildings and non-designated heritage assets and RLS16 states that new shop fronts should retain and enhance the Town Centre's distinctive character.

The Council have also adopted a "Guidance for Shopfronts and Advertisements in Leamington Spa" as Supplementary Planning Guidance, which seeks to ensure that shopfronts and their associated advertisements have an acceptable impact on the character and appearance on the streetscene and wider conservation area.

The proposed works also include the repainting of the existing shopfront, with objections opposing the proposed repainting, however this does not fall within the description of development as the works could be completed without the need for planning permission. In any case, the proposed repainting of the shopfront from orange to black is considered to be more appropriate and in keeping with the wider character of the area than the previous appearance of the shopfront.

The works that do require planning permission relates to the replacement of the existing timber entrance door and timber windows with powder-coated black aluminium units. The Council's Conservation Officer has been consulted on the proposed works and has confirmed that they have no objection to the retrospective development.

However, objection comments have been received setting out how the retrospective development results in the loss of timber windows incorporating mullions and transoms, with this considered to break up the traditional symmetry and proportions of the frontage. Objections also raise concern in regard to the size of the window units and how the works could result in a harmful precedent within the streetscene. Additionally, within the objections comments have been raised in regards to the initial plans not accurately reflecting the details of the shopfront, particularly in regards to the windows and entrance doors, however this has since been addressed with the submission of amended plans.

Whilst the above concerns have been noted, the Conservation Officer has noted that there are limited grounds to insist that the previously existing timber entrance doors and windows are reinstated, with the application property not a listed building and the previous fenestration not considered to be an original design element of the shopfront. The proposed replacement with aluminium units is still considered to represent the adoption of an acceptable material finish

within the conservation area, with the Conservation Officer also stating how the shopfront retains similar proportions to the original shopfront. As such, officers consider that whilst the existing windows have been broken up, the new shopfront is not comprised of an excessive expanse of glazing, with the proposed new glazing still retaining a degree of symmetry either side of the entrance door, with these original proportions still recognised.

Within the objection comments received, reference has been made to the vinyl lettering and photographic posters that are present at the application site, alongside the fascia signage and illuminated projecting sign. The existing fascia signage and illuminated projecting sign referenced within the objection comments benefit from advertisement consent, with the remaining elements identified not requiring advertisement consent. As such, these concerns are not considered to be relevant in the determination of this application, hence why they are not included within the proposed elevation drawings.

Objections have also referenced the presence of listed buildings located opposite the application property, specifically 4 and 6 Clemens Street and how the retrospective development harms their setting. However, officers do not consider that the retrospective development gives rise to any harm to the setting of these listed buildings, with the shopfront still retaining appropriate proportions and comprised of an acceptable material finish.

Consequently, the proposed scheme is considered to have an acceptable impact on the character and appearance of the conservation area. As such, the development is considered to be in accordance with all of the aforementioned policies.

SUMMARY AND CONCLUSION

In light of the above, the retrospective works are considered to have an acceptable impact on the character and appearance of the conservation area, being in accordance with all of the aforementioned policies. It is therefore recommended that planning permission is granted.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) AMA-986-002A, and specification contained therein, submitted on 20/10/2025. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
