

**Planning Committee:** 20 March 2012

**Item Number: 15**

**Application No:** W 11 / 1337 LB

**Town/Parish Council:** Hatton

**Registration Date:** 10/01/12

**Case Officer:**

Liz Galloway

**Expiry Date:** 06/03/12

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**40 Tredington Park, Hatton Park, Warwick, CV35 7TT**

Erection of a rear lean-to conservatory; the insertion of 2 rear dormer windows and 1 front roof light and internal alterations FOR Ms Mulliner

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

**SUMMARY OF REPRESENTATIONS**

**Hatton Parish Council :** Object on grounds of:

1. A proposed skylight in the front roof of No. 40 This roofline is at present unbroken and we have always objected before to any proposals there.
2. The proposed conservatory at the rear
3. The proposal to change one of the rear windows to a French Window.

As to both 2 and 3 the current rear vertical elevation of nos 40-30 still remains as it was originally. That face of the building is still a complete unity and any changes would in our view deeply damage the Grade II status

**WCC Ecology:** Recommend bat note

**Policy, Projects and Conservation:** Comments:- Considers that conservatories previously accepted would set a difficult precedent; design and materials to be used on the rear conservatory and consistency of dormer windows and roof lights on this former hospital building.

**RELEVANT POLICIES**

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- Windows in Listed Buildings & Conservation Areas (Supplementary Planning Guidance)

**PLANNING HISTORY**

There is no previous planning history

**KEY ISSUES**

**The Site and its Location**

The application property is a terraced dwelling which is situated within a Grade II Listed building and previously formed part of the hospital site. The application dwelling is currently a two storey property with a modest rear garden area which backs onto a private rear pedestrian access.

### **Details of the Development**

The applicant seeks to construct a single storey rear conservatory; two rear dormer windows and a front roof light, with internal alterations to form a loft conversion. Furthermore, the applicant also proposes to convert the internal layout which comprises of:-

- the demolition of a partition wall at ground floor and formation of new opening with sliding doors,
- removal of large original wall at first floor and new partition wall adjacent proposed staircase,
- and, the insertion of a staircase up to the second floor (converted loft area) with partition walls in loft area to create a landing and two bedrooms with en-suite.

### **Assessment**

The assessment of this application for Listed Building consent requires the following issues to be addressed:-

- Impact on the character and appearance of the Listed Building

### **Impact on the Character and Appearance of the Listed Building**

The application property is part of a Grade II Listed Building which is the subject of this application and where the applicant seeks to alter, externally and internally, the layout and design of this dwelling. The main external alterations will be a front roof light, two rear dormer windows and a rear conservatory.

The proposed development originally included the replacement of a rear ground floor window, with patio doors, and the construction of 3 dormer windows. However, after extensive consultation with the agent, the dormer windows have been reduced to 2 small scale traditional dormers and the existing rear ground floor window will not be replaced. As amended, I consider that the rear dormer windows will be located on a rear roof slope and would not significantly harm the principle architectural frontage of the Listed Building. The existing ground floor rear window will remain in tact and will not be altered, thus retaining the original character of the building.

The proposed front roof light will be situated on the front roof slope and will not be overly visible as it is situated behind an existing parapet wall which sits above a flat roof wing belonging to number 42 Tredington Park. Furthermore, there is an existing example of a roof light within close proximity and this roof light is also situated within a well screened position. In addition, the proposed materials used in the construction of the front roof light and rear dormers will be controlled by a condition, therefore, I am satisfied that this development will be acceptable. In terms of the size, design and position, I do not consider that the overall development will adversely affect the character or appearance of the Listed Building and will comply with Warwick District Local Plan DAP4.

I am satisfied that the alterations to the internal walls, specifically the removal of a bedroom wall on the first floor, would not significantly harm the internal integrity of the Listed Building. The retention of a brick pier to identify the position of this original wall has been recommended by the Conservation Architect, therefore, I do not consider that the removal of this wall or the introduction of light weight partitioning walls to separate rooms on the first and second floors would warrant a refusal.

The proposed rear conservatory will be of a modest size and of a simple design using matching brick work, roof tiles and window design. However, the Conservation Architect has raised concerns relating to the scale and design of the rear conservatory and has stated that it would be preferable if the existing windows could be re-used, however, previous planning applications have been Granted for modest lean-to style conservatories on Listed Buildings and I do not consider that this proposal would justify a refusal. The submitted application includes details relating to the proposed materials to be used, however, the proposal will be secured by a condition requiring the preferred use of brick work, tiles and colour of timber.

### **Policy Context**

I am satisfied that the development proposed meets the criteria stated in Policy DAP4 (Protection of Listed Buildings), and positively contributes to the character and quality of its environment and does not have an unacceptable adverse impact on its special architectural or historic interest, integrity or setting.

In conclusion, I am satisfied that the proposed internal and external alterations, in terms of their character and appearance, will not significantly alter or impact on the Listed Building or the setting of the Listed Building.

### **RECOMMENDATION**

GRANT, subject to the conditions listed below.

### **CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawings 1963-02F, and specification contained therein, submitted on 17th November, 2011 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows, dormer windows and roof light (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of

1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and 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.

**INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

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