

Planning Committee: 03 May 2005

Principal Item Number: 16

Application No: W 05 / 0179 LB

Registration Date: 04/02/2005

Town/Parish Council: Warwick

Expiry Date: 01/04/2005

Case Officer: Martin Haslett

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61 West Street, Warwick, CV34 6AH

Conversion and extension of 4 bed terrace into 2 no. 2 bed houses and conversion of workshop into 2 bed dwelling. FOR Mr G. Middlebrook

SUMMARY OF REPRESENTATIONS

comments on application as originally submitted:

Warwick Town Council: "The Town Council recommends that the application be refused and considers that in order to assess the impact of the proposed development the Planning Committee carry out a site visit.

1. The LPA requires that all development proposals should achieve a high standard of design, which harmonise with its surroundings. Policies DP1 and DP2 reflect such intention. In the opinion of the Town Council, the proposed development does not harmonise with existing development or reflect the architectural and traditional design of adjoining buildings. Additionally, the development would not be of a standard compatible with existing development, would not provide for amenity space, be inadequate for the parking needs of a development of this scale, provide inadequate access/egress and be generally detrimental to the amenity of the locality and therefore contrary to Plan policies.
2. The proposed development will by its height and proximity greatly reduce the light reaching adjoining properties and have adverse effect on neighbours' amenities.
3. The proposal relates to building within a Conservation Area and the proposed development would be wholly detrimental to both the buildings which are subject to the development and the Conservation Area as a whole, by reason of density, excessive height and size and design and therefore prejudicial to the LPA's policies regarding development in a Conservation Area.
4. The development is also considered to represent undesirable backland development which does accord with the surrounding area, with a restricted access and not in keeping with the pattern of surrounding development.
5. The development also constitutes an overdevelopment of the site and its inappropriate heights and massing represents an unacceptable form of development."

Neighbours: many neighbours have written letters referring to the planning and listed building matters together, but only those issues relating to the listed building are reported here: 15 objections to the original plans on grounds of over-intensive use of property, detrimental impact on listed buildings and conservation area, contrary to local plan policy, site visit requested.

Warwick Society: objection, on grounds of inadequate drawings, detrimental to character of conservation area and listed buildings. barn likely to be demolished due to structural difficulties, converted barn would not reflect, or reinforce, local

architectural distinctiveness and would not protect conservation area or setting of adjoining listed buildings.

CAAF: increase in height and scale unneighbourly and disproportionate, design of barn conversion out of character, implications for Castle kitchen garden wall.

comments on amended plans:

Warwick Town Council: "The Town Council consider that the application be refused on the following grounds:-

- (i) Those highway objections put forward by the County Council regarding:
 - (a) The width of the highway access
 - (b) The inadequate provision of car parking spaces, and
 - (c) The likely request that vehicles would reverse from this development on to the public highway.
- (ii) The proposed development will not harmonise with adjoining properties and reflect the architectural and traditional design of those buildings.
- (iii) The proposed development will not be of a standard compatible with the existing development and will not provide acceptable amenity space or parking spaces for a development of the scale proposed.
- (iv) The proposal relates to buildings within a Conservation Area which are listed and the development would be wholly detrimental to both the buildings which would be subject to development and to the Conservation Area by reason of density, size and design and therefore prejudicial to the LPA's policies relating to development of listed buildings and to development in Conservation Areas.
- (v) The development constitutes an overdevelopment of the site as well as being considered undesirable backland development, with inadequate car parking and access."

Neighbours: 7 objections, previous objections are generally re-iterated.

Councillors Hodgetts and Holland have objected on grounds of impact on listed buildings.

RELEVANT POLICIES

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

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

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP10 - Flooding (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

It appears that part of these premises were used as a butcher's shop in the past, but there is no planning history especially relevant to the current application.

Existing uses are residential.

KEY ISSUES

The Site and its Location

The site consists of the residential premises fronting West Street which are listed timber-framed buildings, situated in the Warwick conservation area. There is a narrow vehicular access under the first floor of this building which gives access to the land at the rear. Here there is a large hard-surfaced area which gives access to a former commercial building, in the form of a barn, which adjoins the rear boundary of the land. At this point the barn closely adjoins newer houses at the extreme ends of both Castle Close and Stuart Close, from which they are separated by a large, old brick-built wall, approximately 3m high.

Details of the Development

It is proposed to convert the existing house into two dwellings and the barn into one dwelling. The existing house would form one house of 2 bedrooms, in the front part of the existing house and one with one bedroom in the rear part. This would be achieved within the existing structure except for a small increase in the eaves and ridge height in a short section of the rear wing. Internal walls within the existing house would be retained in their current positions.

The second part of the proposal is the conversion of the barn to the rear. Here the floor level would be lowered by up to 1m and the front of the building would be extended into the existing yard area by 1m. To accommodate this change, there would be some alterations to the roof, but this would mainly be in a position behind the existing high brick wall. In other respects the height and other external dimensions of the barn would be unchanged. The barn would form a two-bedroomed house with windows at ground floor looking out over its garden area. At first floor, apart from one existing window, light would be provided by obscure glazed rooflights, which would be positioned above eye level. Garden areas would be provided for each of the new houses from the existing hard-surfaced yard area.

As originally submitted, the proposals showed more substantial extensions which would have had a serious impact upon adjoining residents and access through the existing gateway to West Street was proposed to serve the new dwellings. The highway Authority raised objection to the access arrangements and the proposals were subject to many objections from local residents, both on highway and amenity grounds. The amended plans have removed the access and made it clear that the dwellings would be served by existing on-street parking. The scale of the building works has been reduced.

Assessment

The issue to be addressed in this listed building application is the impact the proposals would have on the character and appearance of the listed building.

The listing refers to the building fronting West Street which is stated to be a 'timber framed structure behind rebuilt front wall, first floor jettied...' Although

there is no reference to the barn at the rear, this can be considered as also being listed as it is within the curtilage of the listed building.

The main building in West Street has retained its original character for the frontage portion, but the later rear wing, probably Victorian in age, has been the subject of some alterations including the fitting of new doors and windows in styles unsuited to the listed building. The barn to the rear appears to be in a reasonable structural state, but is in need of some repairs to doors and windows. Its lack of gainful use means that its integrity may be threatened in future.

The alterations to the main building respect the internal layout and integrity of the existing building and would result in little change externally. The rear wing, which has been subject to unsuitable modern alterations, would be have its roof extended and new doors and windows would be fitted. These changes would result in an improvement over the existing situation, in that the existing unsympathetic windows and doors would be removed.

So far as the barn to the rear is concerned, the proposals would mean that a new use is found for the building which would help to ensure its future maintenance. Alterations to its external appearance would be necessary, both in terms of the extension and the additional windows and doors, and these would need to be covered by condition in order to ensure that the work is done in a traditional manner and with traditional materials.

In these circumstances, I consider that the proposals would, with the imposition of conditions, improve the character and appearance of the main building and help to ensure the future maintenance of the barn. For these reasons, it is recommended that Listed Building Consent be granted.

There is an accompanying application for planning permission which is reported previously in Part 1 of the agenda.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings WEST02-1B, 3B, and 4B and specification contained therein, submitted on 18 March 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 to protect the character of the listed

building.

- 3 All repair/construction work specified on the plans for the conversion works hereby permitted shall be carried out in reclaimed materials of the same type, texture and colour as the existing barn(s). **REASON** : To ensure that the rural character and appearance of the barn(s) is protected, in accordance with Policy C3 of the Warwick District Local Plan.
- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), rooflights, glazed areas, eaves, verges and rainwater goods at a scale of 1:5 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** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
- 5 This permission authorises the conversion of the existing house and the conversion (with extensions as shown on the approved drawings) of the barn to the rear. It does not authorise any demolition other than that expressly referred to on the approved plans. **REASON** : To define the terms under which permission is granted.
