

**Planning Committee:** 03 August 2005

**Item Number:** 06

**Application No:** W 05 / 0571 CA

**Registration Date:** 08/04/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 03/06/05

**Case Officer:** John Beaumont

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**19 Sherbourne Place, Clarendon Street, Leamington Spa, CV32 5SW**

Demolition of double garage FOR Amar Developments Ltd

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This application is reported in association with the proposal for the redevelopment of this site, W05/0570 reported on this agenda.

### **SUMMARY OF REPRESENTATIONS**

**Town Council :** No objection.

**Neighbours :** No objections received to the demolition of the garages.

**CAAF :** No objection to demolition.

### **RELEVANT POLICIES**

(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas  
(Warwick District Local Plan 1995)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First  
Deposit Version)

PPG15 - Planning and the Historic Environment.

### **PLANNING HISTORY**

There is no relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The site is located in the Conservation Area and forms part of the curtilage of 19 Sherbourne Place, a non-'listed' building. The building on the site comprises a pair of pre-fabricated concrete garages with access off Lower Villiers Street.

#### **Details of the Development**

The proposal is to demolish the pre-fabricated garages.

## **Assessment**

I do not consider the existing buildings contribute to the overall character or appearance of the Conservation Area; rather, in my opinion, they detract from the street scene and the amenity of neighbours. I am of the opinion therefore that the demolition of these buildings would be wholly acceptable.

## **REASON FOR RECOMMENDATION**

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

## **RECOMMENDATION**

GRANT subject to the following condition :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.