

Planning Committee: 23 August 2005

Item Number: 37

Application No: W 05 / 1162 CA

Registration Date: 11/07/05

Town/Parish Council: Warwick

Expiry Date: 05/09/05

Case Officer: Steven Wallsgrove

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2 Gerrard Street, Warwick, CV34 4HD

Demolition of part of front boundary wall FOR Coventry Turned Parts Ltd

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: "Considered in relation to application W05/1161, the Town Council considers that the application should be refused for demolition without subsequent acceptable development would result in loss of amenity to adjoining property."

RELEVANT POLICIES

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

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

PLANNING HISTORY

This site has been the subject of many applications for redevelopment, which have either been refused or withdrawn, the exception being a consent for the removal of the existing workshop.

KEY ISSUES

The Site and its Location

The site lies on raised ground between the back of 12/14 Smith Street and the end of 4 Gerrard Street, both being listed buildings. The land has a stone retaining wall about 1.5 metres high on the back of the highway.

Details of the Development

The proposal is to remove a relatively short section of the front retaining wall to enable a house, with an integral garage, to be built. The garage would be at the Smith Street end of the site where there is an existing rear path to 10 Smith Street and a paved bin storage area by the steps up to the workshop.

Assessment

The removal of this section of wall would not have a significant affect on the character of the Conservation Area or the setting of the listed buildings since the majority of its length, with the raised land behind, would be retained. The new building itself, as explained in the other report, is also considered to be acceptable as it would protect the character of the area and the setting of the listed buildings.

If the recommendation in W20051161 is accepted, then this application should also be granted since the two applications are different aspects of the same proposal.

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 numbers *****, and specification contained therein, received on ***** 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 Local Plan Policy ENV3.
- 3 The demolition of this section of wall shall only be carried out as a single building operation with the construction of the dwelling approved under W20051161. **REASON** : Since consent is only given in order to carry out the approved dwelling and would otherwise be detrimental to the character of the Conservation Area.
