

Planning Committee: 20 September 2006

Item Number: 16

Application No: W 06 / 1135 LB

Registration Date: 10/07/06

Town/Parish Council: Kenilworth

Expiry Date: 04/09/06

Case Officer: Penny Butler

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40 New Street, Kenilworth, CV8 2EZ

Refurbishment of front elevation and yard, infilling of side windows and alterations to the rear elevation, insertion of rooflights (part retrospective application) FOR Mr J Monk

This application is being presented to Committee due to an objection from the Town Council having been received. This application was deferred at Planning Committee on 22 August due to amended plans not having been received in time.

SUMMARY OF REPRESENTATIONS

Town Council: "Members considered this multi faceted application.

1. Members OBJECTED to the new front wall as they consider the setting and the front elevation of this Listed property are important to the street scene in the Conservation Area and the new wall is not appropriate.
2. Members agreed that the new wall must be removed and should be rebuilt, with the same age, size and colour of bricks as the original, to the same design and style of wall in keeping with the neighbouring property as the two form a pair.
3. Members also OBJECTED to the proposals at the rear as they could not endorse any proposal relating to the rear wing which should have been partially demolished and altered in accordance with either W01/1242 or W04/1190 and for which permission to renovate and retain had been Refused in W03/1843."

Neighbours: One letter commenting on the recent lowering and concreting of the front garden which has altered the appearance and proportions of the facade making it necessary to construct steps to the front door. The new front wall used different bricks which stood out like a sore thumb.

CAAF: Concern expressed that work had been carried out without consent and enforcement issues need to be pursued. The front of the property needs to be restored to how it appeared before the wall was demolished, and should follow through with the line of the path, as does the wall on the adjacent property.

WCC Ecology: Bat note recommended.

RELEVANT POLICIES

- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

This property has been the subject of five planning applications and four listed building applications since 2001, excluding the present listed building application. These have been for various extensions and alterations and a detached garage.

KEY ISSUES

The Site and its Location

The property consists of a listed house in the Conservation Area which has been extended by way of a one and two storey rear wing. Access to the rear detached garage is down a private access road to the side which also serves other properties.

Details of the Development

The application was originally part retrospective, for the replacement front wall, but as what had been built was unacceptable it has already been demolished, and the application is no longer retrospective. The rear conservatory and canopy over the rear stairs have already been removed.

The proposals at the front are to replace the original boundary wall, create stone steps to the front door and insert a replacement timber window to the light well. At the rear two side windows will be blocked up, two roof lights and a first floor window inserted, the conservatory rear wall removed and canopy over replaced, and a replacement parapet wall and canopy over the rear stairs created.

Assessment

The proposed changes will not have an adverse impact on the historic character or integrity of the Listed Building as the changes are generally in keeping with the original character, or so minor that they will not materially harm the overall integrity.

The proposed replacement of the front wall is acceptable subject to further details showing the bricks running in line with ground levels and continuing the line of those next door. The mortar will also need to be the same thickness and

colour as next door, while samples of reclaimed Leamington bricks and stone coping have now been agreed on site by the Conservation Officer. Subject to such satisfactory details it is considered that this would constitute an improvement to the building.

Replacing the small casement light well window will also be an improvement. Bricking up the side windows in the later rear wing is acceptable as this wing is of little historic significance. The adjoining property has one rear roof light so the proposed roof lights on the application property will not appear completely out of character, and this neighbour also has a first floor window in the same position as that proposed. Again subject to large scale details to ensure appropriate design, these changes are considered acceptable.

The alterations to the rear stairs and canopy are considered appropriate and will also be subject to further large scale details to ensure appropriate detailing.

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 approved drawing(s) (Drawing no. 1356-2), and specification contained therein, submitted on 10 July 2006 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 Policy ENV11 of the Warwick District Local Plan 1995.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of windows (including a section showing the window reveal, heads and cill details), roof lights, the new rear door, the glazed roof above the rear stairs, the rear canopy and the front boundary wall (including mortar and coping) 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.

- 4 Samples of the stone to be used for the front steps, and the bricks to be used for blocking up the side windows shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the 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 No development shall be carried out on the site which is the subject of this permission, until details of a section through the rear canopy 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.
