

**Planning Committee:** 23 August 2005

**Item Number:** 30

**Application No:** W 05 / 1089 LB

**Registration Date:** 01/07/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 26/08/05

**Case Officer:** Fiona Blundell

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**18 Grove Street, Leamington Spa, CV32 5AJ**

Erection of lean-to conservatory, alterations to existing garage and installation of a security alarm FOR Mr & Mrs B Hamilton

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

**SUMMARY OF REPRESENTATIONS**

**Town Council:** *'The loss of the garden is considered an unacceptable erosion of residential amenity, to the detriment of both present and future occupiers of the property'*

**Neighbours:** No objection.

**RELEVANT POLICIES**

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

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

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

**PLANNING HISTORY**

There is no relevant planning history for this application

**KEY ISSUES**

**The Site and its Location**

The application site relates to a mid-terraced two storey Grade II Listed Building which is located on the west side of Grove Street and forms part of the Conservation Area. The property is set back behind a dwarf brick wall which encloses a small formal front garden. The residential properties on this side of

Grove Street comprise dwelling houses of similar style, design and external appearance.

### **Details of the Development**

The proposal seeks permission to erect a lean-to conservatory, to carry out alterations to the existing garage and the installation of a security alarm.

### **Assessment**

Following consultation with the Principal Conservation Architect, I am satisfied that the proposed development would not have a detrimental impact on the historic integrity, character or setting of this Listed Building, subject to conditions on appropriate garage doors.

Whilst I note the Town Council's concerns about the loss of amenity space, it is not within the remit of a Listed Building Consent to deal with these planning issues. However, I consider that as the proposal seeks to reinforce the structure of the garage roof in order to replace the existing timber decking with a more traditional paved terrace, I do not consider that there would be any loss of amenity for present or future occupiers.

I am of the opinion that the proposal would accord with Policies ENV11 and ENV12 of the Warwick District Local Plan 1995 and Policies DAP6 and DAP9 of the emerging Local Plan 1996-2011

### **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 in accordance with the details shown on the approved drawing ( Ref Drawing No. 461-2, and specification contained therein, submitted on 1st July 2005) except as required by condition 3 below and 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 Notwithstanding the details shown of the approved plan Drawing No. 461-2, the garage shall be constructed to incorporate a pair of timber doors with a brick column in the middle, the details of which shall be first submitted to and approved in writing by the District Planning Authority. **REASON:** To ensure the high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
  
  - 4 No development shall be carried out on the site which is the subject of this permission until large scale details of the lean-to conservatory 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. (LB).
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