

Planning Committee: 02 November 2005

Item Number: 06

Application No: W 05 / 1434 LB

Registration Date: 24/08/05

Town/Parish Council: Leamington Spa

Expiry Date: 19/10/05

Case Officer: Fiona Blundell

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22 Portland Place West, Leamington Spa, CV32 5EU

Replacement of 2 garage doors with a roller shutter type FOR Mr J V Hockin

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

SUMMARY OF REPRESENTATIONS

Town Council: Object - Inappropriate development on a Listed Building in a Conservation Area.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (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 site.

KEY ISSUES

The Site and its Location

The application site relates to a double garage which is sited at the rear of a Grade II Listed Building, which forms part of an important group of terraced Listed Buildings within the Conservation Area. The premises forms part of the row of garages to the rear of the Listed Buildings, which are accessed off a spur road off Adelaide Road and adjacent to a public car parking area. The garages are of similar style, design and external appearance, most of which have modern metal 'up and over' or roller shutter doors.

Details of the Development

The proposal seeks Listed Building Consent to replace the two existing metal garage doors, which are currently inoperative, with two roller shutter doors of style and colour similar to the adjacent garage to the rear of 26 Portland Place West, which recently gained approval on 7 May 2003, (ref W03/0180).

Assessment

I consider the main issue to be the impact on the Listed Building. Whilst I note the concerns of the Town Council, I consider that as the proposal would be to the rear of the property, forming part of an existing row of garages and would be similar in style, design and external appearance to other garage doors nearby, in particular to the rear garage of 26 Portland Place West, it would be difficult to now sustain a refusal solely on design grounds.

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 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 of the brochure, photos and the attached applicant's email , and specification contained therein, submitted on 24th August 2005 and 5th October 2005 respectively 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.
