Planning Committee: 09 June 2010 **Item Number:**

Application No: W 10 / 0241

Registration Date: 03/03/10

Town/Parish Council: Leamington Spa **Expiry Date:** 28/04/10

Case Officer: Rob Young
01926 456535 planning_east@warwickdc.gov.uk

23-25 Newbold Terrace & 24 Willes Road, Leamington Spa, CV32 4EG

Alterations and extensions to convert existing 41 flats into 26 flats; internal alterations including removal of existing walls, relocation of doorways and alteration to internal layout; external alterations including erection of rear extensions, alteration to windows, extension of existing lightwells and excavation of new lightwells; and construction 2 new build town houses fronting Rosefield Street FOR Tag Exclusive Properties LLP

This application is being presented to Committee due to the number of objections received.

SUMMARY OF REPRESENTATIONS

Town Council: No objection. Comment that members are content with the restoration proposals of the original building and the proposed 2 new town houses. However, concern was expressed with the fenestration and treatment of the windows which are considered to be out of keeping with the Regency character of the building. The building was previously designated for social housing and Members considered that the developer should be required to contribute towards the provision of social housing in central Leamington Spa.

Public response: 5 objections have been received (one of which stating that it is on behalf of 8 properties), raising the following concerns:

- noise and disturbance from construction works, the hours of work on site should be restricted;
- the proposed town houses would cause loss of light for the dwellings at 42 Rosefield Street and 22a Willes Road;
- the proposed town houses would cause loss of privacy for the dwellings at 42 Rosefield Street and 22a Willes Road;
- loss of parking because the town houses would be constructed on an existing car park;
- inadequate parking for the number and quality of units proposed;
- there is already a great deal of pressure on the limited parking spaces available on surrounding streets;
- the parking spaces are too small;
- insufficient access width and turning space for vehicles to enter the new access from Rosefield Street;
- loss of trees and shrubs and subsequent loss of habitat; and
- refuse and recycling collection should not take place from Willes Road for safety reasons.

Regency House Residents Association: Support the proposals, but raise two areas of concern:

- the refuse and recycling area should have a roof and should resemble a gate house so that the refuse will not be visible from the Regency House flats; and
- various comments about the boundary wall and railings between Regency House and the application site.

Leamington Society: The Leamington Society is impressed by the vision of the developers and their aspirations for these properties at such an important location in Leamington. The Society looks forward to watching the progress of this project. Without wishing to be churlish, we make a formal objection regarding fenestration. The objection concerns the glazing bars of the three ground level windows of 25 Newbold Terrace facing Jephson Gardens. Plan PL(05)251 shows no glazing bars whereas clearly there are bars at present. We hope this is an accidental error in the architectural drawing which will be rectified before planning permission is granted. In addition we would add that the grand nature of this building requires that no estate agent boards are displayed when the property is for sale and there is no sub-letting by absentee landlords.

Conservation Area Advisory Forum: Generally the scheme was welcomed. It was felt that improvements to this major property would be an enhancement to the building and the conservation area. Detailed comments were made about various windows. It was felt the windows to the side new extension facing Willes Road should match each other. Some comments were made as to whether these would be single or double glazed. It was felt they would be better as single glazed windows. Replacing the plate glass windows at ground floor level facing Newbold Terrace was also raised, although it was pointed out that, historically, it may be better to leave them as plate glass windows. Concern was expressed at the location of the two lifts. Although the inclusion of lifts was supported, it was felt the lift shaft should be sound proofed, particularly at the top where there is an overrun room which is next to a bedroom. Similarly, other bedrooms are located near the lift shafts and these should be fully sound proofed. It was pointed out there was a loss of a chimney breast in the demolition work to be carried out to the rear wing to the west end of the building and also a small service stair. This needs to be investigated on site to see if it is of significance. Concern was expressed at the narrowness of the extension to the west wing which could possibly be better handled architecturally. Careful attention would be needed to the detailing of the new basement lightwells, particularly where new railings are to be installed, which should match the originals. Some concern was expressed that the conservatories may be rather gloomy. It was pointed out that possibly not all the solar panels on the roof will act as collectors as they are not south facing. Generally, the restoration of the large rooms was welcomed and also the restoration to create two town houses in the centre of the development was also welcomed. The new town houses, however, were felt to be inappropriate in design; it was felt that a more traditional approach, similar to the corner development on Eastfield Road, would be a better way of dealing with this part of the site. It was also felt that along the Willes Road elevation, the timber fence should be replaced by a reclaimed brick wall.

English Heritage: No comment. The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Warwickshire Police: No objection.

WCC (Highways): No objection, subject to conditions.

WCC (Ecology): Recommend notes relating to bats, reptiles and amphibians.

Waste Management: The larger bin store should be sufficient, although it would be useful to have some spare room for growth. The smaller bin store may struggle for space. I would suggest that 2 x 360 litre bins would suffice for the refuse in this bin store and then 5 wheeled bins for recycling would be required. It would be useful to have a bit of spare room for growth again if possible. The only concern I have is vehicular access to the bin stores. The agents have confirmed that the vehicles will have to pull up on the road and then wheel the bins out from the bin store to the road. This distance is minimal but it is a very busy junction at the traffic lights and I am concerned about blocking the road for lengths of time and causing an obstruction. The 2 town houses should have their own refuse and recycling facilities in line with other properties along Rosefield Street.

Neighbourhood Services (Trees): No objection, subject to conditions.

RELEVANT POLICIES

- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- TCP10 - Protecting the Residential Role of Town Centres (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Distance Separation (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Prior to 1974 a number of planning permissions were granted relating to the conversion of the application properties into flats. The most recent of these was granted in 1974 for "Alterations and conversion to 31 flats and bedsitters and

provision of car parking at rear" (Ref. W74/0412). The plans show that this resulted in a total of 42 flats on the site.

In 1977 planning permission was granted for "Demolition of single storey extension and conversion of ground floor to 3 bedsitting room flats" (Ref. W77/0409).

In 1980 listed building consent was granted for "Removal of two dormer windows on side elevation" (Ref. W80/0871).

In 2002 planning permission was refused for "Demolition of upper section of wall and replace with timber fencing" (Ref. W02/1549LB).

The current planning application was submitted with an associated application for listed building consent for the works to the Listed Buildings (Ref. W10/0242LB).

KEY ISSUES

The Site and its Location

The application relates to a terrace of Regency town houses situated on the northern side of Newbold Terrace. The town houses are Grade II Listed Buildings and are situated within the Leamington Spa Conservation Area. The town houses are currently subdivided into a total of 41 flats that were owned by Orbit Housing Association until recently. The site has now been sold by Orbit and all of the flats are now unoccupied.

The application site is situated at the junction of Newbold Terrace and Willes Road. Newbold Terrace runs along the south-eastern boundary of the site, while Willes Road runs along the north-eastern boundary. The flats at Regency House are situated adjacent to the site to the south-west, while there are residential properties adjacent to the north-western boundary of the site in Rosefield Street. There are two first floor windows in the side elevation of the end property in Rosefield Street, facing the site of the proposed town houses. There are dwellings on the opposite side of Rosefield Street with windows facing the site of the proposed town houses.

The application site has two parking areas. One parking area is located adjacent to the south-western boundary and is accessed from Newbold Terrace. The other parking area is located in the northern corner of the site and is accessed from Rosefield Street. There is a communal garden area between the two car parks.

There is a large Thuja tree in the southern corner of the site that is protected by a Tree Preservation Order. There are other significant trees adjacent to the boundary with Willes Road, both within the site and in the pavement to Willes Road.

Details of the Development

The application proposes the following development:

- alterations and extensions to convert existing 41 flats into 26 flats;
- erection of rear extensions;
- alteration to windows;
- extension of existing lightwells and excavation of new lightwells;
- construction of 2 new build town houses fronting Rosefield Street;
- construction of bin stores;
- alterations to parking layout and landscaping; and
- erection of cycle store.

The following amendments have been made to the application:

- design of new windows in the side of extension facing Willes Road changed to match each another;
- rear slot windows to 2nd and 3rd floor of No. 23 Newbold Terrace blocked up;
- existing brick vault in basement of No. 23 Newbold Terrace incorporated into flat;
- retention of original front rooms in ground floor of No. 23 Newbold Terrace with opening between;
- error in glazing bars to windows in ground floor of No. 24 Willes Road corrected;
- 2m boundary wall to be constructed along Willes Road boundary;
- 2m wall provided along rear boundary of car park;
- layout amended to retain servant's staircase at the rear of No. 23 Newbold Terrace resulting in a reduction in the number of flats by 1;
- design of town houses amended and reduced in height by 0.5m;
- all new hard surfaces confirmed to be constructed of porous materials;
- landscaping of rear gardens changed to relate to the original boundaries between the Listed Buildings;
- smaller bin store increased in size and reorientated to enable access from Rosefield Street;
- ramp provided to car park to enable bins to be taken to Rosefield Street;
- bin storage areas identified in gardens of town houses;
- design of bin stores changed to show rendered structures with slate roofs to resemble gate houses; and
- covered cycle store added to northern boundary of site.

Assessment

The main issues relevant to the consideration of this application are as follows:

- the impact on the living conditions of neighbouring dwellings;

- the impact on the character and appearance of the Listed Buildings and the Conservation Area;

- car parking and highway safety; and

- impact on trees.

<u>Impact on the living conditions of neighbouring dwellings</u>

I note that the concerns that have been raised by neighbours about loss of light and loss of privacy from the proposed town houses. With regard to the impact on No. 42 Rosefield Mews, I note that there are two first floor windows and a door in the side of that property, facing the site of the proposed town houses. No. 42 is in commercial use at ground floor with a flat at first floor. The two affected windows serve a living room and a kitchen in the flat. Both of those rooms has a further window in the front and rear elevation respectively. In view of these alternative sources of light and outlook, I do not consider that the proposed town houses would cause material harm in terms of loss of light or loss of outlook.

With regard to the impact on No. 22a Willes Road, I note that there are ground and first floor windows in the side elevation of that property that face the site of the proposed town houses as well as ground and first floor windows in the front elevation from which there would be oblique views of the town houses. These windows serve a lounge at ground floor and a bedroom at first floor. The separation distance between the proposed town houses and the side of No. 22a Willes Road would be 10.5m. The Council's Distance Separation Standards do not include a standard for assessing the impact on side facing windows. In any case, these standards are not directly applied within Conservation Areas because the overriding need is to preserve or enhance the character and appearance of the area.

In assessing the impact on No. 22a, I note that the distance from the proposed town houses would be similar to the distances between the fronts of traditional properties in Rosefield Street. Furthermore, the proposed town houses would not be directly opposite the side windows in No. 22a and would not infringe a 45-degree sight-line in relation to the windows in the front elevation of that property. Therefore, considering the fact that each of the affected rooms has these two sources of light and outlook, I am satisfied that the development would not cause unacceptable loss of light or loss of outlook for those rooms.

With regard to privacy, I note that the windows in the front elevation of the town houses would not be directly opposite the side windows of No. 22a. I also note that the affected windows are already overlooked by windows in the established property at Rosefield Mews. Therefore I do not consider that the proposals would cause an unacceptable loss of privacy for No. 22a.

There is also a first floor window in the side elevation of the main frontage building at No. 22 Willes Road that faces the site of the proposed town houses. However, this is a secondary window to the room that it serves, and for the same reasons as outlined in relation to the impact on No. 22a, I do not consider that the proposals would cause undue loss or light, loss of outlook or loss of privacy for No. 22. Therefore, in conclusion, I do not consider that the proposed town houses would cause unacceptable harm to the living conditions of neighbouring dwellings.

With regard to the extensions to the existing buildings, I am satisfied that these are far enough away from neighbouring dwellings to ensure that they would not have a significant impact in terms of loss of light, loss of outlook or loss of privacy.

The proposed cycle store would be situated alongside the boundary with the adjacent dwellings at Nos. 1-4 Rosefield Court. However, this would be largely hidden behind the proposed fence along that boundary and therefore I do not consider that it would cause any undue loss of light or loss of outlook for those dwellings.

Impact on the character and appearance of the Listed Buildings and the Conservation Area

The Listed Buildings have been the subject of unsympathetic alterations in the past and this has resulted in the inappropriate subdivision of many of the rooms. Furthermore, many historic features have been concealed by previous alterations, e.g. cornices have been covered up by suspended ceilings. The application proposes a substantial refurbishment that would remove many of the inappropriate subdivisions and reveal historic features such as cornices. The proposed alterations have been the subject of lengthy negotiations with the Council's Conservation Architect and I am satisfied that the scheme that is now proposed would represent a significant enhancement to the character and appearance of these Listed Buildings.

The application has been amended to address most of the concerns of the Conservation Area Advisory Forum. However, chimney breasts in the rear of No. 23 Newbold Terrace would still be lost as part of the proposals. The options for retaining these have been explored at length, but it has not been possible to agree a suitable layout. Having considered this matter carefully, taking into account the significant enhancements to the buildings as a whole, I do not consider that the loss of these chimney breasts would cause unacceptable harm to the character and appearance of the Listed Building.

I note the concerns of CAAF about the narrowness of one of the rear wing extensions, but I am satisfied that this extension would be in keeping with the building. With regard to their concerns about the lift shaft being sound proofed, this is a matter that is covered by the building regulations.

I note the concerns of CAAF regarding the design of the town houses. The design has since been amended in line with comments from the Council's Conservation Architect. The amendments have not addressed the concerns of CAAF because they still show a contemporary design. However, I am satisfied that this would be an appropriate site for the contemporary design that has been proposed. The main facing material (render) and window proportions would be in keeping with traditional properties in the locality, and the roof shape would be similar to traditional villas in the locality, although the roof would be constructed of modern materials (zinc). The ridge and parapet height of the proposed town houses would be lower than the building on the opposite corner of Rosefield Street (No. 22 Willes Road). Taking all these factors into account, I am satisfied that the proposed town houses would be in keeping with surrounding development in terms of form, massing and design and would preserve the character and appearance of the Conservation Area and the setting of the Listed Buildings.

The application has been amended to address the concerns of the Leamington Society.

Car parking and highway safety

I note the concerns of neighbours about car parking. I have assessed the proposals against the Council's Parking Standards. The proposals show a reduction in the number of dwellings on the site, although the proposed dwellings would be larger. Nevertheless, the Parking Standards would require one space less for the proposed development than for the existing development (44 spaces compared with 45 spaces). Notwithstanding this, the proposals would result in a reduction in the number of car parking spaces on the site because the proposed town houses would be constructed on part of the existing car park. Alterations to the parking areas would regain some of the lost spaces elsewhere on the site, but there would be a net reduction in parking spaces. The existing parking areas do not have spaces marked out, but I have calculated that these have capacity for 34 cars. The proposed layout shows a total of 27 spaces, which would be a reduction of 7 spaces. However, this would represent a provision of just short of 1 space per dwelling (27 spaces for 28 dwellings). Taking into account the sustainable location of the site on the edge of the town centre, the provision of a covered cycle store for the flats and the significant reduction in the number of dwellings on site, I am do not consider that a refusal of planning permission could be justified on planning grounds. The significant enhancements to the character and appearance of the Listed Buildings that would be secured as part of this scheme also weigh in favour of granting planning permission, despite the reduction in parking spaces.

With regard to highway safety, the plans have been amended so that the bins will be collected from Newbold Terrace and Rosefield Street and not Willes Road. I note the concerns that have been raised about the access from Rosefield Street, but the Highway Authority have not objected to the application and therefore I am satisfied that the proposals would be acceptable in terms of highway safety.

I note the concerns that have been raised about the size of the parking spaces. However, these comply with the Council's standards in terms of size.

Impact on trees

The Council's Arboricultural Officer has not objected to the proposals. The replacement of the existing areas of tarmac with permeable hard surfaces will improve the rooting environment for the existing trees. Therefore I am satisfied that the proposals would have an acceptable impact on the trees around the site. I note the concerns of the neighbour about the loss of some smaller trees and shrubs within the site. However, I do not consider that any of these make a significant contribution to the wider character of the area. Therefore, subject to the approval of an appropriate landscaping scheme, I am satisfied that the removal of these trees and shrubs would not harm the character and appearance of the area. I have recommended a condition to require the submission of a landscaping scheme.

Other matters

I note the comments about noise and disturbance from construction works. I understand that this issue may have been resolved following a meeting between the developer and the neighbours. In any case, this is not a relevant planning issue and can be dealt with under the legislation relating to statutory nuisance if a problem arises.

With regard to the concerns about loss of habitat, the application was accompanied by an Extended Phase I Habitat Survey. This concluded that none of the habitat types or plant species present on the site is notable. The County Ecologist has accepted the conclusions of this report and has not raised any ecological concerns.

I note that the Town Council considers that the developer should be required to contribute towards the provision of social housing. However, the fact that the site was formerly owned by a Housing Association is not relevant to the requirement for affordable housing as part of a planning application. The fact that Orbit Housing Association decided to sell the site indicates that it was surplus to their requirements. The proposals show a reduction in the number of units on the site. The amalgamation of dwellings to form larger units does not require planning permission. Any subdivision of existing dwellings to form an increased number of smaller units does require planning permission, as would the construction of the two new build town houses. Looking at the existing buildings, the vast majority of the new flats are formed by the amalgamation of existing smaller units and therefore do not require planning permission. There are just 2 new flats in the basement that would be formed from the subdivision of an existing larger unit. Therefore, the total number of the units that require planning permission is 4 (the 2 subdivided basement flats and the 2 town house). This would be below the minimum threshold specified in Local Plan Policy SC11 and consequently it would not be appropriate to require the provision of affordable housing.

Solar thermal panels are proposed on the roof of the town houses and the proposed extensions to the existing buildings. These would meet at least 10% of the predicted energy requirements of the 4 new dwellings that require planning permission, in accordance with Local Plan Policy DP13. These would be discretely located to preserve the character and appearance of the Listed Building and the Conservation Area. A condition is recommended to require these to be installed.

The proposals for refuse and recycling have been amended in line with the comments from Waste Management.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning 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) PL(03)005 REV 01, PL(03)150 REV 01, PL(94)015 REV 00, PL(03)199 REV 01, PL(03)200 REV 02, PL(03)201 REV 02, PL(03)202 REV 02, PL(03)203 REV 02, PL(03)204 REV 01, PL(03)205 REV 00, (03)299 REV 00, PL(03)300 REV 01, PL(03)301 REV 01, PL(03)302 REV 01, PL(03)303 REV 021, PL(03)304 REV 01, PL(03)398 REV 01, PL(03)500 REV 01, PL(04)201 REV 00, PL(04)202 REV 00, PL(04)203 REV 00, PL(04)204 REV 00, PL(05)010 REV 00, PL(05)201 REV 01, PL(05)202 REV 02, PL(05)203 REV 01, PL(05)251 REV 00, PL(05)252 REV 02, PL(05)253 REV 01, PL(05)500 REV 01, PL(05)501 REV 01, PL(32)010 REV 00, PL(32)011 REV 00, PL(35)010 REV 00, PL(94)015 REV 00 & PL(94)020 REV 00, and specification contained therein, submitted on 3 March 2010, 21 April 2010, 28 April 2010 & 25 May 2010, 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), parapets, verges, railings and rainwater goods at a scale of 1:5 (including details of materials) 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** : For the avoidance of doubt, and to ensure an appropriate standard of design and appearance for this Listed Building and within the Conservation Area, and to satisfy Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.

4 No development shall be carried out on the site which is the subject of this permission until:
(a) details of the location of all remaining internal cornicing within the existing buildings;
(b) details of the location and design of all cornicing to be reinstated; and
(c) details of the location of all suspended ceilings that are to be removed;
have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure an appropriate standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.

5 Samples of all external facing and surfacing materials to be used for the construction of the development hereby permitted, 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 that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

6 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

7 No work of any kind shall be begun on the site until details of tree protection measures have been submitted to and approved in writing by the District Planning Authority. The development shall not be carried out other than in strict accordance with the approved tree protection measures. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

8 No works shall commence until construction details of all hard surfaces and the proposed irrigation system have been submitted to and approved in writing by the District Planning Authority. The development shall not be carried out other than in strict accordance with the approved details. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

9 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

10 The proposed access to the site from Rosefield Street shall not be used in connection with the development hereby permitted until it has been surfaced with a bound material for a distance of 5 metres as measured from the near edge of the public highway carriageway, in accordance with details to be approved in writing by the District Planning Authority, in consultation with the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

11 The development hereby permitted shall not be brought into use until all parts of existing access to Rosefield Street, not included in the proposed means of access, has been permanently closed and the kerb and footway reinstated in accordance with the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

12 The access to the site from Rosefield Street shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

13 No more than one vehicular access shall be made or maintained to the site from Rosefield Street. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

14 The vehicular access for the development hereby permitted shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or ditch. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

15 The car parks hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. The car parks shall be retained for the purposes of parking for the development hereby permitted at all times thereafter, unless agreed otherwise in writing by the District Planning Authority. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996 - 2011.

16 All hard surfaces hereby approved shall be made of porous materials. **REASON :** To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan.

17 None of the dwellings hereby permitted shall be occupied until the

refuse and recycling stores have been constructed in strict accordance with the approved plans. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

18 Refuse and recycling from the development hereby permitted shall not be presented for collection on Willes Road. Refuse and recycling shall be presented for collection on Newbold Terrace or Rosefield Street. **REASON :** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.

19 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

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. Furthermore the proposals are considered to have an acceptable impact on the living conditions of neighbouring dwellings and would be acceptable in terms of car parking and highway safety. The proposal is therefore considered to comply with the policies listed.
