

**Planning Committee:**

27 April 2010

**Application No:** W 10 / 0190 LB

**Registration Date:** 04/03/10

**Town/Parish Council:**

Hatton

**Case Officer:**

Penny Butler

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**54 Tredington Park, Hatton Park, Warwick, CV35 7TT**

Loft conversion with rooflights FOR Mrs S Chapman

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

**SUMMARY OF REPRESENTATIONS**

**Hatton Parish Council:** Object. The roof light at the front of the property breaches an otherwise unbroken line of a grade II listing building and by approving this one it would be difficult to object to future applications. The rear lights appears to be in keeping.

**NB.** These comments are on the originally submitted plans.

**RELEVANT POLICIES**

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

No planning history. The property is part of a residential conversion scheme of a former hospital, approved in 1997.

**KEY ISSUES**

**The Site and its Location**

The application property is a mid terraced dwelling which is part of a converted hospital building in the Green Belt. This property is part of the main hospital block at the top of a hill, which is surrounded by other converted buildings and new build residential properties. At the front of the building is a shared parking area and landscaped grounds, while at the rear is further shared parking and a small local centre. The application property is two windows wide at the front, and includes a parapet roofed two storey wing, and lies adjacent to an arched walkway to the rear of the building.

**Details of the Development**

Since the application has been submitted, the scheme has been amended to remove proposed roof lights at the rear, and replace a high level roof light at the front with two lower roof lights, behind the parapet wall.

**Assessment**

The Conservation Officer initially objected to the original scheme, and required the removal of the rear roof lights. At the front it was recommended that any roof lights be lowered as far as possible, so that they would be mainly obscured

from view by the adjacent parapet wall. The corresponding part of the building to the left hand side of the central wing has one roof light just visible above this parapet wall, and it was considered that this approach could be acceptable due to the difficulty of physically seeing the roof light. There are roof lights on the rear elevation, but again these are sited close to two central projecting gable ends, where they relate to an already broken roof slope. On the rear of the side wings, roof lights have also been approved, but this was felt appropriate as these are not public elevations as they overlook private gardens only.

The Conservation Officer has no objection to the amended scheme and I consider that the siting of two roof lights, subject to appropriate large scale details, would be appropriate on the front of this Listed Building behind the existing parapet wall. I consider this would not lead to any serious harm to the character or quality of the Listed Building.

### **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) (1707-02C), and specification contained therein, submitted on 12 April 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 conservation type roof lights 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 a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of 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 and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

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