**Planning Committee:** 14 August 2018 **Item Number:** **7**

**Application No:** W 18 / 0725 LB

**Registration Date:** 20/04/18
**Town/Parish Council:** Warwick **Expiry Date:** 15/06/18
**Case Officer:** Dan Charles
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**Millwright Arms, 69 Coten End, Warwick**
Change of use of part of curtilage and erection of 3no. dwellings. Alteration of access and provision of car parking & landscaping FOR Punch Taverns of Bluemark Projects Ltd

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

## RECOMMENDATION

Planning Committee are recommended to grant Listed Building Consent, subject to the conditions listed at the end of this report.

## DETAILS OF THE DEVELOPMENT

The proposed development is for the construction of 3 dwellings on the land to the rear of the existing public house.

The dwellings consist of a row of 3 properties that face the rear elevation of the public house. Each property contains 3 bedrooms.

A total of 6 parking spaces are provided for the 3 properties.

The proposal also proposes the alteration to the parking area associated with the public house to create 17 spaces and also to create turning space within the site for larger vehicles.

## THE SITE AND ITS LOCATION

The application property is a public house known as the Millwright Arms. It is a Grade II Listed Building, located within the Coten End / Emscote Road, Warwick, Conservation Area. A two storey plus attic timber-framed building which appears to be of 16th Century origin.

The application property is located within a group of properties which are also all Grade II Listed. The group includes No.65 & No.67.

The existing pub car park is to the east of the property. The pub gardens are to the north, which are mainly laid to grass. Beyond the pub garden area is an area of land that is overgrown with dense foliage forming a boundary between the two area.

The site is bounded by traditional terraced residential properties to the east and north that are separated by rear garden areas. The neighbour to the immediate east of the site is a youth centre. The property to the west, No.67, is a restaurant.

To the west is a modern residential development known as Saw Mill Close. These properties share a side and rear relationship with the application site together with shared areas of parking, turning space that also abut the site boundary.

The existing car park is laid to compacted gravel but has no formal markings.

## PLANNING HISTORY

W/17/1256 & 1263/LB - Proposed change of use of part of curtilage for the erection of five new dwellings, alteration of highway access, including car parking and associated landscaping works – BOTH REFUSED 29.09.2017.

W/12/0334 & 0363/LB - Proposed change of use of part of curtilage for five new dwellings with associated landscaping and alteration to existing access – BOTH WITHDRAWN 13.06.2012.

## RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)

## SUMMARY OF REPRESENTATIONS

**Warwick Town Council:** Object to this application as they consider that the development has a detrimental effect on the area and adversely effects the special architecture and historic interest. The historic wall should be maintained at all costs.

**Public Response:** 1 letter of objection received on the following grounds:

- Loss of valuable green space and trees
- Loss of local amenity.
- May affect the viability of the existing public house.

Harm to the amenity of neighbouring properties.

## ASSESSMENT

History/Background

Planning permission and Listed Building Consent were refused for the creation of 5 dwellings on the land to the rear of the public house on the grounds of harm to

residential amenity as a result of the layout together with harm to the setting of the Grade II Listed Building and the Warwick Conservation Area.
This is a revised scheme for the provision of 3 dwellings with the omission of 2 dwellings to the rear of the site. The proposed siting of the remaining 3 dwellings has been amended to take into account the previous reasons for refusal.

Impact on the character and setting of the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Warwick District Local Plan Policy HE1 (protection of statutory heritage assets) states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

The space to the rear of the building is currently an open plot of land, albeit significantly overgrown and disused. However, notwithstanding this, the land does provide some relief to the urban sprawl in the immediate context of a significant heritage asset, albeit in its current form, this relief is significantly limited.

The earlier scheme for 5 units was considered to be an overdevelopment of the parcel of land that would have a detrimental impact to the character and setting of the Listed Building.

The reduction of the proposal to 3 dwellings would result in a less dense form of development together with a reduced need for parking to serve the units. The reduction to 3 units has also allowed the dwellings to be set back into the site compared to the previous submission. This has increased the separation distance between the Listed Building and the proposed dwellings to 33 metres.

The reduction in numbers has resulted in a lower density form of development and the resultant reduction in parking requirement has allowed for a greatly reduced amount of hardstanding to the frontage of the properties. Taken into consideration with the additional set back of the dwellings, Officers are satisfied that there would be no harm to the setting of the Heritage Asset.

**Conclusion**

The current scheme for 3 dwellings would not have a detrimental impact on the setting of the Grade II Listed Public House. For these reasons, Officers recommend Listed Building Consent is granted.

**CONDITIONS**

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON**: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) PTBMP/18/CEW/001 Rev A, and specification contained therein, submitted on 22.06.2018 and approved drawing(s) PTBMP/18/CEW/002, and specification contained therein, submitted on 03.04.2018. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1, BE3 and HE1 of the Warwick District Local Plan 2011-2029.

3 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies BE1 and HE1 of the Warwick District Local Plan 2011-2029.

4 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), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON**: To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.

5 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON**: To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.

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