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

Application No: W 10 / 0455

Registration Date: 07/04/10

Town/Parish Council: Warwick **Expiry Date:** 02/06/10

Case Officer: Steven Wallsgrove
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Globe Hotel, 8-10 Theatre Street, Warwick, CV34 4DP

Erection of single storey bar/lounge and entrance extension (after demolition of existing lean-to), erection of enclosed decking area, and resurfacing of courtyard

FOR Urban & Country Leisure (Warwick LLP)

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Local Plan Policy DAP4 requires that development which adversely affects a listed building will not be permitted. Local Plan Policy DAP8 requires that development should preserve or enhance the special architectural and historic interest and appearance of the Conservation Area.

The proposal is for a greater construction than the building to be demolished nor, is it in keeping with the original building, in respect of the gables and windows. In addition the mass of the development which proposes a solid blank wall fronting onto New Bridge and Barrack Street is seriously injurious to both the appearance of the listed building and the visual amenities of the area.

Additionally the plan lacks detail regarding the inclusion of the flue located to 8 Theatre Street and DAP 4 & 8 requires that the Planning Authority should require full detail to ensure that the works are acceptable within DAP 4 & 8 Policy requirements and not visually detrimental to the building or Conservation Area.

In the opinion of Town Council the development also fails to meet the requirements of DP1 which states that development will only be permitted which positively contributes to the character and quality of the area by good layout and design.

The Town Council also believes that the land at the Holloway is public highway and such cannot be built upon whilst it remains public highway.

Warwick Society: We wish to object to proposal to erect a single storey bar/lounge and new entrance at the above premises. The existing glazed extension, though undistinguished, is clearly subservient to the main building, it is within the curtilage of the listed building and so protected from demolition by Local Plan policy DAP4 (Protection of Listed Buildings). Notwithstanding this objection, the proposed enlarged replacement to this is much more dominating of the east elevation and conflicts in style with the gabling and fenestration of the original building and will adversely affect its setting which is protected by policy DAP4. The proposed blank brick wall on the north elevation (fronting New

Bridge/Barrack Street) is unsympathetic and damaging to the conservation area and so does not conform to the requirements of Local Plan policy DAP8 (Protection of Conservation Areas).

The plan appears to include the enclosure of the flue adjacent to 8 Theatre Street, but inadequate detail is provided. The flue is highly visible from the Conservation Area and is an ugly accretion on a Listed Building, approval for retaining it in its present position should be withheld; relocation within the building has already been suggested as an alternative.

The grassed terraced area of the former Holloway is mentioned on the application drawing but without information on finishes and layout, approval should be withheld until the ownership and appropriate treatment of the former Holloway has been investigated.

We ask the Council to refuse planning permission for this application.

NB. The enclosure of the flue adjacent to 8 Theatre Street is the subject of a separate application.

CAAF: "Members generally felt that the proposed extension seemed to make what is already there worse! It was felt that something much more 'sympathetic' was needed.

Members queried the location of the side brick wall, which seemed to be located over the site boundary line - can this be built legally.

The proposals were felt not to enhance the Conservation Area. The opportunity should also be taken to tidy the external area up; the site was felt to be a mess."

WCC (Archaeology): Request a programme of archaeological work condition since the property possibly lies on the site of the town defences, is within the medieval settlement, and is a Listed Building.

WCC (Ecology): recommend a bat note due to records in the area.

Public Response: One local resident asks if there will be provisions for customer parking.

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There have been only a small number of applications for alterations and extensions since 1957, the principal one being in 1994, when the present glazed area was approved.

KEY ISSUES

The Site and its Location

The property consists of two listed buildings, in the Conservation Area, and stands on the corner of Theatre Street and the unnamed street from Theatre Street, over The Holloway, to the Market Place. The hotel has a front yard, used for tables and occasional parking, and has a licence to use the site of the former Holloway.

Details of the Development

The proposal is to replace most of the existing glazed area fronting onto the front yard with a more traditionally designed and built brick and tile extension, to erect an area of decking in the rear corner of the yard, and to partially re-organise the internal layout on the ground floor. The bricks and tiles are specified as to match the existing.

Assessment

The principal issues in this case are the impact of the extension on the Listed Building and the Conservation Area, the internal works being considered under the related Listed Building application.

The extension will provide a traditional brick elevation to the road, this section being only 3.1 m wide and has its eaves set below those of the single storey part of the original building. It is considered that this form is more appropriate than the existing glazed extension, and the Council's Conservation Architect concurs with this approach. This will reduce the size of the front yard, but this is generally used as an open sitting area with cars intruding into it and conflicting with customers, and there are public car parks nearby.

The comments about building on land outside the site boundary are noted, but this is a matter for the owner, and amended plan shows it as within their site. It should also be noted that the coloured area on the original plan includes the eaves overhang, the existing eaves already overhanging the highway.

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 no. 1160/PL02 and 1160.SK01.250501 and specification contained therein, submitted on 6th April 2010 and 25th 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), eaves, verges, rainwater goods and the timber framed, glazed, open, timber decked area 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.

4 No development shall take place until the applicant has secured the implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy DP4 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 development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of impact on the listed building or the Conservation Area which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.