Planning Committee: 01 March 2016 **Item Number:** **5**

Application No: W 15 / 1979

Registration Date: 26/11/15
Town/Parish Council: Leamington Spa **Expiry Date:** 21/01/16
Case Officer: Rob Young
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Bethany, Clarendon Place, Leamington Spa, CV32 5QN
Conversion of former care home building to form 8 no. apartments; internal and external works to listed building; and erection of detached garden house following demolition of 3 garages. FOR Sammi Developments Ltd and Bethany Guild Ltd.

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the conversion of the premises from a care home into 8 no. apartments. The application also proposes the erection of a detached dwelling at the rear of the site following the demolition of the existing garages. The conversion works include various internal and external alterations.

The following amendments have been made to the application:

- proposed lobby to apartment 2 omitted from the main front room and relocated to less significant / less intact adjacent room;
- confirmation that new partitions to create bathrooms and lobbies within existing rooms will be set well down below the original ceiling height;
- confirmation that the barrel-vaulted ceilings in the basement will be retained;
- reduction in height and redesign of mews house to show a more traditional design, height and materials;
- revised design for reinstated portico;
- design and position of rooflights amended;
- confirmation that two replacement street trees will be provided;
- confirmation that the open space contribution is agreed in principle; and
- provision of an air source heat pump within the rear garden.

The application was accompanied by a Historic Impact Assessment, an Arboricultural Report, a Planning Statement, a Bat Survey and a Design and Access Statement (DAS). The DAS concludes that the scheme provides a high quality development appropriate to the site and its context. More specifically the DAS states that the design enhances the historical values of the existing building through restoring large internal rooms and reinstating the historic main entrance.

It is also stated that the new building aims to reinstate a corner presence to the road junction and that this will enhance the street scene.

THE SITE AND ITS LOCATION

The application relates to a 3 storey grade II listed building situated on the western side of Clarendon Place. The building is currently vacant and was last used as a care home. The site is situated within the Leamington Spa Conservation Area and within a part of Leamington Town Centre that the Local Plan designates as an area to be primarily in residential use.

The site occupies a corner plot at the junction of Clarendon Place and Beauchamp Hill. Beauchamp Hill runs along the northern boundary of the site, while the rear boundary of the site adjoins Upper Grove Street. The frontage of the site is laid out as a car park, accessed from Clarendon Place. There is also a block of 3 garages at the rear of the site, accessed off Upper Grove Street. There are a number of trees on the site and within the pavement to the front of the site.

PLANNING HISTORY

In 2011 planning permission was granted for "Demolition of existing garages and erection of a two bedroomed mews house" (Ref. W11/1069).

There have been a number of other previous applications relation to the application site but none of these are relevant to the consideration of the current proposals.

RELEVANT POLICIES

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (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)
- DAP5 - Changes of Use 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)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Open Space (Supplementary Planning Document - June 2009)

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

Public response: 7 objections have been received, raising the following concerns:

- the mews house will harm the character and appearance of the conservation area;
- the mews house should be brick rather than render;
- the mews house is too high for this location on a mews street;
- the extensive garaging at ground floor level of the mews house is unsightly and is unnecessary for a town centre dwelling;
- detrimental to highway safety; and
- the proposed development would exacerbate the traffic problem around Beauchamp Hill.

WCC Highways: No objection, subject to conditions. Two replacement street trees should be provided.

WCC Ecology: Accept the findings of the bat survey and raise no objection. Recommend notes in relation to bats and nesting birds.

WDC Waste Management: This development will be on a bulk collection of large bins. Space should be provided for between 1 and 2 no. 1,100 litre bins in a place where they will be accessible for the crew.

ASSESSMENT

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

- the principle of permitting a conversion to residential and a new build dwelling in this location;
- the impact on the living conditions of neighbouring dwellings;
- the impact on the character and appearance of the listed building and the conservation area;
- impact on trees;
- car parking and highway safety;
- impact on bats; and
- health and wellbeing.

The principle of permitting a conversion to residential and a new build dwelling in this location

The application site comprises previously developed land situated within the urban area. Therefore a conversion of the existing building into residential use and the erection of a new build dwelling would be in accordance with Local Plan Policy UAP1. As a result, the proposals are considered to be acceptable in principle.

Impact on the living conditions of neighbouring dwellings

The proposed conversion of the existing building does not include any extension or any new windows overlooking neighbouring dwellings. Therefore this part of the scheme would not have any significant implications for the living conditions of neighbouring dwellings.

The impact of the new build dwelling to the rear would be similar to that of the dwelling that was approved on this site in 2011 (Ref. W11/1069). The closest neighbouring dwelling is the flat on the upper floor of the adjacent veterinary practice. The proposed dwelling would not infringe a 45-degree sight-line in relation to the nearest windows to habitable rooms in the front of that property (the nearest high level windows serve an office). Therefore it has been concluded that the proposals would not cause undue loss of light or loss of outlook for the adjacent flat.

The other nearest neighbouring residential properties are on the upper floors of the dental practice on the opposite side of Upper Grove Street, within the existing care home on the application site that is to be converted to flats, and on the opposite side of Beauchamp Hill. The separation distance from those properties is sufficient to ensure that the proposals will not cause undue loss of light, loss of outlook or loss of privacy.

Of these, the closest relationship is with the property on the opposite side of Upper Grove Street. It is considered that this would be an appropriate relationship across a public street. This would be similar to the separation distances between dwellings across many surrounding streets. It is also of note that the Council's Distance Separation Standards are not directly applied in conservation areas, where the overriding need is to preserve the character and appearance of the area (in this case setting the building back into the site to strictly comply with the standards would harm the conservation area).

For the above reasons it has been concluded that the proposals would not cause undue harm to the living conditions of neighbouring dwellings.

Impact on the character and appearance of the listed building and the conservation area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act 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 132 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. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Internally there have been a number of previous alterations associated with the former care home use that have detracted from the character of the building. Many of these previous interventions will be taken out by the proposed conversion scheme. The alterations proposed will ensure that all remaining historic features of note are retained and will reinstate many of the rooms to their historic proportions. Where bathrooms or lobbies are required within historic rooms, these will be set well down below the historic ceiling so that the full proportions of the rooms and any historic features remain apparent. The

scheme also reinstates the original main entrance to the listed building from Beauchamp Hill, including a new portico to match what is likely to have been there originally. The other external alterations would not impact on any historic features and comprise relatively discrete changes to the exterior of the building. Therefore, considering the conversion scheme as a whole, it has been concluded that the proposals would preserve the historic character of the listed building.

Turning to the conservation area, the main impact would be from the proposed new build dwelling at the rear of the site. This would also impact on the setting of the listed building. The application has been amended to include significant changes to the size, design and materials of the dwelling to address concerns that had been raised about the impact of the development as originally proposed. As amended, the size, form and materials used would be in keeping with that of a traditional mews building and would be similar to the dwelling that was approved for this site in 2011. The design details are rather more contemporary, but this is considered to be appropriate for this site. With the building being of a traditional size, form and materials, it is considered that a contemporary approach to the design details would be acceptable in the context of this site. Therefore it has been concluded that the proposed new build dwelling would preserve the character and appearance of the conservation area and the setting of the listed building.

The proposals include other changes to the exterior of the site, including alterations to the car park and access, a rear patio, an air source heat pump and a bin store. These alterations are all considered to preserve the character and appearance of the conservation area and the setting of the listed building.

Impact on trees

The application proposes that a street tree (a lime) is removed to allow for the site access to be relocated. This tree is in poor condition, having been cut back to the main stem with no canopy present and wounding to one side. The tree is the responsibility of the Highway Authority and they have not objected to the removal of the tree, subject to two replacement street trees being provided. As a result, there is sufficient justification to allow the removal of this tree.

All other trees on the site are proposed to be retained. The development would have an acceptable impact on these trees.

Car parking and highway safety

The proposed layout includes a total of 10 parking spaces. This is less than the number of spaces required by the Council's Parking Standards (13 spaces). However, the site is situated in a sustainable location on the edge of the town centre. The site is highly accessible by walking and cycling to a wide range of shops, services, employment opportunities and public transport connections. Furthermore, there is sufficient capacity for on-street parking in the locality, as confirmed by the consultation responses that have been received. It is also of note that the use of the premises as a care home would have impacted on parking on surrounding streets.

A recent appeal decision relating to the conversion of nearby coachhouses to 2 no. 4 bedroom houses in multiple occupation with no off-street parking is also of relevance (4 Upper Grove Street - Ref. W14/0366). In that case the Inspector

concluded that off-street parking was not necessary due to the availability of on-street parking in the locality. All things considered, it has been concluded that the limited shortfall in spaces compared with the Council's Standards would not result in unacceptable pressure on parking on surrounding streets.

There has been no objection from the Highway Authority. Therefore the proposals are considered to be acceptable from a highway safety point of view.

Impact on bats

A bat survey has been carried out and this did not find any evidence of bats using any of the buildings on the application site. The County Ecologist has accepted the findings of the bat survey and therefore it can be concluded that the proposals are unlikely to cause harm to bats.

Health and wellbeing

Not applicable.

Other matters

The proposed plans indicate that an air source heat pump will be installed to meet 10% of the predicted energy requirements of the development. In principle this would meet the requirements of Local Plan Policy DP13 and full details can be required by condition.

The proposals include adequate provision for bin storage in the rear garden.

The applicant has agreed in principle to make a contribution of £11,252 towards the provision or enhancement of public open space. This would meet the requirements of Local Plan Policy SC13 and the associated SPD. A condition is recommended to secure this.

SUMMARY/CONCLUSION

A conversion to residential and the erection of a new build dwelling would be acceptable in principle in this location. The proposals would have an acceptable impact on the living conditions of neighbouring dwellings and on the character and appearance of the listed building and the conservation area. Furthermore the proposals would have an acceptable impact on trees and on car parking and highway safety. Therefore it is recommended that planning permission 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) 420.201.03, 420.202.02, 420.203.02, 420.204.05, 420.205.02, 420.206.01, 420.211.01, 420.212.02 & 420.213.01, and specification contained therein, submitted on 27 January 2016 & 1

February 2016. **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 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

4 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing. The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in strict accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging,

tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

6 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, rooflights and the portico 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 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 within the Conservation Area, and to satisfy Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.

7 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; and
(b) details of the location and design of all cornicing to be reinstated and retained;

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.

8 No development shall be carried out on the site which is the subject of this permission until the following details have been submitted to and approved in writing by the local planning authority:

(a) details of all new internal partitions, including details of how partitions within historic rooms will be set down below the height of the room and any historic features within the room;
(b) details of all new staircases and any alterations to existing staircases; and
(c) details of any changes to historic doors, cornices, skirting boards and string courses.

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.

9 No development shall commence unless and until details of the bridge link between the ground floor and the rear garden have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **REASON :** To ensure an appropriate standard of design and appearance for this Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan.

10 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 strict 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.

11 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 strict 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.

12 The development hereby permitted shall not be brought into use until all parts of existing accesses to the site, not included in the proposed means of access, have 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.

13 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) to be retained on the site, or those tree(s) whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree(s); no equipment, machinery or structure shall be attached to or supported by any retained tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the

tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

14 None of the dwellings hereby permitted shall be occupied unless and until 2 replacement highway trees have been planted in accordance with details that shall have been submitted to and approved in writing by the local planning authority. All tree(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces). If within a period of five years from the date of planting the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree(s) of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree(s), or in accordance with any variation for which the local planning authority give their written consent. **REASON:** In the interests of the visual amenities and natural environment of the locality in accordance with Policies DP3 of the Warwick District Local Plan 1996-2011.

15 The existing tree(s) indicated to be retained in the Arboricultural Report Ref. 15037 by Sylva Consultancy (dated 7 May 2015) shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces). **REASON:** To protect those trees and shrubs which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

16 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. **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.

17 None of the apartments hereby permitted shall be occupied unless and until a cycle store has been provided in accordance with details that shall have been submitted to and approved in writing by the local

planning authority. The cycle store shall remain available for use at all times thereafter. **REASON:** In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable development in accordance with Policies SC4 & DP8 of the Warwick District Local Plan 1996-2011.

18 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.

19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no development shall take place under Part 1 (Classes A, B or E) of Schedule 2 of this Order. **REASON** : The site contains a Listed Building and is situated within the Leamington Spa Conservation Area. It is considered appropriate therefore to retain control over future development to preserve the character and appearance of the Listed Building and the Conservation Area, in accordance with the provisions of Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.

20 None of the dwellings hereby permitted shall be occupied unless and until the existing vehicular accesses to the site from the public highway have been remodelled in accordance with a scheme that shall have been approved in writing by the local planning authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

21 The barrel-vaulted ceilings in the basement and in the retained cellars shall not be altered in any way and shall not be obscured by any form of covering. **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.

BEAUCHAMP HILL
upper grove street
Clarendon Place A452
Nursery

BEAUCHAMP HILL
Proposed garden house
8NO PROPOSED PARKING SPACES
PROPOSED ENTRANCE
A452 Clarendon place

EXISTING: STREET SCENES

PROPOSED: STREET SCENES

DAVID PLANT
ARCHITECTURE LTD

RESIDENTIAL DEVELOPMENT

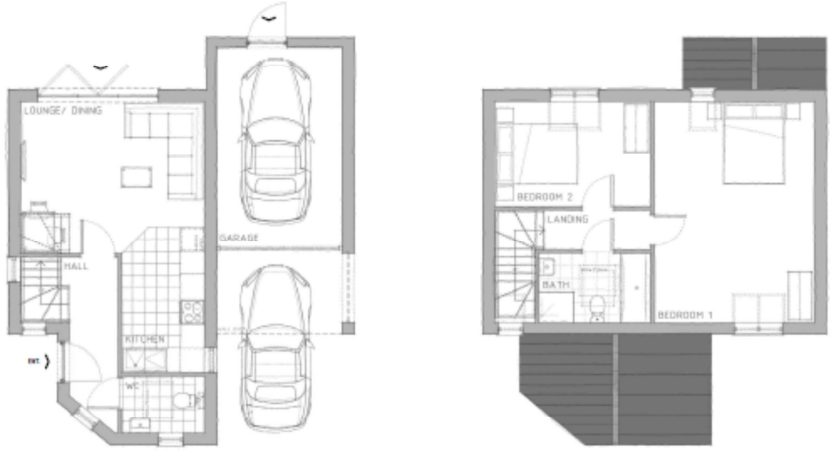
AS PROPOSED & EXISTING STREET SCENES

SAMM DEVELOPMENTS LTD

CLARENDON PLACE

FRONT ELEVATION
1:100

SIDE ELEVATION
(FROM BEAUCHAMP HILL)
1:100

SIDE ELEVATION
1:100

REAR ELEVATION
1:100