Planning Committee: 02 February 2011 **Item Number:**

Application No: W 10 / 1091 LB

Registration Date: 06/12/10

Town/Parish Council: Sherbourne **Expiry Date:** 31/01/11

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

Sherbourne Park, Church Road, Sherbourne, Warwick, CV35 8AP
Conversion of existing greenhouse and potting shed into a Garden Room. (Retrospective application) FOR Sherbourne Park Events

---

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

SUMMARY OF REPRESENTATIONS

Sherbourne and Wasperton Parish Council: The JPC objects on the grounds that the design and appearance of the Garden Room do not fit the character of the locality which is a conservation area. To replace a greenhouse in a walled garden with a garden room is an inappropriate change of use, the more so when the architectural specification for it includes coloured profiled metal industrial roofing and a door to the adjacent lane which is of painted steel.

English Heritage: Have no comments to offer.

Conservation: Have no objection as the conversion does not impinge visibly on the Conservation Area or the Listed Building.

RELEVANT POLICIES

- DP2 - Amenity (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)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The only previous applications on this part of the site was for a tool/equipment store and the raising of height of the garden wall, which was withdrawn in 1996. The planning application for the current proposal is W/10/1610.

KEY ISSUES

The Site and its Location

The site is the old walled garden which forms part of the grounds of Sherbourne House which is a Listed Building and includes a long brick building. The site lies within a Conservation Area.

Details of the Development

The proposal is to convert and alter the potting shed/greenhouse building to form a garden room which faces onto the part of the walled garden which is

used as a private garden, the northern part forming a secure agricultural storage area.

In more detail, the works include the removal of a section of the dividing mid-wall, raising the eaves of the greenhouse, replacing the (originally glazed) roof, replacing the roof of the potting shed, dividing the potting shed into separate sections, installing a flue for the internal store, and an outer metal door on the end of the building. The works have generally been completed.

Assessment

The walled garden lies on the edge of the main grounds of the house and, therefore, it is 'listed' as a curtilage building, as with the potting shed/greenhouse building inside it. This building has its gable end on the wall with the eaves being the same height as the wall at one end, and slightly above it at the other. This means that only the roof can generally be seen so the alterations to the walls and windows are entirely screened, from views from outside the walled garden by the boundary wall.

These details, however, must still be carefully considered since they relate to a Listed Building, albeit a 'curtilage' building. In this context it is considered that the design changes are acceptable since they have been fairly simple. The roofing materials were, apparently, bitumen (the roof over the greenhouse having collapsed) but the changes include slate to the front and sheeting to the rear. The materials for the windows are not specified on the Listed Building forms but are given as timber on the planning application forms. The use of these materials is considered acceptable since, in the case of the sheeting, this side of the building is used as a secure agriculture storage yard. However, the windows are, actually, 'plastic' which is considered an unacceptable material for a Listed Building. It is considered, therefore, that whilst the plans themselves can be approved, any such approval would need to make it clear that this related to the use of timber for the windows and doors (as specified on the related planning application) and not to the PVCu window units actually installed.

The metal flue on the north elevation faces into the secure yard and, therefore, is more acceptable than if it was on the south side. However, it is plain metal and, being fairly tall, is still relatively prominent on the Listed Building. It is considered, therefore, that it should be painted black, or a similar dark colour to minimise its impact on the Listed Building. The metal door is onto an internal garden/estate track, and is not in public view. It is considered that the design and appearance of this door is not harmful to a degree to justify refusal.

RECOMMENDATION

GRANT, subject to the conditions listed below, but that appropriate Enforcement Action be authorised to the have PVCu windows replaced with timber, for the reason given above, within 6 calendar months.

CONDITIONS

1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing nos. 2281-3 and 2281-4, and specification contained therein, received on 6th December 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.

2 The materials hereby approved for the roof, windows and doors are those specified on the forms accompanying the related planning application (W10/1610) since none are specified on the application forms accompanying this listed building application. **REASON:** To protect the character of the listed building in accordance with Policy DAP7 of the Warwick District Local Plan 1996-2011.

3 The metal extract flue shall be painted black within one calendar month of this decision. **REASON:** To protect the character of the building in accordance with Policy DAP7 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.