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

Application No: W 10 / 0456 LB

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, enclosed decking area and internal alterations 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.
English Heritage: have no comments.

S.P.A.B.: We note that the plans indicate the demolition of the western end of the cross-wall in the bar/lounge area of the building, and strongly suggest that this would be detrimental to the historic fabric and character of the building. Whilst open plan spaces are very desirable, this cross wall and angled extension provide evidence of the original plan form of the building and should be retained. With regard to the new extension, we have no objection to the principle. The current rear elevation has clearly evolved over time, and we feel that the more solid brick nature of this proposal with its pair of gable ends is more in keeping than the existing conservatory. We would possibly question the circular design above the door, it seems a fraction large proportionally. Is this planned to be a reference to the 'globe' in some way, we wonder?

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

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (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 issue in this case is the impact of the proposals on the Listed Building.

The proposed extensions, as explained in the related report, are considered to be acceptable. The internal alterations, in general, involve the removal of modern partitions but the detail mentioned by the S.P.A.B. is considered to be important and was, in fact, raised at a pre-application site meeting. The issue has been raised with the applicant and an amended plan has now been received. The 'angled extension' mentioned by the S.P.A.B. is actually modern and lies across the line of the side wall of part of the original building. It has no historic interest and the Conservation Architect is satisfied that its removal will not affect the character of the 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 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 and 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.

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.