Planning Committee: 14 September 2021 **Item Number:** 9

Application No: W 21 / 1034 LB

Registration Date: 29/06/21
Town/Parish Council: Leamington Spa **Expiry Date:** 24/08/21
Case Officer: Zoe Herbert
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22 Augusta Place, Leamington Spa, CV32 5EL
Repairs to main entrance porch roof FOR Mr Bill Gifford

This application is being presented to Committee because the applicant is a District Councillor.

RECOMMENDATION

It is recommended that Planning Committee GRANT listed building consent, subject to the conditions listed in the report.

DETAILS OF THE DEVELOPMENT

The application seeks listed building consent for repairs to the main entrance porch of the building. These works comprise:

- Replace existing coping stones
- Replace existing render to the inside face of parapet wall
- Install new rainwater outlet
- Prepare and repaint internal and external walls of porch
- Replace existing lead roof covering

THE SITE AND ITS LOCATION

The application site relates to a Grade II listed detached house built circa 1830-40. The site is located on the west side of Augusta Place at the corner of Portland Place East within the Leamington Spa Conservation Area. The building comprises two storeys and is constructed of pinkish-brown brick with painted stucco, a Welsh slate roof and a cast iron veranda to the south elevation. The entrance porch subject to this application is located on the building's east elevation fronting onto Augusta Place.

PLANNING HISTORY

There are no applications on this site that are relevant to the assessment of this application.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- HE1 - Protection of Statutory Heritage Assets

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection

ASSESSMENT

Impact on the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 explains that in considering whether to grant permission for developments affecting listed buildings or their setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) 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.
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.

Policy HE1 of the Warwick District Local Plan 2011-2029 states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

The internal and external walls of the entrance porch to 22 Augusta Place have evidently been severely affected by water ingress. The supporting Heritage Statement accompanying the application suggests that water ingress is being caused by the poor quality of the coping stones and detailing of the existing lead covered roof. The scheme, as amended, proposes to address this issue primarily by replacing the existing concrete coping stones and reconstructing the roof to the porch to improve the detailing and enable the proper discharge of rainwater.

The proposed replacement coping stones, also of smooth concrete, will incorporate anti-capillary grooves and be fitted with a damp proof course. Once the existing lead roof covering has been removed, the roof boarding will be re-installed to allow a sufficient fall to the gutter and a lead roof covering will be re-installed. To further facilitate the removal of rainwater from the porch roof, the existing rainwater outlet will be increased in diameter.

The scheme originally proposed to re-render the internal face of the parapet wall in a cement render and repaint the internal and external walls with a modern masonry paint. Following concerns that this would further exacerbate issues of damp and water ingress, the scheme was amended to incorporate lime render to

the parapet wall and the use of a mineral based, vapour permeable paint. The walls are to be painted in colours to match the existing.

Aside from the new coping stones to the porch and the widening of the rainwater outlet within the side parapet wall, there will be no impact on the external appearance of the building as a result of the proposed works.

Overall, the work is considered necessary to secure the longevity and appearance of the listed building, as well as providing a habitable environment for the occupants. This application would preserve the special architectural and historic interest of the listed building. The application is therefore recommended for approval on the basis that it complies with Local Plan Policy HE1, and the relevant sections of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

CONDITIONS

1 The works hereby permitted shall begin not later than 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).

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) 2153/01A, and specification contained therein, submitted on 10th August 2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies HE1 and HE2 of the Warwick District Local Plan 2011-2029.