Planning Committee: 01 March 2016 **Item Number:** **6**

Application No: W 15 / 1980 LB

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
Internal and external works associated with a conversion into 8 no. apartments.
FOR Sammi Developments Ltd and Bethany Guild Ltd.

This application is being presented to Committee due to the number of objections received in relation to the associated planning application.

RECOMMENDATION

Planning Committee are recommended to GRANT listed building consent, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes various internal and external works associated with a conversion into 8 no. apartments.

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;
- revised design for reinstated portico; and
- design and position of rooflights amended.

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 bedroom 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

- DAP4 - Protection 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)

The Emerging Local Plan

- 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)

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

ASSESSMENT

The main issue relevant to the consideration of this application is the 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 and the conservation area.

SUMMARY/CONCLUSION

The proposals would preserve the character and appearance of the listed building and the conservation area. Therefore it is recommended that listed building consent is granted.

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) 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 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.

4 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.

5 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.

6 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.

7 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.

8 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
PROPOSED ENTRANCE
A452 Clarendon place