Planning Committee: 25 April 2017 **Item Number:** **7**

Application No: W 16 / 2283 LB

Registration Date: 15/12/16
Town/Parish Council: Leamington Spa **Expiry Date:** 09/02/17
Case Officer: Dan Charles
01926 456527 dan.charles@warwickdc.gov.uk

146 Parade, Leamington Spa, CV32 4AG
Proposed change of use of upper floor offices to 10 bedroom house in multi-occupation including external alterations to shop front and rear elevation to create new accesses to upper floors and internal alterations FOR Landlord Furniture Ltd
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This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

That Listed Building Consent is Granted.

DETAILS OF THE DEVELOPMENT

The proposed development seeks the conversion of disused offices and storage areas above an existing retail premises on The Parade to a 10 bedroom House in Multiple Occupation.

The proposal includes alterations to the shop front to provide a separate access to the upper floors together with alterations at the rear to provide a secondary access to the upper floors as well as a separate access serving the ground floor retail premises together with ancillary works for cycle racks and bin storage areas.

Internally, the proposal seeks the some internal works including the provision of internal partition walls to create the proposed rooms. The proposal is for the provision of 10 bedrooms together with a combined lounge kitchen area and 3 bathrooms to serve the 10 bedrooms.

THE SITE AND ITS LOCATION

The application relates to a 4 storey Grade II Listed Building situated on the western side of The Parade. The building is situated within the Royal Leamington Spa Conservation Area and within Leamington Town Centre. The building is in retail use on the ground floor with vacant offices and storage on the upper floors.

PLANNING HISTORY

W/16/1134 & W/16/1135/LB - Proposed change of use of first floor offices to house in multi-occupation – Withdrawn 12.08.2016

W/15/2065 & W/16/2066/LB - Installation of railings to rear flat roof – Granted 25.02.2016

W/15/0860/LB – Removal of bridge link between 146 and 148/150 The Parade – Granted 06.08.2015.

W/14/0364/LB – Painting of shop front – Granted 06.05.2014.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP6 - Upper Floors within Listed Buildings and Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)

The Current Local Plan

- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Windows in Listed Buildings & Conservation Areas (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - Objection on the following grounds:

1. Breaches WDC 10% HMO rule and would impact on neighbouring amenity in terms of
increased noise, rubbish and parking issues.
2. The additional front door would be out of keeping with the building's frontage on the Parade and with the Conservation Area.

WDC Conservation Officer - Following receipt of amended plans - no objection.

Public Response

1 letter received stating that applicant has no legal right to store bins and waste on the land, only right to pass and repass for deliveries and no bins are provided to residential properties on the Parade so intensification of bagged waste to rear may result in increased vermin problems.

ASSESSMENT

Impact on the character and setting of Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Warwick District Local Plan Policy DAP4 states that consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

Warwick District emerging Local Plan Policy HE1 (protection of statutory heritage assets) states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

The new shop front has been the subject of consultation with the Conservation Officer and following revisions to the design, the replacement shop is of a high quality appearance and meets with the requirements of the Shopfront SPD for Leamington Spa. The new shop front is an enhancement to the shop frontage on this Heritage Asset and improves the overall appearance of the Heritage Asset.

The resulting design retains the shop access to the ground floor with a separate door accessing the accommodation above. The shop front has a symmetrical appearance that relates well to the local street scene.

To the rear, a number of minor alterations are proposed including the removal of a timber, triangular canopy over the rear access door serving the ground floor retain premises.

Internally the works are minor and result in the provision of partition walls within the existing structure. No elements of historic fabric are affected by the proposed alterations and the changes are considered to respect the character of the Heritage Asset.

Overall, the new shop front is considered to enhance the appearance of the Listed Building whilst the remaining alterations are considered to preserve the character of the Listed Building.

Public representations on the use of the building as an HMO are not relevant when considering a Listed Building Consent application. Only matters relating to the impact on the character, setting and fabric of the Listed Building can be assessed.

Conclusion

The proposed works have been assessed regarding the impact on the Heritage Asset and it has been concluded that the alterations would preserve the character of the Listed Building.

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) 02B, and specification contained therein. **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 The new shop front hereby permitted shall be constructed of timber in accordance with plan reference 02B. **REASON:** To ensure that the character of the Listed Building is preserved in accordance with Policy DAP4 of the Warwick District Local Plan 1996-2011.