



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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ROBERT NASH ACIS DMS
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30th May 2012

Dear Councillor

PLANNING COMMITTEE –WEDNESDAY 6 JUNE 2012

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **WEDNESDAY 6TH JUNE 2012**

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors B Gifford, B Gill, J. Knight, S Lytton, A Morrison, A Stevens

(All other Members of the Town Council – Agenda for information only, via website)

Full set to Councillor R Copping (for information)

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR DISCUSSION AT THE MEETING

AGENDA

1. Election of Chairman

2. Election of Vice-Chairman

3. Apologies

4. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

5. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 17 May 2012 (Report No 3)

6. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 4)

7. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No 5)

8. Planning Appeal Notifications

To note Planning Appeal Notifications received since last meeting (if any)

9. Planning Appeal Decisions

To note Planning Appeal Decisions received since last meeting (if any)

10. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications received since last meeting (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17 MAY 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillor Balvinder Gill (Chairman); Judith Clarke; Bill Gifford; Simon Lytton; Amanda Stevens.

In attendance: Sandip Sahota (Warwick District Planning)

118. PUBLIC FORUM

There were no members of the public present.

119. MINUTES

The Minutes of the Meeting held on 26 April 2012, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting held on 26 April 2012 are confirmed and signed as a correct record.

120. PLANNING APPLICATIONS

W 12 / 0420 Leamington and Warwick Gurdwara Change of use of 17A Queensway to Sikh Religious Facility ancillary to the Sikh Temple (incorporating renewal of existing planning permission W 10/0864 for use as a Sikh recreation facility 17B Queensway) for a period of 3 years. Sikh Community Centre, Queensway Trading Estate, Queensway, Leamington Spa

RESOLVED that no objection is raised.

Note: In accordance with the National Code of Conduct, Councillor Balvinder Gill declared a personal interest in the above item by reason of a member of the Gurdwara Temple, remained in the meeting and took part in the discussion and voting thereon.

W 12 / 0376 Lloyds Banking Group Removal of existing signage and display of 1 no. internally illuminated fascia sign; 1 no externally illuminated projecting sign; 1 no internally illuminated ATM collar, 1 no internal marketing unit and replacement of statutory vinyls and window 122 Parade, CV32 4BG

RESOLVED that an objection is raised for the following reason:
The sign does not meet the Warwick District Council shop front guidelines and the colour will have an adverse impact on the appearance of a Listed Building.

W 12 / 0466 LB Mr Loughton Removal of existing signage and display of 1 no. internally illuminated fascia sign; 1 no externally illuminated projecting sign; 1 no internally illuminated ATM collar, 1 no internal marketing unit and replacement of statutory vinyls and window 122 Parade, CV32 4BG

RESOLVED that an objection is raised for the following reason:

The sign does not meet the Warwick District Council shop front guidelines and the colour will have an adverse impact on the appearance of a Listed Building.

W 12 / 0082 Techaid facilities Ltd Change of use of 1 no. Russell Street from offices to House in multiple Occupation and conversion of nos. 3 and 5 Russell Street into four residential units. 1, 3-5 Russell Street CV32 5QA

RESOLVED that no objection is raised subject to the following observation:
To avoid potential parking problems the applicant is requested to enter into a Section 106 agreement to waive the right to residents' parking permits.

W 12 / 0470 LB Mrs Pitman Front extension and addition of window at basement level. 47A Lansdowne Crescent CV32 4PR

RESOLVED that an objection is raised for the following reason:
The proposed window is totally unsuitable for the style and appearance of a Listed Building.

W 12 / 0505 C & L Properties Conversion of garages to one-bedroom house Garages, 18 Hill Street CV32 5XT

RESOLVED that no objection is raised.

W 12 / 0510 Mr B Patel Proposed change of use from dwelling house (use Class C3) to HMO (Sui Generis) 49 Russell Terrace, CV31 1HE

RESOLVED that an objection is raised for the following reason:
The proposal does not meet the criteria of Warwick District Council's Parking Standard Supplementary Planning Document.

W 12 / 0459 Mr & Mrs A Mead Proposed extension at first floor level to the side of the dwelling and above the existing garage to extend the existing box bedroom. 107 Kinross Road, Lillington, CV32 7EN

RESOLVED that no objection is raised.

W 12 / 0464 Mrs C Hamer Erection single storey front extension. 7 St Andrew's Road, Lillington, CV32 7EU

RESOLVED that no objection is raised.

W 12 / 0362 Mr J Kohli Proposed widening of existing vehicular accesses from 3.2m to 4m; construction of 2 no. 2.8m high entrance piers and 1.6-1.8m high boundary wall Mortimer House, 52 Kenilworth House, CV32 6JW

RESOLVED that no objection is raised.

W 12 / 0451 Dr Horn Erection of a single storey rear extension. 33 Wathen Road, CV32 5UY

RESOLVED that no objection is raised.

W 12 / 0443 Mr English Proposed construction of a replacement garage together with railings around the front garden 30 Waller Street CV32 5UP

RESOLVED that no objection is raised.

W 12 / 0389 Mr Gill Change of use from educational use (Class D1) to a dwelling (Class C3); construction of a garden room in rear garden; alterations to front and side boundary wall; erection of new canopy over side entrance; and other external alterations. The Milverton Centre, 18 Rugby Road CV32 6DG

RESOLVED that no objection is raised.

W 12 / 0258 Persimmon Homes South Midlands and the United Reformed Church (West Midlands) Demolition of existing church and hall and erection of 25 dwellings, a replacement church building and associated works. Lillington Free Church, Cubbington Road, Lillington CV32 7AL

RESOLVED that no objection is raised.

W 12 / 0454 LB Mr Roger Peers Revised design of roof to conservatory approved under listed building consent no. W11/1532LB 22 Grove Street CV32 5AJ

RESOLVED that no objection is raised.

W 12 / 0371 LB Mr V Roche Installation of two a line roof lights to attic rooms, refurbish existing dormer windows replacing leadwork, refurbish attic interiors removing damaged plaster and fitting insulation and plasterboard linings. 31 Milverton Crescent, CV32 5NJ

RESOLVED that no objection is raised.

W 12 / 0491 PeakGen Power Standby generator plant Old Ford Car Park, Princes Drive CV31 3PH

RESOLVED that no objection is raised.

W 12 / 0468 A C Lloyd (Asset Management) Ltd. Demolition of existing office building & rear workshop and erection of 3 storey student accommodation block fronting Chapel Street and 2 storey student accommodation block to the rear of Clinton Street together with associated car & cycle parking and landscaping 1 Chapel Street CV31 1EJ

RESOLVED that no objection is raised subject to the following observation:
To avoid potential parking problems the applicant is requested to enter into a Section 106 agreement to waive the right to residents' parking permits.

W 12 / 0469 CA A C Lloyd (Asset Management) Ltd. Demolition of existing office building & rear workshop and erection of 3 storey student accommodation block fronting Chapel Street and 2 storey student accommodation block to the rear of Clinton Street together with associated car & cycle parking and landscaping 1 Chapel Street CV31 1EJ

RESOLVED that no objection is raised subject to the following observation:
To avoid potential parking problems the applicant is requested to enter into a Section 106 agreement to waive the right to residents' parking permits.

W 12 / 0077 Farrow & Ball Display of non-illuminated individual fascia letters, an externally illuminated hanging sign and a non-illuminated window vinyl. 82 Regent Street, CV32 4NS

RESOLVED that no objection is raised.

121. PLANNING DETERMINATIONS

A schedule of applications determined by the Planning Authority since the last Meeting had been circulated and was considered.

RESOLVED that the planning determinations are noted.

122. PLANNING APPEAL NOTIFICATIONS

There were none.

123. PLANNING APPEAL DECISIONS

There were none

124. TREE PRESERVATION ORDER NOTIFICATIONS

There were none

The meeting commenced at 6.30 pm and finished at 7.25pm

Signed

Dated

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0269	Amara	Retention of an exterior roller shutter on side entrance door.	7 Court Street, CV31 2BB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65118
W 12 / 0523	Mr J Satsavia	Conversion of ground floor into 1 self-contained flat.	Debonair, 4 Ranelagh Street CV31 2AA	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65425
W 12 / 0600	Mr G S Lotta	Proposed roof alteration to include a dormer window	23 Southlea Avenue CV31 3JN	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65526
W 12 / 0596	Mr D Hunt	Change of use from dwelling (C3) to a 5 bed HMO (House in Multiple Occupation) (C4 Use)	17 Aylesford Street CV31 2AL	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65521
W 12 / 0380	Miss N Beejadhur	Change of use from A4 to Nightclub	Amara, 7 Court Street CV31 2BB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&previousKeyVal=WARWI_DCAPR_65258&activeTab=summary&previousCaseNumber=W/12/0380&keyVal=WARWI_PROPLPI_48168_3
W 12 / 0525	Mr Paul Edwards	Erection of a "Jubilee" column.	Christchurch Gardens, Clarendon Avenue	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65427
W 12 / 0555 LB	Kandola Properties	Installation of 2 conservation roof lights on rear roof slope, bricking up of one window in rear elevation and installation of a smaller window in rear elevation.	31a Warwick Street, CV32 5LA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65464
W 12 / 0557	Kandola Properties	Change of use - conversion of first and second floor offes (B1) to three one bedroom apartments and 1 no two bedroom apartment (C3).	31a Warwick Street, CV32 5LA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65467

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0515 LB	Tesco Store Ltd	Installation of signage to Parade and Tavistock Street elevations comprising internally illuminated fascia signs; internally illuminated floor standing sign boxes; window vinyls; and graphics on internal timber panels.	Tesco Supermarket, 22-24 Parade, CV32 4DN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65415
W 12 / 0534	Tesco Stores Ltd	Advertisement consent for 4 vinyl graphics to windows, floor mounted sign boxes, letterings to panels and graphic panels with timber/aluminium vinyl at front and rear elevations.	Tesco Supermarket, 22-24 Parade, CV32 4DN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65439
W 12 / 0428	Mrs S L Hill	Erection of single storey rear extension	4 Waller Street CV32 5UR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65313
W 12 / 0573	HSBC Corporate Real Estate	Installation of halo illuminated fascia signs on front and rear elevation; illuminated projecting sign on front elevation, new ATM signage and replacement of public notice signs.	HSBC Bank 126 Parade CV32 4AJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65489
W 12 / 0594	Mr & Mrs McFall	Proposed second floor rear extension.	16 Willies Road CV32 4PY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65520
W 12 / 0595 LB	Mr & Mrs McFall	Proposed second floor rear extension; insertion of rear rooflight, new timber doors and replacement window at first floor.	16 Willies Road CV32 4PY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65519
W 12 / 0604 LB	HSBC Corporate Real Estate	Removal of existing nightsafe and replacement with new ATM.	HSBC Bank, 126 Parade CV32 4AJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65531

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0607	Hatchback Ltd.	Demolition of existing building and construction of a new 4 storey building with two retail units at ground level and residential student accommodation on the upper floors and in a single storey extension to the rear (the student accommodation to be an adjunct to the student accommodation recently approved at Nos. 118-120 Warwick Street - pp ref. W10/0097); retention of existing lift / staircase extension to rear of Nos. 118-120 Warwick Street in modified form; and alteration to layout of existing car park including the provision of cycle parking (part retrospective application - revised scheme following planning permission no. W10/1370)	13-17 Kenilworth Street, CV32 4QS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_65536
W 12 / 0608 CA	Hatchback Ltd.	Demolition of existing building	13-17 Kenilworth Street CV32 4QS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_65535
W 12 / 0567	Mr J Bojesen Jensen	Change of use from domestic dwelling (C3) to a HMO with 6 bedrooms (C4)	33 Chandos Street CV32 4RL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_65482
W 12 / 0621	HSBC Corporate Real Estate	Removal and replacement of existing night safe on front elevation and install new ATM	HSBC Bank 126 Parade CV32 4AJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_65551

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0544	Mr S Northover	Widening of existing vehicular access from 2.4metres to 4.2 metres.	138 Lillington Road, CV32 6LN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65449
W 12 / 0340	Mr Louis Skiffington	Erection of a single storey rear extension	42 Northumberland Road CV32 6HB	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65213
W 12 / 0562	Mr G Mann	Erection of an outbuilding	24 Kinross Road, Lillington, CV32 7EE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65475
W 12 / 0575	Mr & Mrs Owen	Erection of a single storey side/rear extension.	37 Melton Road Lillington CV32 7DL	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65495
W 12 / 0563	Mr I Stevens	Erection of a single storey side extension	117 Cubbington Road, Lillington CV32 7AP	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65478
W 12 / 0550	David Wilson Homes Mercia	Reduction in width of plots 39 and 40 on previously approved residential development (minor material amendment to planning permission no. W04/1121)	Ince House, 60 Kenilworth Road, CV32 6JY	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 65456

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0592 LB	Mr B Krauze	Alteration to scheme approved under listed building consent nos. W 08/0925LB & W12/0192LB to make various minor amendments to the windows in building H. The original listed building consents were for part demolition, conversion, refurbishment and partial rebuilding of existing redundant sixth-form college and change of use from Class D1 (non-residential institution) to Class C2 (residential institution), with construction of new buildings, to form an extra-care centre for the elderly consisting of 91 extra-care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar, bistro, gymnasium, guest room, remedial care and hairdressing facilities.	Binswood Hall, Binswood Avenue, Leamington Spa	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65523
W 12 / 0597	C B Properties (Midlands) Ltd.	Renewal of planning permission no. W 05 / 2081 for conversion and extension of office building to form 8 no. apartments.	Dairy House, 60 Kenilworth Road, CV32 6JX	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65523

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0619 LB	Audley (Binswood) Ltd.	Alteration to scheme approved under listed building consent nos. W08/0925LB & W12/0192LB to make various minor amendments to reroute the kitchen extract ducts. The original listed building consents were for part demolition, conversion, refurbishment and partial rebuilding of existing redundant sixth-form college and change of use from Class D1 (non-residential institution) to Class C2 (residential institution), with construction of new buildings, to form an extra-care centre for the elderly consisting of 91 extra-care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar, bistro, gymnasium, guest room, remedial care and hairdressing facilities.	Binswood Hall, Binswood Avenue, CV32 5SF	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 65549
W 12 / 0438	Dr Stephen Quelch	Erection of a shed (retrospective)	20 Adelaide Road, CV31 3PW	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 65324
W 12 / 0520	Aveley Homes Ltd	Erection of 2 no houses.	1 Guys Cliffe Road, CV32 5BZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 65422
W 12 / 0530	Mr Harpreet Hayer	Change of use of unit 12 from storage to Tyre & Exhaust Centre (B2 use).	Unit 12, Bath Place, CV31 3AQ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 65433

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0085	Mr Neil Crabb	Removal of chimney and formation of balcony extension after removal of chimney and roof over existing bedroom 3.	9 Cross Road, CV32 5PD	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_64845
W 12 / 0450	Mr M Harwood	Erection of single storey rear extension.	2 Woodbine Street, CV32 5BG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65338
W 12 / 0588	Mr A McArthur	Erection of a single storey extension (resub of W 12 / 0120)	Flat 9, 38 Warwick New Road CV32 6AA	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65511
W 12 / 0599	Trilogy (Leamington Spa) Ltd	Approval of reserved matters under outline planning permission no. W10/1310 for landscaping and ancillary structures for a community woodland.	Former Ford Foundry site, Old Warwick Road and Princes Drive, Leamington Spa CV31	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65525
W 12 / 0556	Mrs K Knight	Advertisement consent for the display of name and logo of business on an acrylic sign mounted on metal frame.	The Polish Centre, 54 High Street, CV31 1LW	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65466
W 12 / 0553	Mr P Nijjar	Increase in roof height; erection of a front boundary wall; insertion of new doors and window within the front and side elevation.	5a Camberwell Terrace, CV31 1LP	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65462
W 12 / 0532	The Acupuncture Academy	Display of two non-illuminated signs, one mounted panel at entrance door of building and second non-illuminated post mounted directional sign at front of property.	The Polish Centre, 54 High Street CV32 1LW	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65437

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W 12 / 0538 LB	The Acupuncture Academy	Display of two non-illuminated signs, one mounted panel at entrance door of building and second non-illuminated post mounted directional sign at front of property.	The Polish Centre, 54 High Street CV31 1LW	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65443
W 11 / 1067 LB	Avon Toys	Repainting exterior of shop front	77-79 Warwick Street CV32 4RR	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_64455
W 11 / 1347	Building & Plumbing Supplies	Demolition of existing shop/showroom and construction of 3 n. dwellings.	3 George Street CV31 1ET	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_64455
W 11 / 1348 CA	Building & Plumbing Supplies	Demolition of existing shop/showroom	3 George Street CV31 1ET	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_64455



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 6 JUNE 2012

Planning Permission has been **GRANTED** by the Planning Authority in respect of the following application:

W 11 / 0572 LB Mr A King Display of non-illuminated fascia sign; installation of internal stud partition walls and counters; replacement of existing internal security grilles to rear windows; installation of security grille to roof light; refurbishment of existing suspended ceiling; installation of external security camera on rear elevation. (Part-Retrospective Application).

RESOLVED that an objection is raised for the following reasons:
The depth of the non-illuminated fascia sign is considered inappropriate and has an unsympathetic effect on a Listed Building in the Conservation Area. The sign also has a detrimental effect on the fenestration at first floor level.

WDC Reason for Decision

The proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated.

W 11 / 0975 LB WAC Investments Erection of single and two storey extension to the existing building in use as an 8 bed house in multiple occupation (HMO) to provide an additional self-contained 4 bed HMO. Cambridge House, 3 Newbold Street CV32 4HN

RESOLVED that an objection is raised for the following reasons:

- (i) This is an important listed building in the Conservation Area. The proposed alterations are poorly designed and fail to take account of the fact that this is a listed building.
- (ii) The overlarge extension with poor detailing is out of keeping with this Regency building and dominates the existing building.

WDC Reason for Decision

The proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated.

W 11 / 1536 Mr D Hine Conversion and change of use of office building to a ten bedroom house in multiple occupation (HMO) (Sui Generis); Provision of a bin store and two new parking places plus cycle storage after demolition of existing double garage; Erection of two dormer windows on Mill Street elevation to replace existing dormer window; Erection of parapet wall over existing single storey structure; Formation of new doorway in rear elevation; Replacement of existing first floor and roof level doors and fire escapes on rear elevation with two new windows and two dormer windows; Insertion of two new windows at the north-eastern end of the existing flat roof section; bricking up of the existing doorway in the boundary wall on the New Street frontage. 1 New Street, CV31 1HP.

RESOLVED that an objection is raised for the following reasons:

- (1) Inadequate parking provision which will create a highway danger as cars compete for limited parking spaces.
- (2) Inadequate communal space relative to the number of bedrooms particularly shared bathroom facilities.

WDC Reason for Decision

The development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 6 JUNE 2012

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following applications:

W 10 / 1621 LB Paperchase products Ltd. Display of non-illuminated stainless steel fascia letters (Retrospective Application) 36 Parade CV32 4DN

RESOLVED that no objection is raised

WDC Reason for decision

The application relates to a Grade II Listed Building that is situated within the Conservation Area and within a traditional Regency terrace that forms a homogenous design composition. The existing building has a simple, Regency character, and this is reflected in the design of the shopfront, which is framed by rendered pilasters and a rendered fascia. The render incorporates strong horizontal ashlar banding and the Council have normally sought to restrict fascia lettering to within the middle of the three ashlar bands on this type of fascia. The lettering that has been installed is double the maximum height specified in the Council's Design Guidance (600mm compared with the stated maximum of 300mm). Consequently this represents an unduly prominent feature that has no regard to the special character of the building, cutting arbitrarily across the three ashlar bands. Furthermore, the lettering is in a modern, irregular, 'signature' style of script which is wholly at odds with the classical Regency character of the building. Therefore, in the opinion of the District Planning Authority, the signage causes unacceptable harm to the character and appearance of the Listed Building and the Conservation Area.*

