

DELEGATED DECISION WORKSHEET

Application No: W 04 / 2132 LB
Registration Date: 30/11/2004 **Expiry Date:** 25/01/2005
Case Officer: Martin Haslett
Location: The Leper Hospital/Chapel/Master's House, Saltisford, Warwick, CV34 4TT
Proposal: Conversion of former chapel and Master's House to offices; reconstruction of chimney of Master's House
Applicant: Coventry Turned Parts
Recommendation: Grant

CHECK LIST

Publicity period expired (Neighbours, Site and Press Notice)	YES
All other consultations expired	YES
Filing checked	YES
Description correct in computer	YES

SUMMARY OF REPRESENTATIONS

Warwick TC: no objection.

English Heritage: Various aspects of the LBC application are of concern, but can be covered by conditions. For example, they require conditions on recording of reconstructed areas, details of foundations, no use of reclaimed materials, details of windows.

Warwick Society: Welcome application for restoration. Concern over area of car parking between chapel and house (amended plans have in some measure dealt with this) .

RELEVANT POLICIES

- (DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV21 - Development Associated with Ancient Monuments (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
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PLANNING HISTORY

The site has a long planning history. The more relevant part of it includes an application for conversion of the existing buildings to dwellings and construction of 10 dwellings on the land to the rear, with access from Birmingham Road (W85/1325). In 1997 applications were made for residential development of the site , including conversion of the existing buildings, but permission

was refused on grounds of highway visibility at the entrance, overdevelopment/unsatisfactory living environment, and impact on the setting of the listed buildings.

In 2003 an application for conversion, with erection of a new office building to the rear was withdrawn (W03/1245). Following negotiations, the current applications were submitted.

KEY ISSUES

The Site and its Location

The immediate environs of the site have changed greatly in the past few years. What was a council depot (to the rear) is now an office estate, and what was a garage (fronting the road) is now a church. The only part remaining of the original setting is the block of terraced houses, a little further along Birmingham Road. These houses have short gardens with some other land intervening. Nevertheless, the proximity of the development to the rear of these dwellings is a significant factor. The other side of Birmingham Road has also changed, with modern flats replacing the former industrial works, at Cape Engineering.

The buildings on site are the Master's house, a timber framed building, which has been covered for some years, and which was the subject of a grant application to English Heritage (the grant offer has now lapsed). To the front of the site is the former chapel, stone built and somewhat restored some years ago.

Details of the Development

The application for listed building consent is for the conversion of the existing listed buildings to office uses. This work involves considerable renovation/reconstruction as the buildings are in a poor state of repair. The form of the renovation work has been the subject of negotiation with English Heritage who are now satisfied that the works are satisfactory. For example, an amended plan was recently obtained at EH request to omit reference to 'defrassing' of the roof timbers.

Assessment

The details of the conversion to the listed buildings has been the subject of long negotiations between the applicants and English Heritage (in the context of the grant application-now lapsed!). The latest set of plans fully reflect these negotiations and EH are content with the proposals. Care will need to be taken in framing the conditions, as they are not standard.

Other issues are dealt with in the accompanying planning application (W04/2128).

VALUE ADDED	NATURE OF IMPROVEMENT

Constraints					
Existing Dwellings Lost		New Dwellings Created			

Extra Copies of Decision Notices	detr	railtrack	bw	rchm	env.ag	other
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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.

Signed *M. Haskell* Date *1.2.7*

Checked by Date
