



WARWICK DISTRICT COUNCIL
Notice of Decision of
District Planning Authority

TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Robothams Architecture
Old Library
12 Church Street
Warwick
CV34 4AB

Planning Permission : GRANTED
Application Reference: W 04 / 2128
Your Ref:

Notice is hereby given that Planning Permission is GRANTED for:

Conversion of former chapel and Master's House to offices; construction of office building to rear of site and associated car parking to all buildings.

at The Leper Hospital/Chapel/Master's House, Saltisford, Warwick, CV34 4TT

for Coventry Turned Parts in accordance with the application submitted on 30/11/04.

Subject to the following condition(s)/reason(s):

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 291-02D, -03A, & -04A and specification contained therein, submitted on 30 November 2004 and 8 September 2006, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
Pre-Commencement Condition:
- 3 No development shall be carried out on the site which is the subject of this permission until large scale details of doors, windows, glazed areas and balcony railings of the new office building have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the setting of the listed buildings, and to satisfy Policy ENV12 of the Warwick District Local Plan.
Pre-Commencement Condition:
- 4 Samples of all external facing 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 accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
Pre-Commencement Condition:
- 5 No development shall be carried out on the site which is the subject of this permission, until satisfactory details of boundary treatment have been submitted to

and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

Pre-Commencement Condition:

- 6 Prior to the commencement of the development hereby permitted a plan to show the layout and surface treatment of the car parks shall have been submitted to and approved by the District Planning Authority. The car park shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan.

REASON : To ensure that adequate and satisfactorily finished parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

Pre-Commencement Condition:

- 7 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

Pre-Commencement Condition:

- 8 Development shall not be commenced until there has been submitted to the District Planning Authority a survey report on the extent to which any part or the whole of the application site is contaminated by toxic or other noxious materials and on the remedial measures required to deal with the hazards. No development shall be commenced until all toxic or obnoxious materials have been removed or otherwise treated in accordance with details which have been approved in writing by the District Planning Authority. **REASON** : To protect the health and safety of future occupiers.

Pre-Commencement Condition:

- 9 The development hereby permitted shall be carried out in its entirety as a comprehensive scheme and the new office block shall not be first occupied until the works of repair and conversion of the two listed buildings (as approved under listed building consent W04/2132LB) have been completed to the satisfaction of the District Planning Authority. **REASON** : To ensure that the future of the two listed buildings is secured.

Pre-Commencement Condition:

- 10 In relation to the new office building, detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

- 11 No lighting shall be fixed to the external walls or roof(s) of the building(s) hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy

- 12 The premises shall be used for offices and for no other purpose including any other purpose in Class B1 of Part B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. **REASON** : Other uses within this Use Class may not be appropriate in these premises by reason of the proximity of residential accommodation and the vehicular access.
- 13 Before any of the buildings the subject of this application are first occupied, the existing access to Birmingham Road, adjoining the chapel, shall be closed and the gates shall be replaced by railings to match the existing. **REASON**: To ensure that the setting of the listed buildings is protected and enhanced and to ensure safe access arrangements, in accordance with policies (DW) ENV12 and (DW) ENV3 of the Warwick District Local Plan 1995.

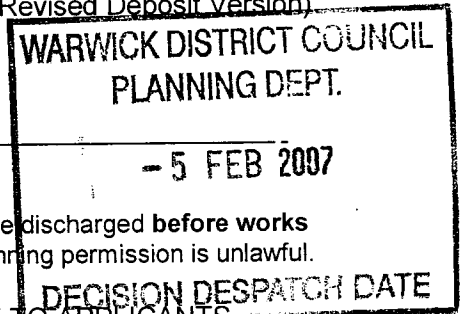
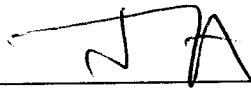
Reason for Decision / Relevant Policies

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed buildings and is of an acceptable standard of design and detailing. Furthermore the proposed new use for the two listed buildings is considered satisfactory. The proposal is therefore considered to comply with the policies listed.

- (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)
- (DW) ENV22 - Evaluation of the Archaeological Effects of Development Proposals (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (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)
- DP6 - Access (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- UAP2 - Directing New Employment Development (Warwick District 1996 - 2011 Revised Deposit Version)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

Dated: 05/02/2007

Head of Planning & Engineering _____
(Authorised Officer of the Council)



Any pre-commencement conditions listed on this decision notice must be discharged **before works commence on site**. Failure to do this may mean implementation of planning permission is unlawful.

IT IS IMPORTANT THAT YOU READ THE ATTACHED ADVICE TO APPLICANTS.