

## Pratibha Dave

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**From:** de61nan@gmail.com  
**Sent:** 19 April 2021 15:11  
**To:** Emma Booker  
**Subject:** RE: W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL  
**Attachments:** Heritage Statement.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Emma, I have tried to add some more detail, as you can see from the photo there is no significant features on the property.

Will this suffice?

Sean

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**From:** Emma Booker <Emma.Booker@warwickdc.gov.uk>  
**Sent:** 14 April 2021 09:40  
**To:** 'de61nan@gmail.com' <de61nan@gmail.com>  
**Subject:** RE: W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL

Dear Sean,

Thanks for sending over the additional documentation. Unfortunately I am not satisfied that the heritage statement provides sufficient detail to be able to validate the application. The application site is incorrectly stated to be 64 High Street. When describing the asset and its significance we would expect some detail related to the age of the property, a fuller description of its character and whether it makes a positive contribution to the conservation area. For the assessment of the impact we would expect some clarity on whether the extension is considered to alter an important feature of the conservation area, in this case it would be the original side courtyard and the two storey rear wing. The proposal does not comply with the Residential Guide SPD, the heritage statement is therefore a good opportunity to justify the design and scale of the extension. For ease I have pasted the Heritage Statement criteria below;

As the proposed development affects a designated heritage asset (the Leamington Spa Conservation Area) a Heritage Statement is required, and should include the following:

- A description of the asset and its significance.
- An assessment of the impact - Outline how your proposed works affect heritage significance, including any impact on architectural and historic merit or setting. Common examples may include damage to historic fabric, removal or blocking of architectural features, and division of a historic layout. You could also include positive impacts that support your application, including revealing historic features and reinstating original proportions.
- Proposed mitigation measures - Outline how you have designed your proposals to limit detrimental impact to heritage significance. Common examples may include choosing historically sympathetic materials and developing a sensitive design that responds to the historic context of the site or area.

Further guidance can be found on the Council's website - [https://www.warwickdc.gov.uk/info/20377/conservation/1125/heritage\\_statements](https://www.warwickdc.gov.uk/info/20377/conservation/1125/heritage_statements)

With regard to the side elevation plan, please could you state a scale and add a scale bar.

Kind regards,

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Emma Booker  
Assistant Planner  
Warwick District Council

Working hours: Please be aware that I am out the office on **Tuesdays**.

You will appreciate that comments relating to pre-application enquiries are my own opinions and are made without the benefit of public/ wider consultation and therefore they should not be construed as prejudicing the District Council's decision should an application be submitted in the future.



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**From:** [de61nan@gmail.com](mailto:de61nan@gmail.com) [<mailto:de61nan@gmail.com>]  
**Sent:** 13 April 2021 21:29  
**To:** Emma Booker <[Emma.Booker@warwickdc.gov.uk](mailto:Emma.Booker@warwickdc.gov.uk)>  
**Subject:** RE: W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL

Emma, see attached.

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**From:** Emma Booker <[Emma.Booker@warwickdc.gov.uk](mailto:Emma.Booker@warwickdc.gov.uk)>  
**Sent:** 12 April 2021 10:56  
**To:** 'de61nan@gmail.com' <[de61nan@gmail.com](mailto:de61nan@gmail.com)>  
**Subject:** RE: W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL

Dear Sean,

The letter requested a Heritage Statement and additional elevations rather than a design and access statement. I am not able to validate the application until the correct information has been received.

Kind regards,

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Emma Booker  
Assistant Planner  
Warwick District Council

Working hours: Please be aware that I am out the office on **Tuesdays**.

You will appreciate that comments relating to pre-application enquiries are my own opinions and are made without the benefit of public/ wider consultation and therefore they should not be construed as prejudicing the District Council's decision should an application be submitted in the future.



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**From:** [de61nan@gmail.com](mailto:de61nan@gmail.com) [<mailto:de61nan@gmail.com>]  
**Sent:** 10 April 2021 15:47  
**To:** Emma Booker <[Emma.Booker@warwickdc.gov.uk](mailto:Emma.Booker@warwickdc.gov.uk)>  
**Subject:** RE: W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL

Emma, see attached the information as requested.

Sean

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**From:** [Emma.Booker@warwickdc.gov.uk](mailto:Emma.Booker@warwickdc.gov.uk) <[Emma.Booker@warwickdc.gov.uk](mailto:Emma.Booker@warwickdc.gov.uk)>  
**Sent:** 08 April 2021 11:54  
**To:** [de61nan@gmail.com](mailto:de61nan@gmail.com)  
**Subject:** W/21/0028 - 64 New Street, Leamington Spa, CV31 1HL

Dear Sir/Madam

Please read the attached letter (which is in .pdf format), which relates to the application at the above site, and respond as necessary.

Like all organisations, Warwick District Council as The Local Planning Authority has had to alter its working practices under the present conditions. Our staff are now all working from home and we very much endeavour to deliver our normal service and continue to process planning applications.

However, we are currently dealing with an unprecedented level of applications which has been made more difficult through the requirement for staff to work remotely. Unfortunately, this means that there is a delay in allocating and validating applications which will inevitably mean a delay in the time taken to issue decisions.

We apologise for the delay and any associated inconvenience that this may cause.

To ensure delays are kept to a minimum, it is advised that all applications are sent to us electronically via The Planning Portal (<https://www.planningportal.co.uk/>) or by email to [planningenquiries@warwickdc.gov.uk](mailto:planningenquiries@warwickdc.gov.uk). Consultation responses and correspondence should be sent using the Council's website or by emailing the case officer.

Regards,

Development Services

Warwick District Council

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