



November 2023

Ref: AN/AMA/846

Warwick District Council
Planning (Listed Building and Conservation Areas)
PO Box 2178
Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5QH

TOWN & COUNTRY PLANNING ACT 1990

**S.I 2010 567
THE TOWN & COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE)
(AMENDMENT) (ENGLAND) ORDER 2010**

**Project: Change of use of ground floor and basement from Retail E(a) to
Restaurant E(b), installation of an associated flue on the rear elevation**

29 Regent Street Leamington SPA CV32 2 EJ

Design & access statement

1.0 Description of Application Site and Surrounding Area

- 1.1 The statement is to be read in conjunction with AMA planning drawings (AMA846-001-004).
- 1.2 The design statement is for a three storey, Mid-terraced, commercial Grade II listed property located in a predominately commercial area of the town center and forms one of a series of terraced commercial properties on Regent Street. They also fall within Royal Leamington SPA Conservation Area. The listing and the Conservation Area status are both "Heritage Assets", as identified at Annex 2 to PPS15.
- 1.3 The property is presently vacant. Ground floor and basement was last being used for retail (A1) purposes, with the two upper floors in residential use. The front elevation being rendered and painted under a tile pitched roof.
- 1.4 In the past the building has been subjected to various internal and external alterations with a flat roof single storey rear extension.
- 1.5 There is a shared access for goods delivery and refuse collection to the rear of the property leading to Windsor Street, this is shared with the upper floor flats.

There are a few café / restaurants near the application site. The application site will offer a menu with pastries and food originating from different countries, introducing alternative choice to those visiting the town center.

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We believe that because this proposal is confined to town center and in line with Warwick District Council policies and will add to the vitality and viability of the frontage and center of which it forms a part.

1.6 Layout

The current development will remain unaffected. The existing main front access and rear access and fire exit routes will remain unchanged and will not be affected.

The shop front comprises of a main front entrance door and large transparent full height glass window. The side entrance door will remain as existing.

The installation of an extract flue at the rear elevation which is well hidden and carefully designed.

1.7 Security

CCTV to be installed to the current British Standard BS7958. This consists of: Head and facial recognition coverage. Recordable and retained for a minimum of 31 days. At least one member of staff should be on duty at all times who can operate, access, and download the images on request of the Police or Local Authority. Images will record in real time, ideally 25 frames per second, but a minimum of 12 frames per second.

1.8 Operating hours

Operating hours 09.00 – 23.00

1.9 Scale

There is no change in the scale of the building.

1.10 Appearance

There will be no change to existing appearance except those mentioned in 1.6 above.

1.11 Landscaping

There is no landscaping work on the application site.

2.0 Access Statement

The application site is a vacant retail unit within town center in commercial area with ample pay and display parking space and loading / offloading area, and the proposed change falls under the same category (use Class E), will have no adverse effect on current parking situation, nor will it increase existing traffic volume.

In general, the proposed change of use will not affect the existing parking, traffic and access routes. Main access from the shop front and rear access to the rear will remain unchanged. Overall, there is no impact to the existing road layout and public transport.

3.0 PLANNING POLICY

- (i) The Warwick District Local plan of September 2007 requires all development to “preserve or enhance the special architectural and historic interest and appearance of Conservation Areas” (DAP8) for policy DAP4. Development, redevelopment or change of use within the Town Centre as defined on the proposals map will be permitted where use classes A1-A5, 81, 01, 02, C1, and C3 are proposed, provided.



- (ii) HE 6 of PPS 15 requires an analysis of the impact of proposal on Heritage Assets – the Listed Building and the Conservation Area in this case – and HE7 sets out planning principles guiding the determination of applications, aimed at ensuring that there is no conflict between the asset’s conservation and any aspect of the proposal.
- (iii) They will not harm the retail function and character of the Primary Shopping Area
- (iv) They will not impact on the vitality and viability of the Primary Shopping Area;

Under the terms of The Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission would not be required for change of use if the use class falls in the same category (Use class).

Use Classes Order came into force on 21st April 2021, Identifying the use classes and permitted changes in England that are effective up to 31 August 2020 and effective from 21st April 2021.

4.0 Summary

The application, as submitted, is consistent with adopted planning policies contained in The Local Development Framework. The site lies within the Primary Shopping Area where the proposed uses are currently found and compliment the retail environment.

The proposal would result in a material gain for the town Centre by way of providing beneficial use for a currently vacant property, allowing new, sustainable business activity and providing revenue for the local economy.

Furthermore, in the absence of any other material considerations to warrant refusal of the application, it must respectfully receive your support.