

Erin Weatherstone

From: Louis Earle-Davis <louis.earle-davis@montagu-evans.co.uk>
Sent: 28 March 2024 13:44
To: Erin Weatherstone
Cc: Sam Stackhouse
Subject: RE: W/24/0358- 1 Augusta Place, 36 Regent Street, Leamington Spa
Attachments: 0204 Existing Elevations.pdf

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Hi Erin,

Thank you for your email.

Please find attached the elevations to assist with your assessment of the proposals.

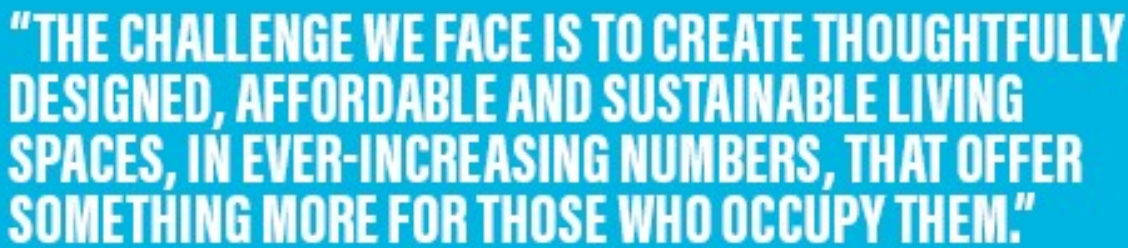
Please note, I am on leave next week so could you ensure my colleague, Sam Stackhouse (CC'd), is copied in to future correspondence.

Look forward to hearing from you in due course.

Kind regards,
Louis

LOUIS EARLE-DAVIS
GRADUATE APPRENTICE

Montagu Evans LLP, 70 St Mark Axe, London, EC3A 8BE
m: 07341 805 215 e: louis.earle-davis@montagu-evans.co.uk



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DESIGNED, AFFORDABLE AND SUSTAINABLE LIVING
SPACES, IN EVER-INCREASING NUMBERS, THAT OFFER
SOMETHING MORE FOR THOSE WHO OCCUPY THEM."**

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From: Erin Weatherstone <Erin.Weatherstone@warwickdc.gov.uk>
Sent: Wednesday, March 27, 2024 7:58 AM
To: Louis Earle-Davis <louis.earle-davis@montagu-evans.co.uk>
Subject: RE: W/24/0358- 1 Augusta Place, 36 Regent Street, Leamington Spa

Dear Louis,

Thank you for your email in relation to the above prior approval which I can advise has been received.

With respect to the elevations requested, this is to enable a full assessment to take place of the proposal, particularly with respect to amenity. I would be grateful therefore if you may please provide this information to accompany the proposal.

If you have any questions or wish to discuss anything further, please don't hesitate to contact me.

Kind regards,

Erin Weatherstone
Principal Planning Officer
Warwick District Council
Tel: 01926 456648

Warwick District Council receives 92% of planning applications online !



From: Louis Earle-Davis <louis.earle-davis@montagu-evans.co.uk>
Sent: Tuesday, March 26, 2024 6:15 PM
To: Erin Weatherstone <Erin.Weatherstone@warwickdc.gov.uk>
Cc: Sam Stackhouse <sam.stackhouse@montagu-evans.co.uk>
Subject: RE: W/24/0358- 1 Augusta Place, 36 Regent Street, Leamington Spa

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Hi Erin,

Thank you for your email.

In terms of the questions you have posed, we have consulted with the applicant and relevant consultants and submit the following responses in green:

- Please may you clarify the works outlined in relation to the façades as reference is made to the existing glazed and non-glazed areas being made good; **This involves ensuring the existing window specifications (e.g. glazing, frames and seals) are airtight. Should works be required, this will be carried out internally and will therefore have no material impact on the external appearance of the building.**
- Please may you clarify the extent of works required to install the recommended mechanical ventilation system outlined and whether this would include new flues or any external plant; **The contractor has confirmed that the MVHR system would be located within each flat with intake and exhaust to go through the roof. As with the above, this will have no material impact on the external appearance of the building.**

- Please may you advise if the secondary glazing recommended is internal only with no works required to the exterior of the existing windows. **We can confirm that the recommended secondary glazing will be installed internally and therefore have no material impact on the external appearance of the building.**

Further to the above, I note you issued a validation request for elevation drawings. As the proposed works are internal and do not propose to alter the façade of the building, we do not consider elevation drawings to be necessary or appropriate in delaying the validation of the application.

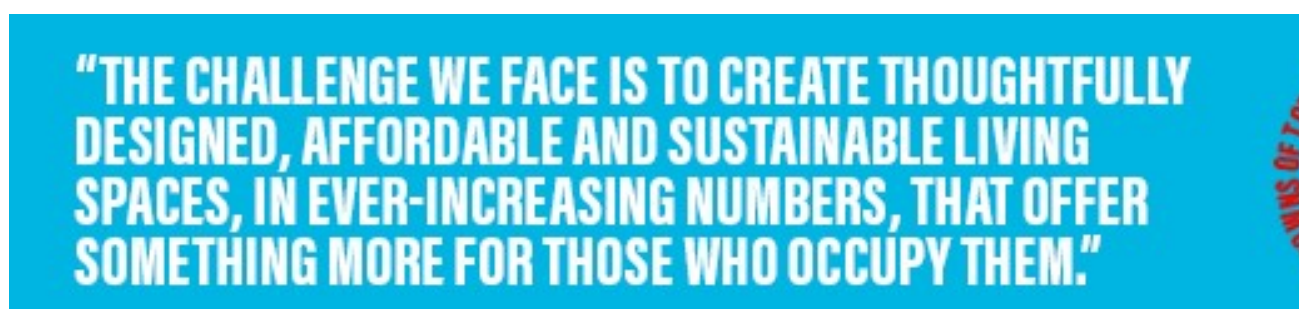
I trust the above is clear and that the application can now be validated.

Please do let me know if you require further detail.

Kind regards,
Louis

LOUIS EARLE-DAVIS
GRADUATE APPRENTICE

Montagu Evans LLP, 70 St Mark Axe, London, EC3A 8BE
m: 07341 805 215 e: louis.earle-davis@montagu-evans.co.uk



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From: Erin Weatherstone <Erin.Weatherstone@warwickdc.gov.uk>
Sent: Monday, March 25, 2024 5:01 PM
To: Louis Earle-Davis <louis.earle-davis@montagu-evans.co.uk>
Subject: W/24/0358- 1 Augusta Place, 36 Regent Street, Leamington Spa

Dear Mr Earle- Davis,

I write in relation to the above prior approval for which I will be the case officer.

Having reviewed the information provided, at validation stage, I would be grateful if you may please provide some further clarification in relation to the recommendations outlined in the submitted acoustic survey:

- Please may you clarify the works outlined in relation to the façades as reference is made to the existing glazed and non-glazed areas being made good;
- Please may you clarify the extent of works required to install the recommended mechanical ventilation system outlined and whether this would include new flues or any external plant; and
- Please may you advise if the secondary glazing recommended is internal only with no works required to the exterior of the existing windows.

Please note that through the prior approval process under Class MA we are only able to consider the Change of Use of the building as associated works are not expressly included through this prior approval route.

If you have any questions or wish to discuss anything further, please don't hesitate to contact me.

Kind regards,

Erin Weatherstone
Principal Planning Officer
Warwick District Council
Tel: 01926 456648

Warwick District Council receives 92% of planning applications online !



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