



rbc.planning@rugby.gov.uk Rugby Borough Council Planning & Culture Services **Town Hall** Evreux Way

> CV21 2RR Tel: 01788 533759

Rugby

Application for Planning Permission and conservation area consent for demolition in a conservation area. **Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Title: Mr	First name: R	Surname: Pe	rry		
Company name	Eastdene Investments Ltd				
Street address:	The Warwickshire Nursing Home		Country Code	National Number	Extension Number
	Main Street	Telephone number:			
	Thurlaston	Mobile number	personal services and services are services and services are services and services and services and services are services are services and services are services are services and services are services are services are services are services are services and services are services are services are services are services		
Town/City	Rugby				
County:	Warwickshire	Fax number:			
Country:	UK	Email address:			
Postcode:	CV23 9/5	A STATE OF THE STA			
2. Agent Nam	e, Address and Contact Details				
Title: Mr	First Name: Bob	Surname: La	w		
Title: Mr	First Name: Bob	Surname: La	NV .		
Company name:	Sylvester Estates Ltd	Surname: La	Country	National	Extension
Company name:		Surname: La Telephone number:		National Number 01788553003	Extension Number
Title: Mr Company name: Street address:	Sylvester Estates Ltd		Country	Number	
Company name: Street address:	Sylvester Estates Ltd	Telephone number:	Country	Number 01788553003	
Company name: Street address: Town/City	Sylvester Estates Ltd 208 Hillmorton Road	Telephone number:	Country	Number 01788553003	
Company name: Street address: Town/City County:	Sylvester Estates Ltd 208 Hillmorton Road Rugby	Telephone number:	Country	Number 01788553003	
Company name:	Sylvester Estates Ltd 208 Hillmorton Road Rugby Warwickshire	Telephone number: Mobile number: Fax number:	Country Code	Number 01788553003	And the second second

Full postal address of the stee including full postcode where available Pescor pane Softin	4. Site Address Details						
House name. WARMINGSIBET FUISING HOME MARKS SIBEET THEALASTON Town/Cay. Postcode WY28 975 Description of focation or a good reference timus the completed if prostcode is not known): Estating Morthing. S. Pre-application Advice Mas estatence or pitos advice been sought from the local authority about this application? If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If Yes, please complete the following information about the advice you were given jibb will help the authority of deal with this application more efficiently. If you amounted the advice access proposed to or from the public highway? Are there any new public rights of way to be provided within the viet? Yes, No Are there any new public rights of way to be provided within the viet? Yes, No If you amounted Yes Lo any of the abouter questions, please show details on your planoidannings and state the reference of the planis) than into your planoidannings and state the reference of the planis) than into your planoidannings and state the reference of the planis) than your planoidannings and state the reference of the planis) than your planoidannings and state the reference of the planis) than your planoidannings and state the reference of the planis) than your planoidannings and state the reference of th	Full postal address	of the site (Including full postcode where available) Description:					
Street and tests: HIRTH ASTON Town/City: BUGGY	House:	Suffix:					
HURLASTON HURL	House name:	WARWICKSHIRE NURSING HOME					
Town/City: Buckity Postcode: V73 915 Description of location or a gaid reference (was the completed if postcode in not formonic): Easting M6279 Northing: 7. Yes (No First name: Matt Matt Summer: McConville McC	Street address:	MAIN STREET					
County. Postode: (Y23 395 Description of focation or a grid reference (must be completed if post octobe in not known): Easting		THURLASTON					
County. Postode: (Y23 395 Description of focation or a grid reference (must be completed if post octobe in not known): Easting	Town/City	RUGBY					
Postcode: V23 915 Description of location or a gail reference (must be completed if postcode in not known): Esting							
Description of location or a gold eference timus be completed if postcode is not known): Sixting: 4472 179969 279969	and the second of	CV33 BIS					
tows be completed if postcode in not known): Editing	07 P0400,770,211						
S. Pre-application Advice Has assistance or pilor advice been sought from the local authority about this application? (Five No 1975, please complete the following information about the advice you were given [this will help the authority to deal with this application more efficiently]. Officer name: Title: Mr First name Matt Surname: McConville Beference: Date IDD/MM/YYY) Ine08/2011 (Must be pre-application submission) Details of the pre-application advice received: References: Referen							
S. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? (**Ves** No.**) West peases complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently): Officer name: Title: Mar	Easting:	446729					
Has assistance or prior advice been sought from the focal authority about this application? If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently): Officer name: Title: Mar	Northing:	270969					
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Officer name: Title: Mr First name: Matt Sunname: McConville Reference: Date IDD/MM/YYYY: IB/08/2011	Has assistance or pe	for advice been sought from the local authority about this application? (Yes					
Title: Mar First name: Matt Surname: McConville Reference: Date IDD/MM/YYY): IB/08/2011	If Yes, please compl	ete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):					
Title: Mar First name: Matt Surname: McConville Reference: Date IDD/MM/YYY): IB/08/2011	Officer name:						
Reference: Date (DD/MM/YYYY): 18/08/2011 (Must be pre-application submission) Details of the pre-application advice received: Refer Design Development Document submitted 6. Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered vehicle access proposed to or from the public highway? Is a new or altered vehicle access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed do within the site? If yes in No If yes in		First name: Matt					
Date IDD/MM/YYYY: Is208/2011	<u> </u>	That is the state of the state					
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	(a) a mer (b) an ele (c) relate	mber of staff ected member d to a member of staff ed to an elected member					

. Explanation for Proposed Demolition Work					
Why is it necessary to demolish all or part of the building(s) and/or structure(s)?					
Garden wall - to be partly demolished to allow access for new staff parking area.					
Air raid shelter (unused) - to be demolished to allow construction of new conservatory					
0. Materials					
Please state what materials (including type, colour and name) are to be used externally (if applicable):					
Valls - description:					
Description of <i>existing</i> materials and finishes: led brickwork					
Description of <i>proposed</i> materials and finishes: Red brick to match					
Roof - description: Description of existing materials and finishes:					
Grey tiled					
Description of proposed materials and finishes:					
imilar grey tiled to match					
Vindows - description:					
Description of existing materials and finishes:					
Vhite painted timber					
Description of proposed materials and finishes:					
Vhite painted timber					
Doors - description:					
Description of existing materials and finishes:					
White painted timber doors					
Description of <i>proposed</i> materials and finishes: White painted timber doors					
Soundary treatments - description: Description of existing materials and finishes:					
ed brick walls, some with tiled capping, some with stone cappings					
lescription of proposed materials and finishes:					
ed brick walls, entrance piers to have stone cappings					
ehicle access and hard standing - description:					
lescription of existing materials and finishes:					
lorth entrance: gravel, grass, uneven surface outh entrance: tarmac					
escription of <i>proposed</i> materials and finishes:					
orth entrance: Tarmac road, car parking and footpaths					
outh entrance: Tarmac car park and footpath					
thers - description:					
ype of other material: Conservatory					
escription of existing materials and finishes:					
one					
escription of proposed materials and finishes:					
Phite painted timber, anti-glare tougheried glass to walls & roofs					
re you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (Fig. 1) Yes (Fig. 1) No					
Yes, please state references for the plan(s)/drawing(s)/design and access statement:					
107-501 Proposed Works Key Plan 1:500 107-02 Proposed Ground Floor Plan 1:100 107-04 Proposed Second Floor Plan 1:100 107-06 Proposed Second Floor Plan 1:100 107-08 Proposed Roof Plan 1:100 107-01 Proposed Elevations 1:100 107-21 Proposed Elevations 1:100 107 Design & Access Statement 107 Justification Statement					

* Approximate Please provide information on the existing and propose	•	ng as there are no delinea	ted spaces and	parking is ad-hoc					
Type of vehicle	Existing number of spaces	Total proposed (includ retained)	ing spaces	Difference in spaces					
Cars	30 *	40		10					
Light goods vehicles/public carrier vehicles	0 *	1 (delivery lore	y)	1 (delivery lorry)					
Motorcycles 0 * 2 2									
Disability spaces 0 * ,3 .3									
Cycle spaces	0 *	10+2		10+2					
Other (e.g. Bus) 1 1 0									
Short description of Other ambulance									
12. Foul Sewage									
Please state how foul sewage is to be disposed of:									
Mains sewer	Package treatment plant		Unknown						
Septic tank	Cess pit	1							
Other	acre pri	and the second							
Office									
Are you proposing to connect to the existing drainage	ystem? (Yes	C No C Unknown							
If Yes, please include the details of the existing system of	on the application drawings and	state references for the plan(s)/dr	awing(s):						
13. Assessment of Flood Risk									
Is the site within an area at risk of flooding? (Refer to the flood zones 2 and 3 and consult Environment Agency st requirements for information as necessary.)		lanning authority	No						
If Yes, you will need to submit an appropriate flood risk	assessment to consider the risk	to the proposed site.							
Is your proposal within 20 metres of a watercourse (e.g.	river, stream or beck)?	C Yes @ No							
Will the proposal increase the flood risk elsewhere?	C Yes @ No	J							
How will surface water be disposed of?	* 5/20 % SAW								
	Main sewer		Pond/lake						
Sustainable drainage system			Politiciake						
⊠ Soakawaý	Existing water	course							
14. Biodiversity and Geological Conservat	ion								
To assist in answering the following questions refer to t or geological conservation features may be present or r				any important biodiversity					
Having referred to the guidance notes, is there a reason on land adjacent to or near the application site:	able likelihood of the following	being affected adversely or conse	rved and enhanced w	ithin the application site, OR					
a) Protected and priority species									
Yes, on the development site (Yes, on land adjacent to or near the proposed development (No									
b) Designated sites, important habitats or other biodiversity features									
(Yes, on the development site									
c) Features of geological conservation importance									
Yes, on the development site Yes, on land adjacent to or near the proposed development No									
15. Existing Use									
Please describe the current use of the site:									
Care Home									
Is the site currently vacant? Yes No									
Does the proposal involve any of the following?									
If yes, you will need to submit an appropriate contamination assessment with your application. Land which is known to be contaminated? Yes (No									
		es 6 No							
A proposed use that would be particularly vulnerable to the presence of contamination? Yes (No Yes (No Yes (No Yes (No Yes Yes Yes Yes Yes Yes Yes Ye									

Are there trees or hedges on the proposed development site?								
And/or: A developn	are there trees or he ment or might be in	edges on lan	d adjacent to the	proposed development site ndscape character?	e that could influence the			
if Yes to e	either or both of the	e above, you	may need to prov	ride a full Tree Survey, at th	e discretion of your local pla ning authority should make	nning authority. If a Tree Su	vey is required, this and the	
accordan	ce with the curren	'855837: Tre	es in relation to c	onstruction - Recommenda	itions'.	riest of its wedsite wish the	survey should contain, in	
17. Trac	de Effluent							
Does the	proposal involve ti	ne need to d	ispose of trade eff	luents or waste?	(♠ Yes	C No		
photographic to the photographic control to	A SECURE AND A SEC	ture, volum	e and means of di	sposal of trade effluents or	waste:			
Disposar	of sanitary items							
18. Resi	idential Units							
Does you	r proposal include	the gain or k	oss of residential u	inits?	Yes (No			
40.847	P							
19. All 1	Types of Devel	opment:	Non-resident	ial Floorspace				
Does you	r proposal Involve	the loss, gair	or change of use	of non-residential floorspa	ce?			
Use class/type of use				Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use (square metres)	Net additional gross internal floorspace following development (square metres)	
A1	Shops t	Vet Tradable	Area	0.0	0,4	0	0.0	
A2	Financial and	i profession:	l services	0.0	0.4	0	0.0	
A3	Restau	rants and ca	fes	0.0	0.1	0	0.0	
A4	Drinking estabishments			0.0	0.0	0	0.0	
A5	Hot food takeaways		ys.	0.0	0.0	0	0.0	
B1 (a)	I (a) Office (other than A2)			0.0	0.0	0	0.0	
B1 (b)	Research	and develop	oment	0.0	0.0	0	0.0	
81 (c)	Lig	ht industrial		0.0	0,0	0	0.0	
B2	Gen	eral industria	ıl	0.0	0.0	0	0.0	
88	Storag	e or distribut	ion	0.0	0.0	0	0.0	
C1	Hotels and	d halls of resi	dence	0.0	0.0	0	0.0	
C2	Reside	ntial instituti	ons	1841	47	79.	748	
D1	Non-resid	fential institu	itions	0.0	0.0	0	0.0	
D2	Assen	ibly and leist	ne	0.0	0.0	0	0.0	
Other	Ple	ase Specify		0.0	0.0	0	0.0	
For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:								
Use Class C2 Types of use nursing home Existing rooms to be lost by change of use or demolition 1 Total rooms proposed (including changes of use) 15 Net additional rooms 14								
20. Employment								
if known, please complete the following information regarding employees:								
Full-time Part-time Equivalent number of full-time								
	Existing employees 34 23 50							
Proposed employees 10 0 +10								
21. Hours of Opening								
If known, please state the hours of opening for each non-residential use proposed: Open 24 hours a day, 7 days a week, 365/366 days per year								
Use	Mor Start Tim	nday to Frida se Enc	y I Time	Satur Start Time		Sunday and Bank I	Holidays Not nd Time Known	
Start fine Life time Life time Life time Life fine time time fallowing								

16. Trees and Hedges

	× ×						
22. Site Area							
What is the si	te area?	27,311	sq.metres				
			sses and Machine		end products in	rluding plant vent	lation or air conditioning. Please include the
type of mach	inery which may b	e installed on :	iite:		end producti in	cluding plant, very	
	ire home. Various al for a waste man		for ventilation and air o looment?		s (e No		
is the propos	er tor a trasec mon	agement acre	opmsin,	1 16	, (e 110		
24. Hazard	dous Substand	es					
Is any hazard	ous waste involve	d in the propos	al?	Yes (No			
25. Site Vi	sit						
Cantharital	a seen from a nut	dic road muhli	c footpath, bridleway o	or other public land?			No
			pointment to carry ou		ould they contact	• • • • • • • • • • • • • • • • • • • •	
(The age	-	e applicant	(Other person		220 CT 11#1.200 T111	· · · · · · · · · · · · · · · · · · ·	. 10 A.A.
26. Certifi	cates (Certific	ate B)					
	Car	etificates unde	Ce er Article 12 – Town a	rtificate Of Ownersh			edure) (England)
		Order 2010	& Regulation 6 - Pla	nning (Listed Buildin	gs and Conserva	ation Areas) Regul	ations 1990
I certify/The a application, v	pplicant certifies t vas the owner (ow	hat I have/the ner is a person s	applicant has given th vith a freehold interest (e requisite notice to e or leasehold interest wi	veryone else (as II th at least 7 years i	isted below) who, c left to run) of any pa	n the day 21 days before the date of this art of the land or building to which this
application re							Date notice served
Notice recipie						1	Date reduce server
Name	Warwickshire Cou		ghways				
Number:	DO Day 13 This	Suffix					
Street: Locality:	PO Box 43, Shire I						25/11/2011
Town:	Warwick						
Postcode:				***************************************			
		francis					
Title: Mr	First	name: Bob	ymenacconcentrate erecente economic reconstructive encomment		Surname:	Law	Declaration made
Person rale:	Agent		Declaration date:	24/11/2011			Decisi attori made
26. Certifi	cates (Agricul	tural Land	Declaration)				
	Town a	nd Country Pl	anning (Developmer	Agricultural Land It Management Proce	Declaration edure) (England)	Order 2010 Certi	ficate under Article 12
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 Agricultural Land Declaration - You Must Complete Either A or B							
(A) None of the land to which the application relates is, or is part of an agricultural holding							
(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:							
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant on applicable' in the first column of the table below							
Title: Mr	First	Name: Bob			Surname:	Law	
Person role:	Agent		Declaration date:	24/11/2011			Declaration Made
27. Declaration							
and a second formation		permission/co	nsent às described in t	this form and the	57		
	accompanying plans/drawings and additional information.						

24/11/2011

Date