



A Quod project sheet

# House of Fraser, Leamington Spa

## Role

Quod acted as the appointed Planning Consultant for two planning applications at the existing House of Fraser Department Store, located within the Primary Shopping Frontage of Leamington Spa town centre.

In light of the uncertainty surrounding House of Fraser's future at the site, two separate applications were submitted to Warwick District Council for the repurposing of the building. These applications comprised a broad mix of main town centre uses, including retail, restaurant, office and leisure floorspace.

Quod provided the necessary planning evidence to overcome the prevailing planning policy, which in this case included restrictions on non-retail (A1) uses at both ground and upper levels of the building. A key part of the justification were explaining the increased pressures being experienced in town centres across the Country, by reference to commercial evidence, and how it is important that they are allowed and encouraged to diversity their offer in order to protect their long term vitality and viability.

Quod successfully negotiated the planning case with Warwick District Council, and both applications were granted approval.

In the event that House of Fraser depart the building, having both permissions already in place will provide a great deal of flexibility to respond to market demand, and ensure the quick reoccupation of a key site in the Primary Shopping Frontage.

## Description

Repurposing of town centre floorspace

## Client

COREM Investment Management

## Planning Authority

Warwick District Council

## Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	✓
Industrial, Logistics and Warehousing	



The application was ground breaking in that it was the first in London to enact “exceptional circumstances relief” permitted by the CIL Regulations. This exempted Barratt Metropolitan from Barnet Council’s CIL levy, helping to ensure that the development was economically viable. Following the grant of the hybrid application, Quod has been advising Barratt Metropolitan on all the reserved matters applications for the estate regeneration.

The development also incorporates significant highways improvement works to the A5 Edgware Road, and the re-routing of a gyratory system. Quod also obtained planning permission for the delivery of a new Cool Oak Lane pedestrian & cycle bridge will improve connectivity to West Hendon across the Welsh Harp. The design of the bridge ensures a sympathetic relationship to the existing adjacent Grade II listed Cool Oak Lane bridge. Quod also obtained planning permission for a second bridge, the new Silk Stream pedestrian & cycle bridge