

# **WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM**

## **MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 29 MARCH 2012**

- PRESENT:** Councillor Mrs C Sawdon  
Mr P Edwards  
Mr M Sullivan  
Mr J Darwing  
Dr Christine Hodgetts  
Mr M Baxter  
Mr J MacKay  
Mr A Pitts  
Mr N Stephens  
Mr J Gillett
- APOLOGIES:** Councillor N Pittarello  
Mrs J Illingworth  
Mrs R Bennion
- SUBSTITUTES** Mr J Gillett acted as substitute for Mrs R Bennion representing CLARA.

### **RECORD OF PROCEEDINGS**

The record of proceedings were accepted as a correct record.

### **DECLARATIONS OF INTEREST**

None

### **REFERRALS FROM PLANNING COMMITTEE**

48 West Street – no one wished to speak.  
Edmondscote Manor – no one wished to speak.

### **LEAMINGTON SPA ITEMS**

- 1. W12/0126/0127/CA – 44 Russell Terrace, Leamington Spa  
Demolition of existing garage and extension of a replacement garage block fronting Plymouth Place to provide garaging and ancillary facilities for the existing dwelling, including first floor rooms within the roof space.**

Object to gablette as it conflicts with dormers next door and opposite. Style is incongruous. Would like to see the neighbouring wall carried through. Could it set a precedent?

- 2. W12/0174/0175 - Clarks, 75-77 Parade, Leamington Spa  
Installation of new shop front. Installation of 3 no. sets of non-illuminated individual letters and non-illuminated window vinyls.**

Inappropriate on frontage, blanking off corner not acceptable. Object on grounds of clutter to hanging sign (enforcement on Thomas Cook adjacent sign).

- 3. W12/0257 – St Albans House, Portland Street, Leamington Spa  
Display of a non illuminated polyester powder coated aluminium curved sign.**

Object to curve, size of lettering and location of design. Concern about window displays. Name plate should be flat and size of window.

- 4. W12/0266/0276 - 76 Leam Terrace, Leamington Spa  
Erection of garage to side of property with office/storage above.**

Concern about upper floor and roof behind. Should replicate design of neighbouring garage which works well. Should omit the front wall detail and possibly fill the whole site by including the personnel gate within the design.

- 5. W12/0117 New Binswood Tavern, Rugby Road, Leamington Spa  
Demolition of existing public house and erection of three 3 bedroomed town houses and six 2 bedroomed flats.**

Character of area is terraced. Does not respect the character of the area. Conflicting characters for this important site in the town centre. Concern about property is too forward in site. Character of the area is vertical windows and these are horizontal. Lack of appropriate entrance door onto roundabout, gives poor corner feature detail. Concerns about mix of materials proposed.

- 6. W12/0241/0242/CA 131-147 Regent Street, Leamington Spa  
Demolition of rear portion of existing retail unit; division of existing retail unit into 4 no retail units and change of use of Unit 2 to a restaurant/café (Use Class A3) and change of use of Unit 3 to a hot food takeaway (Use Class A5); erection of single storey rear extension; and installation of new shopfronts.**

Important to follow the line of the fascia across the site. Need to maintain traditional fascia height.

## **WARWICK ITEMS**

- 1. W11/1520 - Warwick Castle and Grounds, Castle Hill, Warwick  
Construction of visitor maze.**

Concern about signage for maze and paraphernalia. Inappropriate structure in a grade I listed park. Scale is inappropriate. Concern about

clearance of vegetation and impact on views. Insufficient justification provided with the application.

- 2. W12/0066/LB - Tink a Tank House, 21 Jury Street, Warwick  
Installation of 4kw solar panels to the south elevation of the main building installation of solar thermal panels to the east and west elevation of the outrigger.**

Possible concerns about views from Warwick Castle of the panels on the front slope.

#### **KENILWORTH ITEMS**

- 1. W12/0093/0094 - 1 Station Road, Kenilworth  
Erection of new canopies, new boundary walling/railings/gates, landscaping, lighting signage and alterations to elevations.  
Display of a company signage on new 1.8m high boundary wall.**

General improvement. More details of new feature wall on 1980s building needed, windows and canopies.

#### **LEAMINGTON SPA - PART II ITEMS**

- 1. W11/1651 Flat 1, 40 Clarendon Square, Leamington Spa  
Replace first floor windows.**

Part II item – no comment.

- 2. W12/0198/0199 32 Bath Street, Leamington Spa  
Installation of a cash machine (ATM) (retrospective application).  
Retention of internally illuminated signage "Free cash withdrawals" to ATM cash machine.**

Part II item – no comment.

- 3. W12/1249 Flat 1, 61 Clarendon Street, Leamington Spa  
Removal of condition 3 (requirement for on site renewable energy production) of planning permission W11/0192 for the conversion of basement, ground and first floor offices into 3 no. self contained apartments (in addition to existing 3 no. self contained apartments on first, second and third floors): demolition of rear conservatory and construction of rear lightwell; installation of new windows and doors in rear elevation; and installation of new entrance door to basement via lightwell.**

Part II item – no comment.

- 4. W12/200 The Garden House, 82A Radford Road, Leamington Spa  
Erection of a single storey rear extension.**

Part II item – no comment.

5. **W12/0239 3 Beauchamp Hill, Leamington Spa**  
**Erection of single storey rear infill extension and rendering to side and rear elevation of existing rear wing.**

Part II item – no comment.

6. **W12/0085 9 Cross Road, Leamington Spa**  
**Removal of chimney and formation of balcony extension after removal of chimney and roof over existing bedroom 3.**

Part II item – no comment.

7. **W12/0212 1 St Marks Road, Leamington Spa**  
**Outline application for division of existing dwelling into two dwellings, 1 No. new vehicular access and 1 No. new pedestrian access.**

Part II item – no comment.

8. **W12/0223 40 Wathen Road, Leamington Spa**  
**Erection of wrought iron railings onto existing wall.**

Part II item – no comment.

#### **WARWICK ITEMS PART II**

1. **W11/1607/LB - St John's House, St John's, Warwick**  
**Installation of surface trunking runs and sockets to interior.**

Part II item – no comment.

2. **W12/0161 35 West Street, Warwick**  
**Change of use and alterations from office to residential accommodation (use Class C3) and the erection of decking.**

Part II item – no comment.

3. **W12/0171/LB 21-23 West Street, Warwick**  
**Change UPVC casement window at rear of property to a hardwood casement of heritage design reinstatement to the original window size.**

Part II item – no comment.

4. **W12/0178 10 Broad Street, Warwick**  
**Erection of single storey rear extension.**

Part II item – no comment.

- 5. W11/1233/LB Warwick Museum , Market Place, Warwick  
Installation of an integral hanging projection screen.**

Part II item – no comment.

- 6. W11/1655/LB Warwick Museum, Market Place, Warwick  
Replacement of existing single glazed wired glass in roof lights  
with wired safety glass and installation of snowguards to the roof.**

Part II item – no comment.

#### **KENILWORTH ITEMS PART II**

- 1. 2 Fieldgate Lawn, Fieldgate Lane, Kenilworth  
Erection of first floor side extension.**

Part II item – no comment.

**DATE OF NEXT MEETING:** Thursday 19 April 2012