

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 13 OCTOBER 2011**

PRESENT: Councillor Mrs C Sawdon
Councillor J Webber
Mrs R Bennion
Mrs J Illingworth
Mr M Baxter
Dr C Hodgetts
Mr J Mackay
Mr A Pitts
Mr M Sullivan

APOLOGIES: Councillor N Pittarello

RECORD OF PROCEEDINGS

The minutes of the previous meeting were accepted as a correct record.

DECLARATIONS OF INTEREST

Councillor J Webber declared an interest in item 5 as Ward Councillor and item 9 as Ward Councillor and friend of the applicant. He did not enter into discussion on item 9.

REFERRALS FROM PLANNING COMMITTEE

W11/0989 – 1 Charlotte Street, Leamington Spa.

It was agreed that the conservation officer should ensure that the minute of the CAAF was included in the officer's report to be brought to the attention of the Members. No one wished to speak on the item.

The update of applications was circulated.

LEAMINGTON SPA ITEMS

1. W11/1017/1018 – Zizzi, 85-87 Parade, Leamington Spa **Erection of six no. wind breaks and two no. umbrellas**

It was felt that the umbrellas were not traditional umbrellas which would be put down during fine weather but permanent shelters to extend the dining area. It was felt these were in conflict with the adjacent grade II* listed building and also in conflict with the character of this part of the conservation area and should be refused. It was also felt that the wind breaks do not enhance the street scene and should also be refused. Concerns were expressed that if granted, a difficult precedent would be set.

2. **W11/1167 – 7 Church Hill, Leamington Spa**
Demolition of existing double garage and replacement with single garage and adjacent hard standing.

This was felt to be an improvement to the previous and existing situation (the garage has already been demolished). It would increase the sense of enclosure to this side of Milverton Hill. It was pointed out that the gates open inwards to the car parking area and therefore would not provide much scope for closing them once the car was inside. It was suggested the gates should open outwards to make them more practical.

3. **W11/1177 – 15 Radford Road, Leamington Spa**
Erection of steel gates at entrance of property.

It was felt that the idea of reinstating gates was a good one, however the gates as shown were felt to be flimsy and not in character with the house. It was felt that a more substantial type of gate should be agreed for this location. It was also suggested that the gate piers should have cappings to match the one remaining capping to the east of the property. A suggestion was made that railings be inserted between the gate piers in front of the hedge as a future project or grant aided project if the owners could be so encouraged.

4. **W11/1149/LB – Ashby, 22 Kenilworth Road, Leamington Spa**
Installation of small pv system, 6 panelled, on main (south facing) roof of listed building.

It was felt that the arrangement of panels was rather incongruous and that it would be preferable to arrange the panels along the ridge line where they would be more consistent in appearance. Some concern was expressed that this was setting a poor example for listed buildings and that it would be more appropriate to try and encourage the owners to use photovoltaic slates as a good example in this particular area.

Note: members asked to be involved in the negotiations of the guidance leaflet being produced by the District Council for solar and photovoltaic panels.

5. **W11/1168/1169/LB – 58 Binswood Avenue, Leamington Spa**
New entrance gates to garden wall. New balustrade to front elevation. Internal alterations to general layout, additional living space to the basement area. New lower patio area created and new raised patio area to kitchen area.

The attention to the appearance of the house was welcomed, in particular reinstatement of some railings. However, it was felt that a lot more discussion is needed to partly understand the proposal and also to reduce the amount of railing and fussiness introduced to the front of the property. Concerns were expressed that the railing on the new walkway between the front door and the utility room door would not be in a traditional location for railings on a building. Concerns were also expressed that the railings for the plinth for the railings at the next door property are at pavement level and therefore the four courses of

brickwork would be inappropriate and a lower plinth block would be more acceptable. Concerns were expressed that the amount of excavation to the rear garden is not clearly defined and it was felt the Conservation Officer needed a thorough inspection of the property and the works fully explaining, with further discussions taking place to refine the project before consideration could be given to granting it.

6. **W11/1180 – Methodist Church, Dale Street, Leamington Spa**
Installation of photovoltaic panels. Replacement of existing fascia board, soffit and barge boards with white powder coated aluminium units.

It was felt that the panels would be too visible in the centre of the roof and would spoil this significant building in the conservation area. It was felt that if the panels are to go on the roof then they should be lined up along the gutter line of the roof where they would be less visible from the main elevation. It was also suggested that possibly the church roof be investigated as a location for the panels even if they do need to be slightly tilted. Concerns were expressed that, if consents are permitted to all buildings requiring panels, significant changes will take place to the conservation area. It was felt that this proposal needed further detailed discussion as to where the panels could be best located.

7. **W11/1234 – 61 Willes Road, Leamington Spa**
Conversion of existing garage to study and bedroom over extension

Significant concern was expressed that the first floor extension would project forward of the main house as does the porch and would be in conflict with the porch being a gabled projection of a similar scale. It was felt this would completely destroy the symmetry of this rather nice interwar house. It was suggested that possibly, if the bedroom is to be extended, a simpler form of extension set back, possibly on the chimney line with a simple roof on as per the set back to the rear. Alternatively, a rear extension to the main house may be a way forward. It was also felt that the garage doors are traditional and therefore these should be retained and the glazed area used as the windows into the study. It was felt the present proposals did not pay enough respect to the character of this rather fine 1920s/30s house.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0974 – Cambridge House, 3 Newbold Street, Leamington Spa**
Erection of single and two storey extension to existing building and use as eight bed house in multiple occupation, HMO, to provide a self-contained four bed HMO.

Part II item – no comment.

2. **W11/1181 – 1 York Road, Leamington Spa**
Dormer window to rear.

Part II item – no comment.

3. **W11/1127 – Land adjacent to 3 Cross Street, Leamington Spa
Renewal of planning permission W09/0183 for the erection of a
three storey dwelling as approved under application W99/0924
and W04/1292**

Part II item – no comment.

4. **W11/1156 – 116 and 116a Regent Street, Leamington Spa
Change of use to first and second floors to mixed use A1/A3 and
small amount of ground floor, maximum 10% to allow disabled
use of proposed coffee shop on upper floor.**

Part II item – no comment.

5. **W11/1194/LB – 54 Leam Terrace, Leamington Spa
Replacement of windows and doors to rear of property and
introduction of new lightwells with associated windows into the
existing basement.**

Part II item – no comment.

WARWICK ITEMS

1. **W11/1134 – Ground Floor Unit and Cellar, 64 Market Place,
Warwick
Retrospective application for the change of use for retail (use
class A1) to a nail beauty salon.**

Concerns were expressed that this will no longer be a retail property and this is part of a run of retail frontages. The exercise to maintain the correct amount of retail frontage should be strictly applied here.

WARWICK PART II ITEMS

1. **W11/0943 – First and Second Floors, 20-22 Market Place,
Warwick
Change of use from B1 office to bed and breakfast rooms.**

Part II item – no comment.

2. **W11/1119/1120/LB – Brook Hall, Brook Street, Warwick
Internal alterations comprising of stairs and demolition of internal
walls.**

Part II item – no comment.

3. **W11/1218 – Unit 3 The Hughes, 22-26 Swan Street, Warwick
Change of use of second floor unit from commercial to mixed
residential/A2 commercial.**

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/1151/1152/LB – Queen and Castle, Castle Green, Kenilworth
New French doors and existing window openings, cills dropped
(and external steps extending accordingly). Internal partition
walls, glazed screens and fixed seating removed, new internal
window, new internal glazed screens, wine store and balustrade.
Internal and external decoration. Timber windows repaired or
replaced. New infill timber suspended floor. New carpet, oak and
stone flooring.**
2. **W11/1184/1185/LB – Queen and Castle, Castle Green, Kenilworth
Display of various premises name signs.**

It was felt that in terms of the signage, the large board requested on the gable end facing up Castle Green did not enhance the painted signs, building and was not appropriate in this location. Historically, there may have been a painted sign on the wall, but that does not condone the use of it by today's advertising standards. It was felt the words on the sign were unnecessary because it is not necessary to say this is Kenilworth or the date that the public house was established which only 1910. It was felt the individual letters on the gable end with the existing illumination were much better than the proposed signage and should be retained or new individual letters applied for in this location. In terms of the signage over the door, this again replaces individual letters which it was felt were more appropriate in this location. The use of individual letters allows the building to be seen through the lettering rather than splitting it up with large boards which, it was considered, would be inappropriate on this listed building. In terms of the board to be erected on the side chimney overlooking the car park entrance, again this was felt to be out of character and that individual lettering in this location was preferable. In terms of the hanging sign, strong concern was expressed at the loss of the picture of Queen Elizabeth which is the main reason for the public house being named after the visit of Queen Elizabeth to Kenilworth Castle. It was felt it was inappropriate to change this to a name board which people will already have read on the building itself. It was therefore considered that the existing picture of Queen Elizabeth or a similar picture of Queen Elizabeth should be retained on the hanging sign. It was pointed out that the large sign on the Clarendon Arms had recently been refused and therefore it would not be consistent if the sign boards or painted signs on the building were approved in this particular instance. It was also felt that the lights on storks were not appropriate and the existing pelmet type lighting was more appropriate for the building. In terms of the internal alterations, no significant changes internally could be identified; it was felt that most of the installations were reversible. In terms of the new French doors to the rear, it was felt that this was in a later part of the building and therefore, subject to detail, would be acceptable.

**3. W11/1016 – St Nicholas Church, High Street, Kenilworth
Erection of two poster notice boards.**

These were felt to be acceptable in this location.

KENILWORTH PART II ITEMS

**1. W11/1192/LB – 6 Rosemary Hill, Kenilworth
Reposition of a gas boiler and installation of a new flue through
the rear exterior wall.**

Part II item – no comment.

CLARENDON ARCADE COMMENTS

It was pointed out by the conservation officer that these had been circulated and had now been incorporated into the planning committee report which most likely would go to the Planning Committee on 8 November 2011.

Members requested, if possible, that the last paragraph in the report replaces the first paragraph.

DATE OF NEXT MEETING: 3 November 2011