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AJM/SW

26th July 2002

**WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON 25TH JULY 2002**

**PRESENT:** Councillor W. Gifford, Councillor Mrs. C. Hodgetts, Councillor R. Crowther, Mr. L. Cave, Mr. R. Higgins, Mr. D. Brown, Mr. A. Forward, Mr. Darwin, Mrs. J. Illingworth, Mr. Yarwood, Mr. T. Edwards, Mr. M. Sullivan.

**APOLOGIES:** Councillor G Darmody, Mr. J. Turner, Councillor Mrs. Edwards

**SUBSTITUTE MEMBERS:** Councillor R. Crowther acted as substitute for Councillor G. Darmody. Mr. R. Higgins acted as substitute for Mr. J. Turner. Mr. A. Forward acted as substitute for Mrs. R. Bennion

1. **Record of proceedings**

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

2. **Application Update**

The update on past applications was tabled. It was suggested that a key should be provided for the status of the applications

**Leamington Spa Items**

3. **W20020945 - 18 Guys Cliffe Avenue, Leamington Spa**  
**Conversion of basement to form habitable accommodation, installation of bay window incorporating patio doors and re-grading of front gardens to create stepped basement terrace**

This was considered an inappropriate form of development at the front of this type of Victorian villa which traditionally would not have had a basement. It was felt that the excavation would detrimentally affect the garden and also the character of the house. It was also considered that the drawings were not accurate in portraying what was

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proposed and that in effect the patio door would be more prominent than shown on the drawing.

4. **W20020949LB - 9-11 Dormer Place, Leamington Spa**  
**Demolition of internal walls at first floor. Construction of new stud partitioning incorporating a re-used door**

It was felt that this would spoil the interior of this listed property particularly at the principal floor level. So it was considered that the door opening onto the staircase would be unacceptable as a means of escape.

5. **W20020973/74LB - 28 Grove Street, Leamington Spa**  
**Demolition of shed and a single storey rear utility room extension and erection of single storey rear kitchen extension with external staircase and creation of basement lightwell to rear elevation**

It was felt that the proposals needed a more sympathetic window and door treatment, and the use of matching roofing materials. Some concern was expressed at the opening up of the two reception rooms at ground floor level, concern was expressed that the other internal features of the relatively unaltered house should be maintained.

6. **W20020979 - 67-69 Ranelagh Terrace, Leamington Spa**  
**Proposed conversion of basement, ground floor and first floor to six self-contained flats**

Some concern was expressed at the types of sub-division although it was appreciated the scheme did open up some of the principal rooms that had previously been sub-divided. It was felt that the sub-divisions which crossed windows should be omitted. It was suggested that possibly the part of the building to the west with a separate door could be converted back into one house and the number of flats reduced in the rest of the building. Concern was expressed that the building is not currently listed as it would appear to have original staircase which is partly affected by the proposals.

7. **W20020984 - 12 Clarendon Street, Leamington Spa**  
**Conversion of existing building into 5 self-contained flats with car parking and detached dwelling at rear (after demolition of part of single storey building)**

Councillor Crowther declared a personal interest and withdrew from the discussion. Concern was expressed that this building is not currently listed, as it has an early staircase inside. It was suggested that the conversion may be reduced to allow for the large box dormer on the side to Morton Street to be removed which is very visible from Clarendon Street. It was felt that this proposal should retain its car park and some amenity space. The new house was considered to be poorly designed with incongruous features such as the narrow slot windows with timber boarding between them. It was

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also considered that this would intrude on views from houses in Beauchamp Avenue and would also spoil the view across the backs of these houses from Morton Street. It was therefore considered that a house in this location was inappropriate.

8. **W20020985 - 106 Parade, Leamington Spa**  
**Display of illuminated signage to ATM machine**

Concern was expressed that this cash machine was more out of character than the existing machine and particularly brash. It was pointed out that significant progress had been made on improving the shopfront and this proposal would now have a detrimental effect on the building. It was suggested that either the existing machine is retained or the red and blue surround with the word 'cash' be removed from the present proposals.

9. **W20020999 - 6 Parade, Leamington Spa**  
**Erection of an internally illuminated shop sign above front fascia**

It was considered that the logo should be reduced in size. It was also suggested that the red used by Lunn Poly should be, in this instance, changed from a more muted colour. Concern was also expressed at the advertisements in the window. It was felt that these could possibly be removed if they were within a metre from the window.

10. **W20021006LB - 51 Parade, Leamington Spa**  
**Installation and display of non-illuminated transcom panel sign**

It was felt that a logo on plain glass would be more appropriate than the logo on a coloured panel which effectively destroys the fanlight as a feature above the door.

11. **W20021007 - 17 Lansdowne Circus, Leamington Spa**  
**Alterations to rear elevation comprising installation of a door with side windows within enlarged ground floor window opening, addition of glazing bars to existing ground floor window and erection of a timber access door over basement void**

Whilst there was some sympathy for some Members for the need to access the garden from the principal living rooms, it was felt the present proposal was unacceptable on a Grade II\* Listed Building. It was felt that either the windows should be restored as sash windows or if access was required to the garden then a veranda with traditional French doors could be restored at one window with a possible bridge link to the garden. It was suggested that a timber veranda similar to those at the rear of houses in Portland Place may be appropriate. Some of these have incorporated discrete staircases down to the garden level.

12. **W20021017 - Shalimar Restaurant, 32 Augusta Place, Leamington Spa**

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**Alteration to existing externally illuminated signs by replacing existing lights to trough lighting.**

The Chairman expressed a personal interest in the application and withdrew. The Chair was taken by Councillor Mrs. Hodgetts for this item.

It was considered that the signage was still unacceptable and that the revised form of lighting does not improve the signage. It was therefore considered this should be refused. It was felt that the whole signage is out of scale with the building.

13. **W200201052 - Land at rear of 4 Regent, Leamington Spa**  
**Proposed New House**

The background of the previous application and appeal were explained. It was however felt that even though the windows overlooking the houses in Summers Place have been removed, it is not an appropriate place for a house. Concern was also expressed at the minimum distances between the new house and the properties in Summers Place which it was felt were below the normal design standards. It was suggested that a single storey two bedroomed bungalow could be designed for this site could be the most appropriate way forward.

14. **W20021039 - 51, Clarendon Street, Leamington Spa**  
**Basement alterations and railings**

Whilst that it was felt that it would be a planning gain to have the railings put back it was felt inappropriate to open out completely the basement well area, as no other houses had completely open basement wells in this part of Clarendon Street. A small window at ground level may be appropriate without the need for a large basement area.

15. **W2002033LB - Flat 4, 30, Portland Place, Leamington Spa**  
**Removal of partition of stud wall to re-create original living room, repositioning of partition wall to create bathroom and kitchen; creation of gallery/loft bedroom 1 - to include 2 no Velux windows. Creation of gallery/loft 2 - to include 2 no. Velux windows.**

It was felt that this was creating a flat that was inappropriate in a listed building which has had a detrimental effect upon the interior of the building. Concern was also expressed that work had been carried out without consent. It was generally felt the application could not be supported.

16. **W20021054 - 1, Binswood Avenue, Leamington Spa**

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**Change of use of part of ground floor from residential to dental surgery with separate access to rear; conversion of basement to self-contained flat and internal and external alterations to premises, comprising of creation of basement light wells and new door and window openings.**

The background of the re-application was explained. Members however, were still concerned that this will set a precedent for other non-residential usage in this essentially residential area. Concern was also expressed at the rear entrance off Lillington Avenue which is a busy road. Concern was also expressed at the effect that the basement areas on the front elevation of the listed building. It was still considered that this application was inappropriate.

17. **W20021057/58LB - 7, Leam Terrace, Leamington Spa**  
**Front garden railings supported on a plinth, together with a matching entrance gate.**

Mr Paul Edwards withdrew as he was the agent for the application. This was generally felt to be acceptable subject to detailing of railings.

18. **W20020134 - 62, Brandon Parade, Holly Walk, Leamington Spa**  
**Alterations to form a third floor office space at existing roof level.**

This was considered to be completely out of scale with the existing building, which it was felt had been very appropriately restored. It was considered this would adversely alter the scale of the building was also be detrimental to the setting of other buildings in the area.

19. **W20020590 - Former Total Petrol Filling Station, Willes Road**  
**Proposed demolition of existing canopy and buildings at former petrol station and erection of 3 storey building with lower level car parking to provide 9 flats and parking spaces.**

The development of the site in the way proposed was generally considered to be acceptable, some concern was expressed at the basement car parking and the position of the access to the car park. There were however some concerns about the detailing and the use of pastiche. It was suggested that the detailing could be simplified particularly the ironwork to the railings, and the door and door surround which it was felt were over complicated and inappropriate and generally effected the scale of the building. It was also suggested that the parapet detailing needed to be raised to improve the scale of the building. The design of the rear elevation was also of some concern. It was suggested that a better scheme could have been achieved if the buildings in Cross Street could be incorporated within this scheme, it was pointed out, however, that these were not part of the current application. It was felt that at a detailed level the scheme needed some reassessment.

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20. **W20020981/2/3LB - 95, Regent Street, Leamington Spa**  
**Replacement shop front.**

It was pointed out that the fascia of the new shop front needed to be in line with Café Rouge and that if possible the lettering should be smaller.

21. **W20021080/81LB - 7, Bath Place, Leamington Spa**  
**Replacement of one flat and additional two flats.**

It was considered to be an uninspiring proposal which was out of proportion with the rest of the buildings surrounding it. In its present form it should be refused.

22. **W20021075 - 78 Regent Street, Leamington Spa**  
**New shop front to existing retail outlet**

Significant concern was expressed at the loss of the existing shop front. Which had been based on a historical front already on this building. It was considered the proposed shop front was particularly bland and completely inappropriate and should be refused.

**Whitnash Items**

23. **W20020943 - Plough and Harrow P.H. Car Park, Whitnash Road, Whitnash**  
**Erection of GRP Control Kiosk**

It was considered acceptable if a ribbed cabinet could be used to avoid fly posting. It was also suggested the cabinet could be masked by some shrubs.

**Warwick Items**

24. **W2002990LB - The Roebuck Public House, 57, Smith Street, Warwick**  
**Refurbishment of vacant ground floor room and internal alterations and alterations to rear fenestration.**

It was suggested that the new door may be a fire exit and that this should be checked. Concern was expressed at the window which had been inserted into the rear elevation which it was considered was inappropriate and that a simple five division window with heavy timber mullions may be more appropriate. It was suggested that a thorough investigation of the interior be carried out to ensure that the window and wall being removed were not historic fabric. It was suggested that the new fake timber screen being inserted could be simplified to avoid unnecessary pastiche.

25. **W20021037LB - 111, West Street, Warwick**

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**Gate to be erected between house and garage to provide security between the street and the back of the property. This is to be in wood, painted black and set back so it is scarcely visible from the street and in keeping with house.**

This was considered to be acceptable.

**Kenilworth Items**

26. **W20021053 - The Water Tower, Tainters Hill, Kenilworth**  
**Removal of flat roof to pitched roof.**

This was considered to be acceptable subject to appropriate roof covering. It was also suggested that the existing metal door should be replaced with something more appropriate and would complete the improvement of this building.

27. **Any Other Business**

1. Mr. Yarwood confirmed his occurrence with the comments made on the Whitnash application at the junction of Heathcote Road and Murcott Road during the last meeting at which he was not present.
2. Mr. Cave requested that the proposed locations for the CCTV camera signs in Leamington Spa should be brought to the CAAF.

28. **Date of next meeting**

The next meeting will be held on Thursday 15th August 2002.