

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 5 JANUARY 2012**

PRESENT: Councillor Mrs C Sawdon
Dr C Hodgetts
Mrs R Bennion
Mrs J Illingworth
Mr P Edwards
Mr M Sullivan
Mr J Mackay
Mr M Baxter

RECORD OF PROCEEDINGS

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

DECLARATIONS OF INTEREST

There were no declarations of interest.

REFERRALS FROM PLANNING COMMITTEE

W11/1089/90C, W11/1184, W11/1314, W11/1318 and W11/1362 – no one wished to speak.

W11/1339 – 20-24 High Street, Warwick – Mr James Mackay agreed to speak.

CAAF REVIEW

Mr Gary Stephens gave an update on the work of the CAAF Working Party and the presentation is to be sent to members.

Members commented:-

- They would not wish to lose opportunity to comment on small applications.
- Involvement of DC Officers welcomed.
- Need for some expertise/knowledge if rural items to be included.
- Suggested members could request items on the agenda.
- Need to make a distinction between pressure group advice and expert advice.

LEAMINGTON SPA ITEMS

1. W11/1451 – Mortimer Lodge, 52 Kenilworth Road, Leamington Spa

Erection of detached garage and workshop (including first floor accommodation) in rear garden.

Concern was expressed at the size and roof pitch. If permitted the pitch should be no greater than the house with no roof-lights. Also some tarmac should be removed.

2. W11/1515 – 3 St Mary's Road, Leamington Spa

Loft conversion with rear dormer and installation of conservation velux windows. Basement conversion with front and rear light wells to form means of escape route.

The box dormer was considered inappropriate in this visible location. There are no other roof-lights in the locality. Roof-lights at the rear only would be acceptable. The light well was acceptable.

3. W11/1522 – 28 Church Hill, Leamington Spa

Erection of single storey rear extension; erection of rear dormer window; and reconfiguration of existing steps including the installation of new railings.

The railing arrangement was considered out of character in this location. The rear dormer is out of character and against the Council's recommendations being a continuous box type dormer. The rear extension was considered acceptable.

4. W11/1536 – 1 New Street, Leamington Spa

Conversion and change of use of office building to a ten bedroom house in multiple occupation (HMO) (Sui generis). Provision of bin store and two new parking spaces plus cycle storage after demolition of existing double garage. Erection of two dormer windows on Mill Street elevation to replace existing dormer window; erection of parapet wall over existing single storey structure. Formation of new doorway in rear elevation. Replacement of existing first floor and roof level doors and fire escapes on rear elevation with two new windows and two dormer windows. Insertion of two new windows at the north-eastern end of the existing flat roof section, and bricking up of the existing doorway in the boundary wall on the New Street frontage.

Concerns were expressed at the high concentration of student houses in this area. It was felt that the front dormers should be omitted and replaced with roof-lights. Concerns were still expressed about the lack of parking. It would be more appropriate as a family house or two flats.

**5. W11/1537 – St. Paul’s Church, Leicester Street, Leamington Spa
Construction of new glazed entrance lobby.**

The steep roof pitch, deep barge boards and overhanging eaves were all felt to be out of character with this part of the building. A simple glass box or a shape which reflected the ogee arches in the Hall were felt to be better options. This proposal was felt to be too dominant.

**6. W11/1612/CA – 1 Guy’s Cliffe Road, Leamington Spa
Demolition of 1 Guy’s Cliffe Road.**

The previous approval was considered far more acceptable. The increased height, lack of clear separation from the existing house and lack of specification of materials were all felt to be unacceptable.

**7. W11/1624/1625/CA – 131-137 Regent Street and 40 Kenilworth
Street, Leamington Spa
Demolition of rear portion of existing retail unit and erection of 2
no. two storey houses and a three storey block of flats.**

Generally this was felt to be an improvement on the previous approval. It was felt that the Kenilworth Street elevation would need very careful detailing and that the entrance arch should have a shallow arched head. It was felt that the semi-detached houses should have chimneys or gabled parapets to add interest at roof level.

LEAMINGTON SPA - PART II ITEMS

**1. W11/1165 – 14 Portland Street, Leamington Spa
Change of use of basement from offices to a dwelling
(retrospective application).**

Part II item – no comment.

**2. W11/1434/LB – 19 Regent Grove, Denby Building, Leamington
Spa
Redecoration of the shop frontage from the present green colour
to black.**

Part II item – no comment.

**3. W11/1442 – 63 Radford Road, Leamington Spa
Alterations to provide habitable space in basement, with
construction of new light well.**

Part II item – no comment.

4. **W11/1474 – Station House, Old Warwick Road, Leamington Spa (adjacent to Conservation Area).**
Erection of two canopy structures within courtyard of previously approved student hall of residence.

Part II item – no comment.

5. **W11/1475 – 21 Wathen Road, Leamington Spa**
Erection of single storey rear extensions.

Part II item – no comment.

6. **W11/1516/CA Mortimer House, 52 Kenilworth Road, Leamington Spa**
Demolition of existing front boundary wall.

Part II item – no comment.

7. **W11/1528 – 10 Greateed Road, Leamington Spa**
Proposed two rear dormers, roof light to the rear and two roof lights to the front.

Part II item – no comment.

8. **W11/1530 – 38 Manor Road, Lillington, Leamington Spa**
Provide new garden room to rear of kitchen.

Part II item – no comment.

9. **W11/1538 – 9 Union Road, Leamington Spa**
Erection of detached garden store in rear garden.

Part II item – no comment.

10. **W11/1611 – 26 & 26A Binswood Avenue, Leamington Spa**
Creation of a new entrance porch and internal alterations to No. 26 including demolition and rebuilding of a section of boundary wall. Creation of a new porch and bin store to No. 26A (renewal of W08/1544).

Part II item – no comment.

WARWICK PART II ITEMS

1. **W11/1084 – 8 High Street, Warwick**
Removal of unauthorised shelter and boundary wall abutting rear garden of 1 Church Street, Warwick. Construction of new boundary wall.

Part II item – no comment.

ADDITIONAL ITEMS

BANNERS

Concerns were expressed at the number of banners on buildings. It was agreed that the Conservation Officer would discuss with the Enforcement Officer.

SOLAR ENERGY LEAFLET

Copies to be re-circulated and comments brought back to the next meeting.

DATE OF NEXT MEETING: 26 January 2012