

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 29 DECEMBER 2009

PRESENT

Councillor Mrs A Mellor
Councillor Mrs J Falp
Councillor B Crowther
Mrs J Illingworth
Mrs R Benyon
Mr P Edwards
Mr M Baxter
Dr C Hodgetts
Mr J Mackay

APOLOGIES

Councillor A Wilkinson
Mr J Turner
Mr L Cave

SUBSTITUTE MEMBERS

Councillor Crowther acted as substitute for
Councillor Wilkinson.

Mrs A Mellor declared an interest in the St. Nicholas Park Application as she is Chairman of the St. Nicholas Park Working Party.

NOTIFICATIONS

21 Bridge End – Dr Hodgetts agreed to look at the content of the application and to speak at the next Planning Committee in respect of the affect upon the tree if it was considered appropriate.

Development at Clinton Lane, Kenilworth – Mrs Illingworth pointed out that the application had now changed to incorporate the restoration of the 19th Century workshop building and therefore was acceptable to CAAF and therefore it was not necessary to comment at Planning Committee.

RECORD OF PROCEEDINGS

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

LEAMINGTON SPA ITEMS

1. W09/1439/1440/LB - Grand Union Restaurant, 66 Clemens Street, Leamington Spa
Proposed external stairway leading from street level down to garden area at rear of premises. Proposed balustrade on top of existing parapet wall.

The installation of the staircase was considered as generally acceptable. It was felt there was a need for details of the staircase balustrade and for the raised parapet detail around the flat roof to ensure that this fitted in with the building.

2. **W09/1450 – 39a Warwick Street, Leamington Spa**
Part demolition of outbuilding, refurbishment of two storey outbuilding with extensions to form student accommodation and courtyard external space.

It was pointed out that this was a new application in place of the previous application which the CAAF had felt was inappropriate. Concerns were expressed that the application was still of high density and felt to be over-development of the site. It was felt that the existing building together with the two storey extensions should be converted, thus leaving the south face uninterrupted. It was pointed out that the workshop is part of a group with a listed building and that the present extension does not enhance the building, concerns were expressed about the number of roof lights in the roof.

3. **W09/1467/LB – 31a Warwick Street, Leamington Spa**
Erection of new signage to shop front.

Generally the retention of the logo was felt inappropriate although one member did support this. It was felt in principle that the logos should not be supported in the principal shopping streets. Concern was also expressed at the light blue colour of the letters which it was felt was inappropriate on a listed building it was felt these should either be black or darker blue.

4. **W09/1468 – 38 High Street, Leamington Spa**
Alteration of existing shop front, installation of new doorway.

This was supported and the introduction of more shop units was welcomed. It was felt more detail was needed of the doors as the drawings submitted are poor. This could possibly be conditioned.

5. **W09/1478/1479/CA – 41 Northumberland Road, Leamington Spa**
Erection of two storey extension to side and rear extension after demolition of existing detached garage.

It was felt this extension was against the spirit of the Conservation Area as the area had been included to safeguard these large detached houses. It was felt the extension would destroy the rhythm of the houses and also be detrimental in terms of bulk and scale against the adjacent turret house which is of a similar period and massing. It was pointed out that if the house were to be demolished and a block of flats of a similar size to be erected this would be refused and therefore such a large scale extension which will significantly alter the appearance of the house, should also be resisted. It was also pointed out that the extension probably does not comply with the spirit of the Residential Design Guide.

6. **W09/1494/1495/CA - Land adjacent to 71 Lillington Road, Leamington Spa**
Demolition of existing garage, construction of new parking space adjoining existing house and construction of new vehicular access to existing house.

It was pointed out that this was a resubmission of a previous application and the previous comments were still considered appropriate as follows. It was felt the concept was good and that the design fitted in well with the site however it was felt that the house was rather too large as a subsidiary house to the main house, given that it was four bedrooms, a smaller unit of the same concept would be better. It was suggested that the permitted development rights should be taken away on such a dwelling. It was felt the dormer window to the side elevation was rather large and there was rather a lot of glass to the rear. The changes to the side elevation and rear elevation to protect the privacy of the adjacent house were accepted as an improvement. It was pointed out that the house lacked some detailing of the main house such as ridge tiles, a chimney and also that the ridge ran contrary to all the main ridges along Lillington Road.

7. **W09/1496/1497/LB – 13 Binswood Avenue, Leamington Spa**
Erection of new rear extension to kitchen, new stepped access to lower ground floor, demolition of existing garage, erection of new detached garage and games room to first floor.

Some concern was expressed at the loss of morning light for the neighbours because of the length of a new extension although it was pointed out that certain other houses have similar large extensions in the Road. Concern was expressed at the use of a flat roof with a glazed roof light and at the use of a rather plain casement window in the lean-to at first floor. It was felt that the roof lights at the rear would be visible from some distance back and it was felt there was not a precedent for roof lights on these elevations of this particular row of houses. Concerns were expressed at the internal alterations to the house particularly the significant removal of walls in the basement area. It was felt that large steels would need to be introduced which were inappropriate in a listed building and can also affect the stability of the building. It was felt that if the double doors between the ground floor rooms were to be approved then additional detailing would be needed for these. Concern was also expressed at the two storey detached building to the rear which it was felt destroyed some of the irregularity of this elevation onto Lillington Road, it was suggested that possibly rather than an angled building, a building with right angled corners set back from the Road would be more appropriate, on a similar footprint to the existing garage which would maintain some of the irregularity and also maintain a wall/gated appearance at the Road junction.

8. **W09/825/826/CA - 40 Russell Terrace, Leamington Spa**
Proposed dwelling to rear of 40 Russell Terrace.
(This was a resubmission to CAAF)

It was felt that the development was acceptable if conditions could be placed on the use of the dwelling to ensure that the garage and dwelling remained ancillary to the main house as some concerns were expressed that the actual front door faces onto Plymouth Place and therefore would be accessed separately in terms of living accommodation. It was accepted that certain concerns from the previous comments had now been alleviated by the applicant's statement which had now been submitted to CAAF.

WARWICK ITEMS

1. **W09/1453/1454/LB – 64-66 Market Place, Warwick**
Demolition of flat roof rear and construction of enclosed staircase in rear yard. Provision of personnel door in rear wall, existing opening and widen to accommodate new gates (amendment of W09/1149).

This was considered to be acceptable.

2. **W09/1487 – St. Nicholas Park, Banbury Road, Warwick**
Proposed new tarmac footpath to link up with existing route within the park.

Significant concern was expressed that the County Council had made this application and had not consulted the Working Group, Friends of St. Nicholas Park. It was felt there was significant conflict with the route of this path and the existing paths particularly as it would be used as a cycle route. It was felt that this should be put back to the Friends of St. Nicholas Park and reconsidered in the light of the wider path. Concerns were also expressed at the introduction of standard lamp fittings which would not enhance the park.

3. **W09/1504/1505/CA – Boat House, St. Nicholas Park, Banbury Road, Warwick**
No demolition required to install a cabin changing room 24 x 8ft.

Concerns were expressed that the drawings were only plans and no details of elevations or material were given. It was felt this was an unacceptable application in its present form should be refused and when further details are available should be brought back to CAAF.

LEAMINGTON SPA - PART II ITEMS

1. **W09/1449 – 14 Wathen Road, Leamington Spa**
Partial demolition of rear lean-to to bathroom, proposed single storey pitched extension kitchen/dining room, extension to rear of existing property for full width of rear wing.

Part II item – no comment.

2. **W09/1469 – The Coach House, Hyde Place, Leamington Spa**
New garage building.

Part II item – no comment.

3. **W09/1465 – 87 Rugby Road, Leamington Spa**
Single storey rear/side extension (included as part 1 item incorrectly)

Part II item – no comment.

4. **W09/1498/1499/LB – Jug & Jester Public House, 11-15 Bath Street, Leamington Spa**
Internal alterations to accommodate three flats at first floor level plus the alteration to one existing flat.

Part II item – no comment.

KENILWORTH - PART II ITEMS

1. **W09/1469/LB – Purlieu Cottage, Purlieu Lane, Kenilworth**
Internal alterations

Part II item – no comment.

2. **W09/1476/1477/LB – 4 Castle Green, Kenilworth**
Erection of a single storey rear extension

Part II item – no comment.

DATE OF NEXT MEETING: Thursday, 21 January 2010