

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 25 MARCH 2010

PRESENT: Councillor Mrs A Mellor
Councillor A Wilkinson
Councillor W Gifford
Mrs J Illingworth
Mrs R Benyon
Mr P Edwards
Mr J Turner
Mr L Cave
Dr C Hodgetts
Mr O Brock

APOLOGIES: Councillor Mrs J Falp, Mr J Mackay, Mr D Stocks

DECLARATIONS OF INTEREST

23/25 Newbold Terrace – Dr C Hodgetts declared an interest as she is working on the project and left the room.

48 New Street, Kenilworth – Mrs J Illingworth knew the applicant and left the room.

RECORD OF PROCEEDINGS

The minutes of the previous meeting were accepted as a correct record, however it was suggested that CAAF's comments on W10/0154, York Corner, 21 Adelaide Road should be that they strongly disagreed with the scheme and it should be refused.

LEAMINGTON SPA ITEMS

CHANDOS STREET PROJECT

Copies of the Design and Access Statement were handed to all members of CAAF and a brief overview of the project given by the conservation officer. It was pointed out that the scheme would be discussed at the next meeting at which Mr John Beaumont, the Planning Officer dealing with the application, would also be present. Members are requested to familiarise themselves with the scheme and to bring their copies of the Design and Access Statement to the next meeting.

- W10/0241/0242/LB – 23-25 Newbold Terrace and 24 Willes Road, Leamington Spa**
Conversion, alteration, extension and improvement of a grade II listed terrace, (presently 41 unoccupied flats) into 27 high quality apartments and the construction of two new town houses. Works involved alteration to the internal structure involving openings in

existing walls, relocation of doorways and alteration of general floor layout. Externally, the works involve rear extensions, partial extensions to window locations, opening up, extension of existing lightwells, and excavation of new lightwells.

Generally the scheme was welcomed. It was felt that improvements to this major property would be enhancement to the building and the conservation area. Detailed comments were made about various windows. It was felt the windows to the side new extension facing Willes Road should match each other. Some comments were made as to whether these would be single or double glazed. It was felt they would be better as single glazed windows. Replacing the plate glass windows at ground floor level facing Newbold Terrace was also raised, although it was pointed out that, historically, it may be better to leave them as plate glass windows. Concern was expressed at the location of the two lifts. Although the inclusion of lifts was supported, it was felt the lift shaft should be sound proofed, particularly at the top where there is an overrun room which is next to a bedroom. Similarly, other bedrooms are located near the lift shafts and these should be fully sound proofed. It was pointed out there was a loss of a chimney breast in the demolition work to be carried out to the rear wing to the west end of the building and also a small service stair. This needs to be investigated on site to see if it is of significance. Concern was expressed at the narrowness of the extension to the west wing which could possibly be better handled architecturally. Careful attention would be needed to the detailing of the new basement lightwells, particularly where new railings are to be installed, which should match the originals. Some concern was expressed that the conservatories may be rather gloomy. It was pointed out that possibly not all the solar panels on the roof will act as collectors as they are not south facing. Generally, the restoration of the large rooms was welcomed and also the restoration to create two town houses in the centre of the development was also welcomed. The new town houses, however, were felt to be inappropriate in design; it was felt that a more traditional approach, similar to the corner development on Enstfield Road, would be a better way of dealing with this part of the site. It was also felt that along the Willes Road elevation, the timber fence should be replaced by a reclaimed brick wall.

**2. W10/0261 – 198 Rugby Road, Leamington Spa
Inserting basement windows and forming new lightwell.**

A better section showing the proper depth of the lightwell was needed, it was felt, and the detailing of the lightwell should be considered more carefully rather than having blue engineering bricks. It was felt that a reclaimed brick, possibly with a bull nosed blue capping would be more appropriate.

**3 W10/0262/0263/0264/LB – MacDonalds, 34 Parade, Leamington Spa
Proposed minor alterations to shop front and replacement advertisement.**

Any large logo in the windows were felt to be inappropriate. The use of lettering on the side of the portico and front of the portico was also felt inappropriate and would set a difficult precedent for other shops which also have these very small porticos. It was felt the black lettering to the fascia was appropriate, subject to it sitting balanced between the rusticated lines. It was felt that the polished stone at stallriser level should not be painted as this is mentioned in the Leamington stores leaflet.

4 W10/0271/0272/LB – Flat 1, Lorien House, 40 Warwick Place, Leamington Spa
Alterations to existing apartment to form separate basement flat, demolition of existing outshut and erection of orangery and conversion of existing garage to ancillary living accommodation.

Concerns were expressed at the creation of an additional flat which would require the front garden to be used for additional parking. It was pointed out that all the other front gardens to this very important terrace are now used as gardens and not parking and therefore additional parking in this location should not be encouraged. If it is not possible to convert the property without having to convert the garage into ancillary accommodation and further losing parking spaces, then the conversion should not be carried out. Some concern was also expressed at the enlargement of the lightwell. Significant concern was expressed at the loss of the garage and conversion into ancillary accommodation which is located particularly far from the main house.

5 W10/0312/0313/CA – 8 Adelaide Road, Leamington Spa
Replacement of former enclosed brick wall between No. 8 and No. 6 alongside front driveway/access between the back of the highway/footway and buildings approximately 12m in length. The enclosure to be a low brick wall, surmounted by double panels, mounted between slender brick piers and brick pillar contiguous with the reduced wall length.

The enclosure that was being created was to be welcomed and the defining of the boundaries between the two houses. The gate piers and works to the front were to be welcomed. It was however felt that the dividing wall between the two properties should be a brick wall and not railings. Although railings are on the other side of the road, these are later developments relating to the Edwardian houses. On the side of the road relating to no. 8 all the houses have solid brick walls between the gardens with a traditional coping. It was therefore felt that this would be a better proposal.

6 W10/0335 – 13 Binswood Avenue, Leamington Spa
New rear extension to kitchen, new detached garage to rear of dwelling, internal alterations.

The new rear extension was felt to be much more appropriate than the previous extension as this was a reduced building and more similar to the existing lean to building. Removal of the front staircase to the basement

area was also welcomed. Some concerns were still expressed at the design of the garage building; it was felt the shallow arch was very wide and did not relate well to the arched head window above. It was pointed out on the adjacent garage there is much more brickwork between the cill of the arched head first floor window and the shallow arch of the garage. It was suggested that possibly the garage could be set back to enable a car to drive in and then operate the automatic doors without having to stop in the busy road running alongside.

LEAMINGTON SPA – PART II ITEMS

**1. W10/0228 – 12 Leicester Street, Leamington Spa
Erection of single storey rear extension.**

Part II item – no comments.

**2. W10/0233/0234/LB – 66 Leam Terrace, Leamington Spa
Convert cellar to gymnasium and shower room with creation of wells with a hinged grid.**

Part II item – no comments.

**3. W10/0235/0236/LB – 62 Leam Terrace, Leamington Spa
To convert cellar into an office and large games room but make waterproof with creation to lightwells with a hinged grid.**

Part II item – no comments.

**4. W10/0237 – 10 Beauchamp Avenue, Leamington Spa
Proposed garden shed.**

Part II item – no comments.

**5. W10/0247/0248/CA – 7 Woodbine Street, Leamington Spa
Increase in depth of existing lightwell to front elevation of property.**

Part II item – no comments.

**6. W10/0265/0266/CA – 21 Plymouth Place, Leamington Spa
Demolition of existing outhouse extension to rear of property and erection of new single storey extension for use as private office/living area.**

Part II item – no comments.

**7. W10/0281/0282/LB – 60 Binswood Avenue, Leamington Spa
Installation of wheelchair lift.**

Part II item – no comments.

8. **W10/0300/LB – The Cottage, 20 Kenilworth Road, Leamington Spa**
Opening up of internal walls and moving staircase forward.

Part II item – no comments.

9. **W10/0277 – 9-11 St Marks Road, Leamington Spa**
Erection of two outbuildings to rear of gardens with 9 and 11 St Marks Road pointing to Cliffe Road for ancillary use to nursery.

Part II item – comments as per previous application W09/0634

10. **W10/0295 – 38 Villiers Street, Leamington Spa**
Two storey side and rear extensions with dormer windows to rear and retaining walls to rear garden.

Part II item – no comments.

11. **W10/0302 – 10 Beauchamp Avenue, Leamington Spa**
Proposed ground floor extension to rear.

Part II item – no comments.

12. **W10/0305 – 1a Milverton Hill, Leamington Spa**
Application for certificate of lawfulness for use as flats.

Part II item – no comments.

13. **W10/0310/0311/CA – 7 Elizabeth Court, Beckinsfield Street West, Leamington Spa**
Installation of square sun pipe in the side western pitched roof

Part II item – no comments.

14. **W10/0331 – 7 Augusta Place, Leamington Spa**
Change of use from shop to office.

Part II item – no comments.

WARWICK ITEMS

1. **W10/0231 – Trebuchet (Siege Machine), Warwick Castle, Castle Hill, Warwick**
Retention of 4/gravel and 1/concrete bases and a trebuchet for a further temporary period of 5 years to 31 December 2015.

It was felt that if the trebuchet were to be retained, it should be an application for permanent retention, rather than a series of temporary applications. Concern was expressed that the trebuchet really should be packed away in the winter in a traditional manner and re-erected in the

summer months if it is truly a temporary structure. Concerns were expressed at the use of a trebuchet in an 18th century landscape.

2. **W10/0232 – Hut for Birds of Prey, Warwick Castle, Castle Hill, Warwick**
Retention of storage hut used in association with the birds of prey exhibition for a temporary period of 5 years until 31 December 2015.

Whilst it had been appropriate to grant temporary consent for the initial use of this building for the practice of keeping birds of prey, it was felt that if this is to be an ongoing practice at the castle then a permanent building should be applied for. This would no doubt require a more suitable building to be constructed, either within the trees against the wall, or a more suitable bird house. It was therefore felt that a further temporary consent for five years should not be granted for the present building.

WARWICK – PART II ITEMS

1. **W10/0285/0286/CA – 4 The Templars, Bridge End, Warwick**
New extension and alteration to existing house to provide additional utility and kitchen floor area.

Part II item – no comment.

2. **W10/0303/LB – 8 Mortimer Cottage, The Courtyard, Bridge End, Warwick**
To create a regular sized door opening between bedrooms 3 and 4.

Part II item – no comment.

3. **W10/0333/0334/LB – 43 High Street, Warwick**
Demolition of unstable outhouse.

Part II item – no comment.

KENILWORTH ITEMS

1. **W10/0239/0240/CA – 20 Station Road, Kenilworth**

It was pointed out that comments were not to be made on this application as it would most likely be withdrawn following the visit of the planning officer.

2. **W10/0287/LB – 48 New Street, Kenilworth**
To reburish three sash windows to rear bay window in wood as existing but with the double glazed units.

Discussion took place on the use of double glazed units and it was felt that this would change the character of the window, particularly the frames would become larger and also there would be a mirrored effect on the window. It was pointed out that if the windows are to be replaced, it might be better to consider, replacing the ground floor window with equal sashes rather than the Edwardian reinstatements which do rather unbalance the proportion of the whole bay window. It was, however, felt that these should remain as single glazed windows.

**3. W10/0298/0229/LB – Dudley House, 12 Abbey Hill, Kenilworth
Conversion of double garage into single storey garage and
boot/utility room. Erection of single storey flat roof extension.
New pitched roof over the existing second floor bathroom and first
floor master bedroom/ensuite dressing room extension. Minor
internal alterations.**

It was pointed out that the application did not relate to what had already been granted permission and therefore there was some anomaly between the application for the alternative roof. It was pointed out that permission had already been granted for the boot room and the rear garden room. If there is further information next time, this will be discussed at a later meeting. Members, however, did not consider the first floor extension, as shown, to be appropriate.

DATE OF NEXT MEETING: Thursday, 22 April 2010