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AJM/KW

10th December 2001

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH DECEMBER 2001

PRESENT: Cllr W Gifford, Cllr Mrs C Hodgetts, Cllr G Darmody, Mr P Birdi, Mr M Baxter,
Mr L Cave, Mr G Goddard-Pickett, Mr M Sullivan.

SUBSTITUTE MEMBERS: There were no substitute members.

APOLOGIES: Councillor G. Guest.

1. Minutes of meeting held on 15th November 2001. The minutes were accepted as a correct record.

2. **Matters arising from the minutes**

- (a) *CCTV cameras* - The Chairman expressed his concern and that of other members that the posts for the CCTV cameras had been erected immediately following the last meeting and, therefore, there had been no time for the C.A.A.F.'s comments to be considered, which devalued the effectiveness of the C.A.A.F.

The Conservation Officer explained that the erection of the posts had proceeded ahead of schedule in that there had been no intention to disregard the views of the C.A.A.F. He further explained that Mr. Ian Coker, the Town Centre Manager, was now looking into the possibility of providing some cameras within the bowl type fittings, as discussed at the previous meeting, for significant locations. This would be dependant upon cost.

Councillor Darmody explained that the locations were those which had been approved by the Police and were chosen to be a deterrent in the most vulnerable parts of the town.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH DECEMBER 2001

- (b) *Quicks Garage, Station Approach* - The Conservation Officer clarified that the Planning Brief prepared about five years ago which included this site, had been adopted as Supplementary Planning Guidance and the site in question had been included for housing.

3. **Update on previous applications**

This was tabled. Mr. Cave pointed out that the Ionic capitals had not been restored at 12 Grove Street, the Conservation Officer agreed to look into this.

4. **W20011499 - 81/83 New Street, Leamington Spa**
Continued use of premises for residential use without compliance with condition (4) of p.p. W960982 (garages to be used for housing of private vehicles or other purposes incidental to the residential use of the dwelling) to allow the garages to be used as habitable space

Significant concern was expressed that these buildings which had been permitted as mews dwellings with garages integral to them should now become wholly dwellings. It was pointed out that the whole purpose of allowing development on that side of New Street was to provide a mews type dwelling, with integral garages. Concern was also expressed that New Street had few additional parking spaces to serve the dwellings. Concern was also expressed at the design of the glazed screens in the former garage entrances. It was felt this application should be refused.

5. **W20011501 - 12 Station Approach, Leamington Spa**
Change of use of ground floor from taxi business to design studio; erection of conservatory and installation of glazed entrance door; screen to replace roller shutter door and pivoted glazed screen in existing door opening

This was generally considered to be acceptable, although some concern was expressed about parking by members of staff.

6. **W20011502LB - 54 Leam Terrace, Leamington Spa**
Internal alterations to provide additional bedroom in roofspace, including insertion of two no. rooflights

This was generally considered to be acceptable. It was suggested that the new rooflights could be lined up rather than staggered on the roof. It was also suggested that it may still be possible to provide some form of light source to the glazed ceiling feature above the staircase. It was also suggested that the non-traditional window at the rear of the property should be replaced.

Cont:

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH DECEMBER 2001

7. **W20011503 - Regent Hotel, Parade, 75/87 Regent Square House, Parade, Leamington Spa**
Change of use of land and building to provide for hotel conference facilities, residential, offices, retail, together with ancillary or site car parking, drainage and landscaping

Mr. Goddard-Pickett provided a faxed letter to be read out which had accompanied the planning application. This was read out by the Conservation Officer. It was suggested that the application should be deferred until further information is received. It was pointed out that this application did not include for any A3 uses and also included Regent Square House which was considered to be a plus factor.

8. **W20011509 - Imperial House, 73/77 Holly Walk, Leamington Spa**
Installation of air conditioning unit to second floor office including ancillary pipework and condenser at ground floor level

Some concern was expressed at the exposed pipework running up the building between the two units. It was questioned why the unit could not be placed on the roof and the pipework included internally.

9. **W20011523 - 9 Lillington Avenue, Leamington Spa**
Conversion of existing house into three town houses; erection of two mews dwellings and two detached dwellings to rear including car parking and access arrangements

There was no objection to the conversion of the house, however, concern was expressed at the dwellings attached to the rear extension and the architecture used for the houses. It was suggested that possibly the rear elevation could be retained, with some form of mews development at the bottom of the garden. Concern was expressed that the present scale of development was overdevelopment and removed all the garden and trees from this villa. The importance of this villa and the adjacent property were emphasised as both had been included within the original Conservation Area designation. It was, therefore, felt that something of the grounds of the property should be maintained.

10. **W20011532 - The Coach House, 11 Beauchamp Avenue, Leamington Spa**
Erection of ground floor rear and side extensions, first floor rear extension and erection of a pitched roof over existing first floor extension

There was no objection to these proposals.

It was suggested that the main house should be considered for Listing as these buildings had been built by Mr. Pratt in 1911 and were good examples of Edwardian housing in Leamington Spa.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH DECEMBER 2001

11. **W20011535LB - H.S.B.C. Bank Plc., 33 Parade, Leamington Spa**
Repainting of ground floor windows and door sets internally and externally to RAL 9005 (Bronze)

It was generally felt the colour was acceptable subject to a sample being made available for approval by the Planning Department. It was suggested that as part of this improvement the H.S.B.C. sign above the door could be reset into the doorway or inscribed on a glass panel over the door.

12. **W20011547LB - 106 Regent Street, Leamington Spa**
Retention of 2 no. signs within the first floor window recess (retrospective application)

It was felt that this would set a very difficult precedent and that the defective windows underneath the boards should be repaired.

13. **W20011559/60LB - 20-22 Victoria Terrace, Leamington Spa**
Display of illuminated fascia lettering and illuminated menu board

It was felt that the details of the lettering should be closely inspected as they appear to be solid letters with holes pierced in the front to allow light through. This is not the normal form of lettering which is normally only illuminated by halo, rather than front light penetration. It was, therefore, felt that the lettering needed to be reconsidered. The menu board was felt to be acceptable.

14. **W20011562 - 6 Spencer Street, Leamington Spa**
Application for a Certificate of Lawfulness for the existing use of ground floor as hot food takeaway

There was no comment on 6 Spencer Street.

15. **W20011571/72LB - Polish Club, 54 High Street, Leamington Spa**
Change of use of part of ground floor and basement for mixed use to educational and removal of existing bar fittings and closing of opening to ground floor clubroom

This was considered acceptable, subject to any detail alterations internally being suitably conditioned.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH DECEMBER 2001

16. W20011573/74LB - Tesco Stores Ltd., 22-28 Parade, Leamington Spa
Installation of illuminated sign to ATM cash dispenser on Parade elevation;
display of halo illuminated fascia lettering to Parade and non illuminated signs to
Tavistock Street elevations; repositioning of replacement

It was considered the front elevation is a great improvement, however, some comments were made about the detail of the window framing. It was suggested that the rear elevation should be improved in the same way as the front elevation. Some concern was expressed at the location of the A.T.M. which it was felt would be better located to the north end of the shopfront adjacent to the railings. It was pointed out that there are some existing bicycle stands adjacent to the proposed location of the new A.T.M.

17. W20011582LB - 150 Parade, Leamington Spa
Display of non illuminated globe sign and logo fronting Parade (Barclays Bank)

Concern was expressed at the design of the sign. It was felt that the existing sign is more acceptable.

18. W20011585 - 68 Russell Terrace, Leamington Spa
Erection of a double garage

Whilst the design of the garage was considered acceptable, subject to having a natural slate roof and matching materials, it was felt the garage building should in some way link into its surroundings either by a wall attached to the adjacent buildings or adjacent to the boundary wall.

19. Revision of the Conservation Area Advisory Forums terms of reference

The Chairman pointed out that discussions had taken place with the Head of Planning and the Conservation Officer concerning the possible inclusion of Warwick, Whitnash and Kenilworth into the Conservation Area remit of the Conservation Area Advisory Forum. The Conservation Officer handed out a draft report and new constitution to all members, which could be commented upon at the next meeting.

Date of next meeting -

20th December 2001.