

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 19 MAY 2011

PRESENT: Councillor N Pittarello
Councillor J Webber
Mr L Cave
Mr P Edwards
Mr M Sullivan
Mr M Baxter
Mrs R Bennion
Mrs J Illingworth
Dr C Hodgetts

APOLOGIES: Mr J Turner
Mr J Mackay

SUBSTITUTE MEMBERS: None

Councillor Webber was welcomed to the meeting.

DECLARATIONS OF INTEREST:

Councillor N Pittarello - item 5 as Ward Councillor.
Councillor J Webber - item 6, 7, 10 to 12, 14 to 19 as Ward Councillor.

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE FOR 24 MAY 2011

Application for 110a New Street, Leamington Spa - a conversion of Place of Worship into two dwellings. No one wished to speak on this item.

Application for retention of concrete base for Trebuchet at Warwick Castle - Dr Christine Hodgetts agreed to speak on this item.

LEAMINGTON SPA ITEMS

- 1. W11/0496/0497/LB - Regency Arcade, 154/156 Parade, Leamington Spa
Change of use from A1 to B1/D1 to A1 and C1 with alterations to east and south and west elevations including new/replacement windows, openings, provision of external rooftop plant, signage and associated internal and external works.**

Generally this was welcomed as it was felt it would be an asset to the lower part of the Parade and made very little changes to the external appearance of the building. Some concerns were expressed at the adequacy of the refuse storage for the hotel and also the location of the refuse storage from the retail premises. It was also considered important that a full Fire Certification should be obtained for this type of development and that adequate flues were provided in a discrete location from the kitchen. The provision of plant on the roof was highlighted and the impact of this it was felt needed to be carefully monitored. Concerns were expressed at the way in which the rear access to the arcade had been locked and made into a window it was felt possibly the arcade entrance should be removed altogether so a normal window could be inserted. The question of parking and any type of arrangement with St. Peter's car park was also discussed.

2. **W11/0508/CA, W11/0530/LB – 82 Regent Street, Leamington Spa**
Planning application and description for both is demolition of existing unit/retail to flat/82a access and corridor. Replace with raised unit to provide level access to front retail area. New access to rear of unit up to flat 82, new shop entrance to replace existing.

Concerns were expressed that this is a Listed Building and the removal of the whole of the rear area was unfortunate. The proposed replacement building provided a particularly unfortunate access to the flat across the large flat roof. The current arrangement although off the rear passageway does at least provide a largely covered in access to the flat. It was not felt this proposal enhanced the Conservation Area or added anything greatly to the building except the provision of a level floor through the retail area which currently well accommodates the change of level. Some concerns were expressed at the present colour scheme and signage on the existing shopfront.

3. **W11/0523/0524/CA – 2 Holly Street, Leamington**
Demolition of two garages and construction of new Health Clinic.

This was felt to be acceptable.

4. **W11/0556 – Monsoon, 42 Parade, Leamington Spa**
Change of use ground floor from A1 to A3 use.

It was felt that the principle of retaining retail use on prime frontages by applying our existing percentage calculation for A3 use on these frontages should be upheld. Concerns were expressed at the way in which this application had been dealt with and that it implied the Council's hand should be forced into accepting the current solution when this is clearly against our policy.

5. **W11/0572/LB – 144 Parade, Leamington Spa**
Change of shop front logo to new company name. Partition of stud walling and replace with existing security grilles to rear

windows, installation of security grille to sky light, refurbishments of existing suspended ceiling.

Concerns were expressed that the fascia is very deep on this shopfront and the some form of border or other form of alteration to the fascia to reduce the apparent depth would be an improvement. It was felt that individual letters would be better than the metal plate proposed and also that the logo which forms part of the lettering should be removed. Concerns were expressed at the posters within the window and the fact that action could not be taken against these unless they were classed as permanent posters.

6. **W11/0562 – 4 Bedford Street, Leamington Spa**
Installation of three satellite dishes at front of building. Display of externally illuminated fascia and hanging signs and external illuminated sign on side gable.

The area behind the roof was considered an improvement and it was questioned why the third dish could not also be located in this place. The hanging sign was considered to be acceptable however the large wall mounted sign was not considered to be necessary or appropriate on this building and should not be granted permission.

7. **W11/0588 – 7 Parade, Leamington Spa**
Conversion of ground, first and second floor, the third floor from offices to five self-contained flats.

This was felt to be a good scheme subject to the sub-divisions not going up to full height in the large spaces and therefore maintaining the essence of the large rooms. It was recommended that the balcony railings should be put back as part of the negotiation for permission.

8. **W11/0591/LB – Bethany, Clarendon Place, Leamington Spa**
Replace existing front door with new automated wooden door with raised and fielded panels with glass filled in panels, two number glazed panels to either side of entrance. Fit new sign above door which will be individual letters.

It was felt the door design was not quite right and that a better early 19th Century style door with larger panels would be more appropriate. The colour needs specifying also the type of signage to go over the door which is not shown. It was pointed out that the existing doors could be power assisted by installing some new equipment if they did not wish to change the door.

9. **W11/0605 – 59 Holly Walk, Leamington Spa**
Change of use from offices to house in multiple occupation.

It was felt this would be better as flats as houses in multiple occupation do have an uncared for appearance and this is a prime location and a very important building within the Conservation Area. Significant concern was expressed at the size of the rooms some of which were felt to be too

small. It would be better in particular to get rid of rooms 5 and 10 to create two larger rooms in the proposal.

It was felt that policy issue regarding room sizes should be investigated.

Broadband Cabinets in Leamington Spa

10. **W11/0469 – Highway Verge outside 20 Union Road, Leamington Spa**
Application for the retention of existing Telecommunications equipment superfast broadband cabinet (Retrospective application).

Although this was felt to be not too intrusive an alternative location in Beauchamp Hill where there is a high wall two properties down from the existing location should be investigated as this would be a better location.

11. **W11/0500/TC – Highway Verge, Arlington Avenue, the side of Binswood Mansions, Leamington Spa**
Installation of Openreach broadband cabinet within footpath of Arlington Avenue at the side of Binswood Mansions.

It was felt this would be better located under the tree in the grass verge adjacent to the existing cabinet where it would be less visible fronting onto Binswood Avenue.

12. **W11/0502/TC – High Verge outside 26 Adelaide Road, Leamington Spa**
Installation of Openreach broadband cabinet within footway outside Adelaide Road.

Significant concern was expressed that the only location seemed to be the one proposed adjacent to the existing 19th Century villa. It was felt that further research should be carried out into locating it on the opposite side of the road adjacent to the hedge or the fence where the impact would be less.

13. **W11/0504/TC – Highway Verge side of 30 Clarendon Avenue, Leamington Spa**
Installation of Openreach Broadband cabinet within footpath in Chandos Street to the side of 30 Clarendon Avenue.

It was felt this would be better if it could be moved next to the outbuilding and painted magnolia rather than adjacent to the main house.

14. **W11/0499/TC – Highway Verge outside 34A-34C Chandos Street, Leamington Spa**
Installation of Openreach broadband cabinet within footway outside 34a-34c Chandos Street.

Concerns were expressed that this would be an intrusion at the front of the pavement and while it is was accepted that this could not be put to

the back of the pavement because of existing services it was suggested that locating it in the car park might be a better solution.

LEAMINGTON SPA - PART II ITEMS

- 1. W11/0513 – Warwickshire Justice Centre, Newbold Terrace, Leamington Spa
Proposed installation of smoking shelter for staff alongside pavement at Rosefield Place.**

Part II item – no comment.

- 2. W11/0521 – 34 Gaveston Road, Leamington Spa
Proposed lightwell to pump.**

Part II item – no comment.

- 3. W11/0522 – 207 Rugby Road, Leamington Spa
Two storey side extension, extended garage at the front.**

Part II item – no comment.

- 4. W11/0536 – 112 Warwick Street, Leamington Spa
Remove existing post sign, install new internally illuminated fascia and projection.**

Part II item – no comment.

- 5. W11/0540 – Thornbank Centre, 6 Warwick New Road, Leamington Spa
Amendment to previously approved W10/1658 to include loft conversion.**

Part II item – no comment.

- 6. W11/0557/CA – 14 York Road, Leamington Spa
Proposed part demolition of external wall to front of property to provide access to new vehicle driveway.**

Part II item – no comment.

- 7. W11/0566 – Top Flat, Social Club, 8 High Street, Leamington Spa
Change of use from first floor club to mixed use club/D2 gymnasium, full practice of yoga, martial arts, pilatas, general health and fitness creation. Existing ground floor use remains as licensed premises.**

Part II item – no comment.

8. **W11/0541 – 21 Wathen Road, Leamington Spa**
Proposed no. 2 ground floor extension to rear/side of existing terraced dwelling.

Part II item – no comment.

9. **W11/0492/LB – 23 Russell Terrace, Leamington Spa**
Single storey pitched roof rear extension together with basement and internal alteration to facilitate rear extension.

Part II item – no comment.

10. **W11/0563/0564/LB – Kingsley House, Holly Walk, Leamington Spa**
Proposed upper gates in opening of collapsed wall and gravel chippings to surface part of garden.

Part II item – no comment.

11. **W11/0582/LB – HSBC Bank, 126 Parade, Leamington Spa**
Rebuilding amongst stable extension to match existing and reusing same materials.

Part II item – no comment.

WARWICK ITEMS

1. **W11/0520 – 32 Market Place, Warwick**
Set of individually flat cut letters with non-illuminated projection sign.

Concerns were expressed that the coloured logo band had still been incorporated into the lettering. It was accepted the lettering was now reduced in size and would be acceptable subject to the removal of the logo.

2. **W11/0571 – Post Office Building, Old Square, Warwick**
Proposed internal and external alterations and change of use to form two apartments at ground floor.

Some concern was expressed this building is not Listed and it was suggested that possible Listing might be appropriate again. Generally the conversion was considered acceptable although it was considered unfortunate that the living rooms were not put at the front to take advantage of the large windows at the front which would then not need to be sub-divided. The new central door was felt to be too narrow and further investigation should be carried out to find out what the original door looked like.

**3. W11/0578 – 52 Market Place, Warwick
Use of premises for A2 purposes as Licensed Betting Office.**

Significant concern was expressed at this building becoming a licensed betting office rather than a retail shop. This is prime retail frontage and the loss of this would be unfortunate to this area and retail in general in central Warwick. It was strongly felt that this should be retained as retail premises and not granted permission.

**4. W11/0595/0596/LB – Greville House, 10 Jury Street, Warwick
Repainting front of building.**

It was felt that the blue highlighting was not acceptable in place of the green. It was felt that a dark colour could be used for the base plinth however the window sills and the other detailing currently picked out in a dark colour should be picked out in a subtle change of colour from the magnolia.

**5. W11/0599/0600/LB – Marble House, Cocksparrow Street, Warwick
Proposed increase in flue height, proposed light-well.**

Whilst there was not significant concerns about the light-well it was felt that more detailing was needed. In terms of the flue it was felt this would be acceptable however it was pointed out that it appeared to be on to the base of an existing chimney stack which went higher. It could be possible by further investigation to ascertain the height of the chimney stack and this could be built up prior to the pot being inserted, which may look better.

WARWICK PART II ITEMS

**1. W11/0532/LB – Shire Hall, Market Place, Warwick
Internal alterations to form library plus refurbishment to office base.**

Part II item – no comment.

**2. W11/0583/0584/CA – Oyster Bar, Icon House, 12-14 Jury Street, Warwick
To build a shelter over existing smoking area.**

Part II item – no comment.

**3. W10/1305 – 13 Market Place, Warwick
Change of shop name on existing fascia boards to Love Labels at the outlet store.**

Part II item – no comment.

4. **W11/0613 – Shire Hall, Market Place, Warwick**
Change of use from offices to library.

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/0525/0526/CA – Lower Ridge House, Upper Ladyes Hills, Ladyes Hills, Kenilworth**
Build a 1.0 high solid brick wall with two access gates around boundary of this private family residence.

After discussion it was considered that there could possibly have been a high wall around this part of the property as this is really the rear of the property and the house does have a front door onto Upper Ladyes Hills, which is the formal entrance. It was felt subject to appropriate bricks being used with an appropriate coping and gate piers this would be acceptable. It was considered that landscaping should be encouraged to climb up the wall and that landscaping should be maintained within the garden itself. Details of the gates should be close boarding and painted, and should be conditioned together with the materials for the wall, coping, and the gate piers.

2. **W11/0535 – Kenilworth Police Station, Smalley Place, Kenilworth**
Change of use from Police Station to multi-function building.

This was felt to be acceptable as there seemed to be no external changes.

3. **W11/0569/0570/CA – 11 Lower Ladyes Hills, Kenilworth**
Proposed side extension and rear extension and new boundary wall.

Significant concern was expressed that the new proposal was not subservient to the main house and appeared to look like a mews building rather than an extension to a modest terraced house. Concern was expressed at the proposed removal of the existing Roman cement render. It was felt that the extension would be better maintained in a similar type of render and a more subservient building design set back from the main building. Concerns were also expressed at the loss of trees and the general impact this extension would have on this very attractive part of Kenilworth Conservation Area.

KENILWORTH PART II ITEMS

1. **W11/0533/0534/CA – 35 Fieldgate Lane, Kenilworth**
Single storey garden room extension to rear of house.

Part II item – no comment.

NOTE

Waitrose proposals at the Fire Station Site, Leamington Spa – these would be on display in Royal Priors Shopping Centre over the weekend. It was suggested that the developers are invited to CAAF to discuss this as a pre-application proposal.

DATE OF NEXT MEETING: Thursday 9th June 2011.