

# WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

## MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 21 APRIL 2011

**PRESENT:** Councillor Mrs A Mellor  
Mrs R Bennion  
Mr P Edwards  
Mr L Cave  
Mrs J Illingworth  
Dr C Hodgetts

**APOLOGIES:** Mr J Turner  
Councillor Mr N Pittarello  
Councillor Barbara Weed  
Mr J Mackay

**SUBSTITUTE MEMBERS:** None

**DECLARATIONS OF INTEREST:** None

### **RECORD OF PROCEEDINGS**

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

### **LEAMINGTON SPA ITEMS**

1. **W11/0373 – Outside Kilby Court, 29-31 Brunswick Street, Leamington Spa**  
**Installation of 1 x DSLAM superfast broadband cabinet located on the adopted footway.**

It was felt this would be better either painted magnolia or remaining green and moved near to the other cabinet.

2. **W11/374 – Telecommunications Cabinet outside 5 Regent Street, Leamington Spa**  
**Installation of 1 x DSLAM superfast broadband cabinet located on the adopted footway.**

This is now acceptable painted magnolia. The other BT cabinet should be painted the same.

3. **W11/0376 – Outside 2a Court Street, Leamington Spa**  
**Installation of 1 x DSLAM superfast broadband cabinet located on the adopted footway.**

This should be painted magnolia and the other BT cabinet painted the same.

4. **W11/0377 – Outside 12 St Mary’s Road, Leamington Spa  
Installation of 1 x DSLAM superfast broadband cabinet located on  
the adopted footway.**

This was probably the only location although it is not considered ideal.

5. **W11/0383/0384/CA – 5 Campion Terrace, Leamington Spa  
Re-rendering of building. Blocking off of left hand entrance.  
Reinstatement of right hand entrance. Movement and  
enlargement of downstairs window. Replacement of UPVC  
windows with timber sash windows.**

The arrangement was not considered an improvement. It was felt that resiting the existing window and retaining the existing front door’s position would be more appropriate. The replacement of the UPVC window was welcomed.

6. **W11/0407 – Opposite 61 Tachbrook Road, Leamington Spa  
Installation of an Openreach broadband cabinet.**

This was considered acceptable.

7. **W11/0409 – Outside 13 Kenilworth Road, Leamington Spa  
Installation of Openreach broadband cabinet.**

This was considered acceptable.

8. **W11/0410 – Outside 2 Eastnor Grove, Leamington Spa  
Installation of an Openreach broadband cabinet.**

This should be relocated next to the existing cabinet on Radford Road. The present location is in conflict with the setting of No. 2 which is a fine house in the Conservation Area.

9. **W11/0412 – Outside Marlborough House/48 Holly Walk,  
Leamington Spa  
Installation of an Openreach broadband cabinet).**

This was considered acceptable.

9. **W11/0448 – Opposite 5A Regent Street, Leamington Spa  
Installation of Openreach broadband cabinet.**

This was considered acceptable.

10. **W11/0454 – Broadband cabinet, Binswood Street, Leamington Spa  
Installation of an Openreach broadband cabinet.**

This was considered acceptable if located back to the trees.

11. **W11/0474 – York Corner, 21 Adelaide Road, Leamington Spa**  
**Demolition of existing store and erection of two storey rear extension to form kitchen/dining room, bedroom with en-suite bathroom and dressing room.**

This had been opposed strongly in the past and CAAF Members wished their original comments to be reiterated as the design had not changed.

12. **W11/0503 – Telecommunications Cabinet, Warwick New Road, Leamington Spa**  
**Installation of Openreach broadband cabinet.**

This was considered acceptable.

13. **W11/0510 – Broadband Cabinet, Binswood Street, Leamington Spa**  
**Application to install Openreach broadband cabinet.**

This was considered acceptable if against the trees.

14. **W11/0512 – 19 Bath Street, Leamington Spa**  
**Change of use of part of ground floor, first and second floors to 3 no. Apartments in multiple occupation (C4), external changes to elevations. Changes to car parking layout, provision of bin and cycle storage.**

There was felt to be insufficient information about the present use of the upper floors. It was recommended that this should be investigated, the use of an external staircase was considered unacceptable. The rear elevation needs improving in such a sensitive location.

15. **W11/0156 – Royal Priors Shopping Centre, Leamington Spa**  
**Proposed signage to Porticos and access to park Street and new hanging sign in Regent Street.**

The hanging sign was not considered necessary. The illuminated lettering was considered inappropriate. It was felt the signage in parade should stay as it is.

16. **W11/0451/LB – Flat 1, 28 Portland Place West, Leamington Spa**  
**Erection of a free sat.**

More detail of the location of the dish was requested.

17. **W11/0405 – 1 Denby Buildings, Regent Grove, Leamington Spa Demolition of rear wings, chimney breast and internal walls; demolition and rebuilding of dormer parapet and stone arch; alterations to elevations; refurbishment to provide 24 flats and 12 shops including new slate roofs and windows; erection of new shop fronts; provision of metal gates and car parking for 23 vehicles. Subsequently amended by W/96/0175; Variation of condition 13 of pp. W/95/1309 and 1310/LB (ground floor use solely for A1 retail use) to include A2 use (financial and professional services).**

Concern was expressed that A2 use could include Betting Offices.

### **LEAMINGTON SPA - PART II ITEMS**

1. **W11/0438/LB – Greggs Plc, 21A Parade, Leamington Spa Proposals to carry out internal refurbishment and change colours to shopfront and signage.**

Part II item – no comment.

2. **W11/0452/LB – 39 Binswood Avenue, Leamington Spa Replacement of 4 rear windows.**

Part II item – no comment.

3. **W11/0468 – 13 Station Approach, Leamington Spa Single storey extension to rear of existing premises.**

Part II item – no comment.

4. **W11/0395/CA – 31 Champion Terrace, Leamington Spa Single storey extension to rear to enlarge kitchen.**

Part II item – no comment.

5. **W11/0466/LB – Flat 1, 24 Newbold Terrace, Leamington Spa Erection of 14" cast aluminium heritage plaque.**

Part II item – no comment.

6. **W11/0491/0492/LB – 23 Russell Terrace, Leamington Spa Single storey pitched roof rear extension together with basement and internal alterations to facilitate the rear extension.**

Part II item – no comment.

7. **W11/0498 – 4 High Street, Leamington Spa**  
**When I purchased 2-4 High Street, 4 High Street was already being used as an office. It has come to my attention that 4 High Street is still registered as a retail unit. Therefore I would like to change the use to being office, for myself.**

Part II item – no comment.

8. **W11/0382/LB – 37 Russell Terrace, Leamington Spa**  
**Removal of chimney breast on ground floor and making good; floor level of kitchen raised to be level with existing floor.**

Part II item – no comment.

9. **W11/0387 – 33 Avenue Road, Leamington Spa**  
**Proposed new windows to side elevation and blocking up of existing windows.**

Part II item – no comment.

10. **W11/0394/0395/CA – 31 Campion Terrace, Leamington Spa**  
**Single storey extension to rear to enlarge kitchen.**

Part II item – no comment.

11. **W11/0406 – 23-25 Waterloo Place, Leamington Spa**  
**Replace existing lead dormer window with a conservation velux window.**

Part II item – no comment.

12. **W11/0430 – 2 Lime Avenue, Leamington Spa**  
**Extensions and alterations to existing shop plans were approved in 1999. Application No. W/99/0168/BR.**

Part II item – no comment.

## **WARWICK - PART II ITEMS**

1. **W11/0447/LB – 5 New Street, Warwick**  
**Removal of stud partition wall between kitchen/entrance area and bathroom. Re-erection of same to increase kitchen/entrance area and decrease bathroom area. Re-location of bathroom door. Work to be carried out in self-contained annexe. Relocation of WC and sink (using existing pipe work) and radiator.**

Part II item – no comment.

2. **W11/0456/0457/LB – 17 Church Street, Warwick**  
**Minor ground floor extension to Listed private house.**

Part II item – no comment.

3. **W11/0470 – Marble House, Cocksparrow Street, Warwick**  
**Proposed landscaping.**

Part II item – no comment.

4. **W11/0463 – Peacock Lodge, 97 West Street, Warwick**  
**Single storey extension and alterations at rear of existing dwelling.**

Part II item – no comment.

### **KENILWORTH ITEMS**

1. **W11/0445 – 10 Lower Ladyes Hills, Kenilworth.**  
**Creation of balcony to 1<sup>st</sup> floor bedroom at the front of the property.**

This was considered inappropriate next to a very good early nineteenth century terrace. The balcony made the property look top heavy and is out of scale. The issue of overlooking has also been raised.

### **KENILWORTH – PART II ITEMS**

1. **W11/0488 – 4 Clinton Lane, Kenilworth**  
**To lower kerb to create access to parking space in front of house. Transform front garden for parking car. To use permeable block paving,**

Part II item – no comment.

2. **W11/0437 – Parochial Hall, 28 High Street, Kenilworth**  
**External works to provide new landscape area to the rear of St. Nicholas Parochial Hall for ancillary use to the Hall.**

Part II item – no comment.

**DATE OF NEXT MEETING:** Thursday 19 May 2011.