

# **WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM**

## **MINUTES OF THE CONSERVATION AREA ADVISORY FORUM** **RECORD OF PROCEEDINGS HELD ON 11 FEBRUARY 2010**

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

**APOLOGIES:** Councillor Mrs J Falp  
Mr J Mackay

**SUBSTITUTE MEMEBERS:** None

### **DECLARATIONS OF INTEREST**

Councillor A Wilkinson declared an interest in 34 Russell Terrace as he lives in Russell Terrace and did not speak on this item.

### **RECORD OF PROCEEDINGS**

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

### **REFERRALS FROM PLANNING COMMITTEE**

9a Warwick Street – Councillor Gifford agreed to speak. Mrs Benyon gave an update on the application for 37 Regent Street which went to committee last time. Dr Hodgetts gave an update on the Bridge End application which had been to committee last time.

### **LEAMINGTON SPA ITEMS**

1. **W10/0063 – Walnut Tree Public House, Cubbington Road, Lillington, Leamington Spa**  
**Refurbishment of existing totem sign, erection of new free standing signs.**

Although it was felt this did not require comment, it was felt not to be an asset at the edge of the conservation area.

2. **W10/0067/CA – 34 Russell Terrace, Leamington Spa**  
**Conversion of existing self-contained accommodation. Provide**  
**lightwells front and rear access/egress.**

Councillor Wilkinson declared an interest as he lives in Russell Terrace and did not speak on this item. It was felt there was a need to keep the hedge if the lightwell were to be acceptable. There are lightwells along Russell Terrace; it was felt that additional lightwells was eroding some of the character, particularly if the hedge did not survive. Retention of the hedge should be conditioned. It was considered the drawings were poor quality and did not show enough detail, however members thought that overall it would be acceptable subject to details of windows and other elements being acceptable to the conservation officer.

- 3 **W10/0109 – 131-137 Regent Street, Leamington Spa**  
**Change of use of first and second floor offices to student**  
**residential accommodation and alteration to elevations including**  
**the installation of new and replacement windows.**

Significant concern was expressed at the size of the rooms which it was felt were too small and the low number of bathrooms and showers to each floor. It was felt that the layout was poor with doors opened across passageways which would probably not meet building regulation approval. Details of extract ventilators should be shown which will then appear on the building. Concern was expressed that it would overlook the rear yard of the adjacent licensed premises. It was suggested the application be delayed until new legislation is available in April where it is possible to refuse consent where only three people are living together as a house in multiple occupation. It was pointed out there is only a small bin and cycle store which would not be adequate. It was also felt that, although new windows are to be added in the back which appear to be sash windows, no real details are given and they are arranged in a rather random manner on the rear elevation. It was felt the whole application was too high a density and was overdevelopment of the building.

#### **LEAMINGTON SPA – PART II ITEMS**

1. **W10/0114/LB – 28-30 Hamilton Terrace, Leamington Spa**  
**To make two internal openings in basement at ground floor level**  
**between 28-30 Hamilton Terrace; create hatchways in basement**  
**and internal walls at No. 28.**

Part II item – no comments.

2. **W10/0071/CA – 16b-d Milverton Terrace, Leamington Spa**  
**Erection of new summer room to rear of ground floor apartment**  
**16b; new terrace over lounge of first floor apartment 16d.**

Part II item – no comments.

3. **W10/0093/LB – 31 Clarendon Square, Leamington Spa**  
**Move partitions and install timber staircase in position of original staircase basement of ground floor flats; remove partitions from ground floor bedrooms and reinstate cornice to return room to original configuration.**

Part II item – no comments.

4. **W10/0041 – 33 Park Road, Leamington Spa**  
**Proposed first floor extension and replacement ground floor conservatory to rear.**

Part II item – no comments.

5. **W10/0044/0045 – Monmouth House, 4 High Street, Leamington Spa**  
**Demolition of existing rear extension and erection of single storey two storey rear extension**

Part II item – no comments.

6. **W10/0108/0109 – Leam Terrace, Leamington Spa**  
**Installation of solar panels on flat roof facing south**

Part II item – no comments.

7. **W10/0087 – 3 Wathen Road, Leamington Spa**  
**Erection of single storey rear extension after demolition of existing conservatory.**

Part II item – no comments.

## **WARWICK ITEMS**

1. **W10/0102/0103/LB – Blackfriars House, 6 West Street, Warwick**  
**Change of use from offices B1 to children's day nursery D1. Erection of 1.8m high wire mesh security fence. Internal alterations and addition of external extract fan shutter.**

It was pointed out that Blackfriars House, although re-modelled around 1800, may incorporate earlier fabric which may be visible inside the house. It was felt there was a need for conservation officers to do an internal inspection and to ensure that the various internal alterations did not in any way compromise the interior of this very fine house. It was felt there would be plenty of conditions needed in terms of retention of doors, furniture, feature, cornices etc. Some concerns were expressed at the number of walls shown removed between rooms on the plan. Concern was also expressed at the wire mesh fence which is mentioned but not shown on drawings. It was felt that a timber enclosure would be better or a chain link fence in green incorporated into the hedge. It was felt that a 1.8m high fence was not required to keep children from the car park and

also not for security as there are adequate security gates at the entrance to the property.

2. **W10/0104/0105/LB – 13 The Butts, Warwick**  
**Insertion of first floor side facing window. Installation and replacement hand rail and balustrade to existing rear terrace. Conversion of outbuilding to self-contained living accommodation including insertion of roof light.**

The new fenestration was supported to the rear elevation subject to detail. It was felt that if a glass balustrade is to be used, this needs to be clear glass and not coloured and that the handrail should be wood and not chromium as this will be very reflective and members were mindful of the fact that it would be seen from Priory Park. Concern was expressed that the extension to the kitchen was shown having two roof lanterns which were not adequately shown on the drawing and would probably look inappropriate if they projected above the roof and therefore this detail needed to be reconsidered. The side window was considered to be acceptable, it was felt that the existing window above should be carefully restored.

3. **W10/0111/0112/LB – 38 Chapel Street, Warwick**  
**Demolition of rear boundary wall fronting Priory Road, alteration to existing boundary wall, construction of raised flower beds and extension of existing gravel and stone paving surfacing (part retrospect application)**

Significant concern was expressed that the wall had already been removed. From the photograph submitted, it was felt that this was a piece of historic wall and did give quite a sense of enclosure to what are otherwise open back ways. Priory Road has a character of walls and this has now been lost in this location. It was felt that car parking could still be achieved adequately in the garden and egress into Priory Road would be possible with care. It was therefore felt that the wall should be reinstated to its original height as a mixture of sandstone and brick, as originally constructed. It was felt that the flower beds and broken slabs were not a particularly appropriate feature to display into Priory Road and these would be better partially hidden behind the reinstated wall. It was felt that if the wall was dangerous that is not a reason for taking it away completely, particularly in the conservation area; this should be rebuilt.

## **WARWICK – PART II ITEMS**

1. **W10/0117/LB – 49 West Street, Warwick**  
**Construct new open porch to cover rear doors. Replace existing white plastic rear door and sash window with wooden glazed door. Replace existing white plastic rear windows with wooden French doors and fixed side window.**

Part II item – no comment.

## **KENILWORTH ITEMS**

There were no Kenilworth items.

**DATE OF NEXT MEETING:** Thursday, 4 March 2010

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