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AJM/hd

20<sup>th</sup> October 2003

**RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 16<sup>TH</sup> OCTOBER 2003**

**PRESENT:** Councillor J Hatfield, Mr N Sullivan, Councillor Mrs C Hodgetts, Councillor C Davies, Councillor M Ashford, Mr John Turner, Mr L Cave, Mrs R Bennion, Mrs P Edwards, Mrs J Illingworth.

**APOLOGIES:** Councillor B Gill

**SUBSTITUTE MEMBERS:** Councillor M Ashford acted as substitute for Councillor B Gill.

**Record of Proceedings**

The record of proceedings of the previous meeting held on 18<sup>th</sup> September 2003 were accepted as a correct record. The ATM at the Barclays Bank in Warwick had been installed prior to permission being granted.

A record of proceedings was circulated.

**Kenilworth Items**

1. **W20031478 – Land Adjacent to Hill Top, Purlieu Lane, Kenilworth  
Erection of a Dwelling**

It was pointed out that this was a resubmission of the previous application and although an architectural statement had been promised this had not yet been received. Members of the Forum requested that their previous objection be repeated but also stressed the concerns about intrusion into the open countryside and also possible access problems into Purlieu Lane.

2. **W20031496LB – 5 New Street, Kenilworth  
Internal Alterations and Alterations to Rear Elevations; Erection of Garden  
Retaining Wall**

Whilst there were no objections to the alterations to the building, concerns were expressed at the reduction in ground level to create the external patio area as this would affect the adjacent property and no indication was given on the drawing as to how the party wall/boundary wall would be retained and the effect it may have on the adjacent property. It was suggested that more details were required as to how this would be overcome and it was suggested that the requirements of the Party Wall Act be investigated as to whether they apply in this situation.

**Leamington Spa Items**

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3. **W20031416 – Coach House, R/O Regent Street, Leamington Spa**  
**Conversion of Existing Building into One Bedroom Dwelling**

Concern was expressed that the accommodation provided was too small and with poor access to the front door and no space for bin storage. It was suggested that the original coherent design to this part of Satchwell Walk should be repeated down the whole of the walk including this particular site.

4. **W20031417 – 20-22, Lansdowne Street, Leamington Spa**  
**Installation of New Shop Fronts, to suit 2 Satellite Dishes and an Air Conditioning Condensing Unit to Rear Elevation**

This was considered to be an improvement. It was queried as to whether a change of use was required for the Bookmakers use and whether a licence was needed to use the premises for this purpose.

5. **W20031421LB – 217, Leam Terrace, Leamington Spa**  
**Re-erection of veranda to Front Elevation**

This was considered to be acceptable.

6. **W20031423 – Land at Tavistock Street, Leamington Spa**  
**Raising of Boundary Wall and Installation of New Barrier Gates and Pedestrian Gates**

It was agreed that this area needed tidying up and that raising the wall would improve the situation. It was felt that a solid gate would be better than a barrier and it was also pointed out that the gate or barrier needed to be set in from the wall line to enable cars to draw in to operate the barrier. It was also suggested that one or two trees would very much improve this situation if they could be incorporated behind the wall.

7. **W20031426 – 75, Regent Square House, Parade, Leamington Spa**  
**Display of 3, Non-Illuminated Fascia Signs at “Clarkes”.**

This was considered acceptable.

8. **W20031431 – 8, Warwick Place, Leamington Spa**  
**Display of an Internally Illuminated Projecting Wall Mounted Sign**

This was not considered to be acceptable in the Conservation Area. It was felt to be a poor design and inappropriate using an internally illuminated box sign. It was suggested that an appropriately sized, non illuminated hanging sign would be acceptable.

9. **W20031435 – 10, Lillington Road, Leamington Spa**  
**Erection of a Pitched Roof to Replacement Garage (Amendment to Planning Permission W20030152).**

This was considered to be acceptable. Concern was expressed that the roof pitch was too low (20°) for natural slate. It was suggested that if the roof pitch became too great over the width of the buildings it would have been preferable to leave as a flat roof in this particular location as many garages in this situation are flat roofed structures behind the high garden walls.

10. **W20031469/70LB – 11-13, Parade, Leamington Spa**

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**Installation of New Entrance Doors, Post Box Wall Mounted Safe and ATM to Existing Shop Front**

The lettering and alterations to the shop door were considered acceptable. It was suggested that further details of the ATM are required to ensure that this is not a garish installation in this location. Concern was expressed at the installation of the letter box and night safe into the rusticated panel. It was suggested that both of these could be installed within the shop front to avoid destroying the rusticated architectural feature.

11. **W20031471LB – 86, Regent Street, Leamington Spa**  
**Display of New Non-Illuminated Lettering and Internal alterations including removal of the internal wall**

This was considered acceptable., if it is as currently installed on site, but without the red band below the balcony. If the letters as installed currently on site are not those proposed (but as on the drawing) these are considered to be too large.

12. **W20031485 – The Old Press, 6, Bedford Street, Leamington Spa**  
**Change of Use of First Floor of Offices to Retail**

This was considered acceptable.

13. **W20031466 – 29, Chandos Street, Leamington Spa**  
**Display of Non-Illuminated Hanging Sign on Front Elevation in individual letters on Side Elevation of Oxford Road and 3 Number Lights. (Re-submission of W20030777.**

It was now considered acceptable although the paint colour was felt to be unfortunate although it was understood that nothing could be done about that.

14. **W20031261 – 2A, Beauchamp Hill, Alterations to Existing House to consider re-submitted proposals**

Whilst the revised proposals were considered to have some merit, Members still felt that the building as existing did contribute to the conservation area and should not be changed.

15. **W20031529LB – 49, Bath Street, Leamington Spa**  
**Replacement of an Existing Door with a Hardwood Panelled Door side panel**

The drawing was considered to be a poor quality drawing of the door. It was felt that a comprehensive approach should be taken to the provision of a solid door and that this should form part of a new shop front to the premises. (As had been advised by the Conservation Officer and for which a grant is available).

**Warwick Items**

16. **W20031451LB – 35, High Street, Warwick**  
**Insertion of First Floor Replacement Sash Window**

This was considered to be an improvement to the property, although unfortunate to have been installed prior to permission being granted.

17. **W20031493 – 3 Emscote Road, Warwick**

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**Erection of Three Car Garage with Bedrooms above after Demolition of Existing on Wharf Street, Elevation**

This was considered acceptable but as the existing buildings have an interesting arch head window it was felt that this should be re-used in place of the circular window.

18. **W2003146 – 11, Castle Close, Warwick**  
**Erection of First Floor Side Extension and a Pitched Roof Over Existing Wall and Garage.**

This was considered acceptable.

19. **W2003154 – The Roebuck Inn, 57, Smith Street, Warwick**  
**Installation of a Replacement Satellite Dish on a pole attached to rear Roof Elevation.**

This was considered acceptable as it would not appear to be visible from any public areas.

20. **W20031505 – Radio House, Swan Street**  
**Change of Use From A1 (Retail) to A3 (Food and Drink)**

The loss of retail units to A3 was considered unfortunate and Members were very concerned at the loss of retail in this significant location at the approach to Swan Street.

21. **W20031508 – 19-21, Smith Street, Warwick**  
**Display of Halo Illuminated Effect Lettering on Fascia Sign.**

The lettering was felt to be too large and the halo illumination in this location was considered inappropriate. The only aspect of the application considered appropriate was the green coloured background to the fascia. It was pointed out that two large garish fascia signs have been erected at the rear onto the car park without the benefit of consent.

22. **W20031511 – Former Petrol Station, Coten End, Warwick**  
**Erection of 24 Apartments with Associated Parking**

It was pointed out that this site is not in the Conservation Area but adjacent to it. Concerns were still expressed that the front elevation is out of scale with the rest of the streetscene. Concerns were expressed at the type of window detailing and the frequency of the fenestration. It was suggested that possibly a contemporary approach might have been better, or that a design brief should have been prepared for this and the adjacent site.

23. **W20031514 – 30, Bridge End, Warwick**  
**Erection of a single Storey and First Floor Extension**

It was felt that the modification of the existing house was inappropriate in this location as it retained the unfortunate large garage on the front elevation. It was suggested that the house should be demolished and replacement cottages re-created to match the adjacent properties and recreate the missing part of the streetscene in this location, rather than perpetuating an ugly 1960's feature.

24. A report from Focus Group on the Parade Project was circulated. In terms of material it was felt that as much good quality material as possible should be used, possibly York

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Stone in places and retention of existing kerbs and introduction of new stone kerbs where appropriate.

In terms of street furniture it was felt that this should be kept as simple as possible. Where gold highlighting was to be used this should be gold leaf and not gold paint. Permanent planting was supported rather than too many baskets or planters. In this respect trees in front of the Post Office were to be welcome.

The use of double light brackets was felt appropriate on the Parade, possibly a simpler version of the arched headed example shown. Some seats with backs were called for and also arms to avoid skateboarding. It was felt that seats should be as simple as possible also barriers should be of a simple design. None of the seats shown was felt to be ideal for the Parade. The opportunity to comment at this stage was welcomed and any opportunity to view the document either at the next meeting or in the future.

25. **Review of Warwick and Leamington Conservation Areas.**

The Conservation Officers circulated some evaluation statements on the proposed extensions to Warwick and Leamington Conservation Areas, which would be discussed at the next meeting.

25. **Review of Local Plan**

It was pointed out that Mr Philip Clarke would be attending the meeting on 27<sup>th</sup> November to talk about the Local Plan Review.

. **Date of Next Meeting**

The date of the next meeting 6<sup>th</sup> November 2003.