

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION AREA
ADVISORY FORUM HELD ON 10TH FEBRUARY 2005**

PRESENT: Councillor W Gifford, Councillor R Smith, Councillor J Hatfield, Ms J Illingworth, Councillor D Stocks, Mr J Turner, Mrs R Bennion, Mr P Edwards, Mr Birdi, Mr M Sullivan, Mr L Cave, Mr M Baxter.

APOLOGIES: Councillor Hodgetts, Mr Edwards, Mr M Faulkes

1. The Chairman welcomed Mr. Stocks representing The Whitnash Society.
2. The Forum sent its best wishes to Councillor Mrs. Hodgetts following her accident.
3. The minutes of the previous meeting were accepted as a correct record.
4. The update of previous applications was circulated.

Leamington Spa Items

5. **W20041121/W20041296CA - Kenilworth House, 60 Kenilworth Road, Leamington Spa
Demolition of existing site buildings and erection of 54 residential units with
associated car parking and landscaping.**

The importance of this site in the conservation area was stressed. Some discussion took place on the original demolition. It was felt that the redesign still represented overdevelopment and poor design. It was felt that the density should be no more than Northumberland Court on the opposite side of the road. Concern was expressed at the impact on the traffic in Kenilworth Road. Concerns were expressed at the loss of trees to the rear of the site. It was strongly felt that the design was unacceptable and should be refused and determined at appeal.

6. **W04/2248LB 158 Parade, Leamington Spa
Display of fascia sign.**

This was felt acceptable subject to an appropriate blue. It was felt that the signage should be removed from the windows.

7. **W04/2267 - 40 Warwick Street, Leamington Spa
Display of an internally illuminated projecting hanging sign.**

As an illuminated box sign this was considered unacceptable.

8. **W05/0018/0019LB - Arno House, 63 Willes Road, Leamington Spa
Conversion to single dwelling with self-contained basement flat and external
alterations comprising installation of new doors and windows to each elevation:
erection of new conservatory to South elevation: removal of external staircase from
North elevation. Provision of new lightwells to North and West elevations and
provision of new access driveway from Willes Road.**

Generally, this was felt to enhance the conservation area subject to appropriate detailing. The use of the basement in the floor plain was felt inappropriate. The number of bathrooms was also felt to be excessive.

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9. **W05/0041 - Peacehaven, 12 Kenilworth Road, Leamington Spa**
Conversion of residential homes to 4 flats and 3 maisonettes and erection of a linked detached dwelling to coach house at rear.

This was felt to be acceptable.

10. **W05/0049 - 25 to 31 Augusta Place, Leamington Spa**
Erection of a non-illuminated sign on front elevation to read 'Thai Village 2'.

The lettering was generally felt to be too large in the conservation area.

11. **W05/0050/CA - 94 to 96 Parade, Leamington Spa**
Partial demolition of building.

It was felt that demolition and replacement as proposed would not enhance the conservation area. Attempts should be made to use the existing structure.

12. **W05/0061/0062 - 1 Whiteheads Court, Leamington Spa**
Alterations to shop front and internal layout. Installation of an illuminated fascia sign to read 'BANK'

The signage in the first floor window was considered unacceptable and would set a precedent. It was felt that the hanging sign in the side window should be reconsidered.

13. **W05/0069 - 24 Northumberland Road, Leamington Spa**
Proposed ground floor extensions to first, side and rear, new front boundary wall and alterations to existing vehicular access.

This was felt to be acceptable subject to more appropriate garage doors.

14. **W05/0079 - 36 Parade, Leamington Spa**
Erection of a new shop front.

The existing shopfront which had been carefully negotiated was felt to be much more appropriate than the proposals. The reduction of the stall riser and dropping of the sign were both inappropriate and unacceptable.

15. **W05/0082/LB - 25 Lansdowne Crescent, Leamington Spa**
Internal alterations to basement comprising installation of new staircase, new door and window openings, removal and construction of internal walls, addition of external basement access steps to front lightwell and new metal staircase to rear lightwell.

The internal alterations were considered acceptable but the replacement of the original store steps at the front and rear of this grade II* building were not felt acceptable – these should be retained.

16. **W05/0087/0088LB/0090 - 27 Parade, Leamington Spa**
Installation of a new shop front.

This was felt to be inappropriate with large glazed panels to the doors. A more traditional timber shopfront was felt to be more appropriate.

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Warwick Items

17. **W05/0004 - Warwick Castle, Castle Hill, Warwick**
Installation of temporary storage hut for birds of prey exhibition.

This was felt to be acceptable.

18. **W05/0078 - 62 Market Place, Warwick**
Shop sign on front elevation.

A painted sign was felt to be more appropriate. The name and Japanese restaurant was felt to be the best wording.

Kenilworth Items

19. **W05/0075/0077LB - Queen and Castle Beefeater, Castle Green, Kenilworth**
Erection of an entrance lobby and patio area incorporating disabled access.

This was felt to be rather elaborate and the vertical boarding inappropriate.

20. **1 & 3 Oxford Street.**

Resubmission – The reduction in the size of the dormer was welcomed.

21. Lamp posts on the Parade – The simpler design was felt more appropriate – more examples were requested including reproductions of the original cast iron gas lamps.

22. **Date of Next Meeting**

The date of the next meeting will be Thursday 3rd March 2005.