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10 May 2001

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 26 APRIL, 2001

Present Cllr. W. Gifford, Cllr. G. Darmody., Cllr. G. Guest, Cllr. Mrs. C. Hodgetts,
Mr. G. Goddard-Pickett, Mr. L. Cave, Mrs. M. Watkin, Mr. M. Sullivan,
Mr. M. Baxter, Mr. R. Hayden

Substitute Members: Mr. R. Hayden acted as substitute for Mr. P. Birdi

Apologies: Mr. D. Brown

The Chairman welcomed Mr. Malcom Baxter as representative for the Victorian Society.

1. **The Minutes of the Meeting held on 29th March 2001** were accepted as a correct record with the exception of the Cllr. Guest being recorded as Mr. Guest and Item 6. should be addressed as 20-22 Victoria Terrace.
2. **Update on Previous Applications** - these were circulated.
3. **Local Plan Update** - Alan Mayes gave an up-date on the Local Plan explaining the leaflets that had been circulated and the current exhibitions taking place together with the forums which would take place during May and June. It was explained that the forums would be made up of people from a wide range of interested parties.

Mr. Cave pointed out that the Observer has not delivered the leaflet to every house although he understood that this matter was now being addressed. He also felt that the key issues document should contain a statement on the successes and failures of the last Local Plan. He also considered that the three Public Consultation days were not adequate for the size

of the District; also the likelihood of everyone having an opportunity to see the exhibition. Mr. Hayden also expressed a similar concern, however, Cllr. Guest pointed out that considerable discussion had taken place by the Local Plan Working Party as to the best form of public consultation.

4. Mr. Goddard-Pickett raised two issues of concern.

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RECORD OF MEETING HELD ON THURSDAY 26 APRIL, 2001

- 4.a The Stoneleigh Arms: Clemens Street - Concern was expressed that the roof had been partially removed from the building and that it was possibly being gradually demolished without consent. Mr. Mayes pointed out that the Enforcement Officer had been informed together with the Building Inspector and the state of the building was being monitored.
- 4.b The Former Dole Office in Spencers Yard - Concern was expressed that this may be sold to the Loft Theatre. Alan Mayes pointed out that any change of use would come before this Forum although the sale of Council property was not a subject for discussion at the CAAF.
5. **Regent Hotel Site Applications** - This was attached to the supplementary agenda. It was pointed by Mr. Mayes that copies of the drawings for the applications would be forwarded to Members of the forum before the next meeting in order for them to have adequate time to study the drawings. Mr. Archer will be attending the next meeting to present these applications for discussion.

6. **W20010333 R/o 4/5 Cross Road, Leamington Spa - Variation of Condition 1 (time limit) of p.p. W20000262) for the continued use of premises as a radio control room for taxi business for a further period of twelve months.** This was considered as unacceptable in this location adjacent to residential properties.
7. **W20010337 - 14 -Warwick New Road, Leamington Spa - Change of use from nursing home to halls of residence.** Concern was expressed that the use as a hall of residence would be different to that of a nursing home, particularly in terms of noise and traffic generation. It was felt that an environmental assessment should be carried out in respect of the impact of a hall of residence. Concern was also expressed at the lack of kitchens in the building and also the fire exits which passed through residents room which in the case of student accommodation would be locked.
8. **W200103537 - Eastnor Grove, Leamington Spa - Erection of a conservatory and single-storey extension.** It was felt that the conservatory was too large in this particular location and detracted from other aspects of the main house. Concern was expressed that the drawings did not show the whole house or the location of the conservatory in relation to the rest of the garden and it was felt that additional information was required. It was also considered that slides were needed for this application and if at all possible any amendments or additional information should be circulated to Members in order that they comment before the next meeting.
9. **W20010354 - 57 Greatheed Road, Leamington Spa - Installation of a rear dormer window.** It was considered that the amount of space created by this conversion was inadequate. It was also pointed out that one of the new rooflights was at floor level. It was generally felt the dormer was an unacceptable in this location.
10. **W20010373 - 44 Russell Terrace, Leamington Spa - Erection of single storey rear extension (after demolition of existing lean-to and conservatory); construction of new pitched roof to existing garage and new boundary wall/gates to Plymouth Place. - This was generally considered to be acceptable and an improvement to the Conservation Area.**

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11. **W20010374 -26a Portland Street, Leamington Spa & W20010408LB 26a Portland Street, Leamington Spa - Application for a certificate of lawfulness for an existing use; internal alterations to basement (Retrospective application).** Members felt that as the property had not been used as a flat for twenty years, it was agreed to check that matter. In principle however, the use of the basement as a flat was considered acceptable.
12. **W20010377 -22 Binswood Avenue, Leamington Spa - Construction of replacement garage, plus 2.4 m high gates and piers fronting Trinity Street.** This was generally considered an acceptable design solution, however, one Member expressed concerns as complaints had been received from the neighbour that the boundary wall had been removed already and that the proposed site of the garage ridge was too high.
13. **W20010379/80LB - Café Rouge, 95-99 Regent Street, Leamington Spa - Display of halo illuminated shop signs, two menu boards, replacement hanging signs and**

replacement lettering to canopies over windows. Mr. Mayes explained that the originally submitted drawings involved a lot more alterations to the building than the present proposals. Some concern was expressed at the method of providing halo illumination to the new signage. It was felt that this would need to be carefully looked as a detailed application. It was felt that the present scheme was generally acceptable. It was reported that some work had started inside, however, Mr. Mayes pointed out that this was most likely work that did not require consent. It was felt that the new windows boxes should be painted the same red as the shop front rather than white.

14. **W20010392/93LB - 70 Binswood Avenue, Leamington Spa - Erection of a double garage, workshop and conservatory and internal ground floor alterations comprising removal of stud partitions and structural walls; creation of new openings, installation of new partition walls enclosing off party walls and provision of new floor.** This was generally considered to be a good scheme and in scale with the rest of the property subject to the new garage not having an adverse impact on the adjacent property in Clarendon Street.
15. **W20010395LB - 49a Parade, Leamington Spa - Display of non-illuminated individual fascia lettering.** It was considered that the same comments as the previous application should be formed on this occasion.
16. **W20010403 - 17 Willes Road, Leamington Spa - Erection of a satellite dish to rear elevation.** This was considered to be particularly visible on the rear elevation from Lansdowne Road and it was also pointed out that there is already a satellite dish on the side elevation. It was felt that a single dish should be provided for the whole building preferably located somewhere on the flat roof to the rear of the building where it could not be seen.
17. **W20010406 - 107 Regent Street, Leamington Spa - Erection of a single storey rear extension (Parkinsons).** This was considered to be acceptable subject to the new building work not being visible from Satchwell Court.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 26 APRIL, 2001

18. **W20010418 - Town Hall, Parade, Leamington Spa - Removal and reinstatement of internal partition walls and doors and erection of inner lobby glazed door/screen and provision of new ramp to rear.** Significant concern was expressed at the design of the new inner doors which it was considered were inappropriate at this location. It was felt that access to the stairs could be controlled by a system of ropes with doors provided at the head of each of the corridors running to the left and right of the staircase. It was felt that a table should be provided in the hallway for people using the cash machine to write out envelopes, etc.. It was also felt that any new doors in the corridors, would need to be detailed in a more traditional way.
19. **W20010426 - 2-8 Kenilworth Street, Leamington Spa - Display of an internally illuminated projection sign at first floor level.** This was considered to be unacceptable as it does not accord with policy for the use of illuminated signs. Considerable concern was also expressed at the size of the sign. It was also felt that the fascia sign applied to the

building itself may also require some form of consent as this is completely out of character with the Conservation Area.

20. **W20010428/29CA - Warehouse Site, 3, Upper Grove Street, Leamington Spa - Erection of a two storey office block with car parking to rear (following demolition of existing warehouse building).** Redevelopment of this site was accepted; it was felt that this was a poor design given consideration for this location. It was pointed out that the site could take an exciting design which could fit in with this part of Leamington. Concern was expressed that other sites within Grove Street may become available and it may be worth considering preparing a design guidance brief for future use.
21. **W20010435LB - 52 - 56, Bath Street, Leamington Spa - Display of internally illuminated fascia signs to front and rear elevations of building.** The background of the signage was explained, that individual letters were removed and the two illuminated box signs erected to front and rear of the building. As these are completely contrary to the Council's policy in terms of signage it was felt that they should be removed on this listed building.
22. **W20010440 - 15, Church Hill, Leamington Spa - Retention of a childrens' playhouse (retrospective application); erection of a garden shed and increase in height of part of rear boundary fence fronting onto Milverton Hill.** Mrs. Watkin expressed an interest in this application as the property was her former home. Although the playhouse is intrusive it was felt that if this was in a different colour it would then blend into the surrounding area, and similarly the proposed shed.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 26 APRIL, 2001

23. **W20010451/52LB - 116, Warwick Street, Leamington Spa - Provision of window baskets to first floor windows of Warwick Street and Kenilworth Street elevations and installation of two externally illuminated projecting hanging signs. Removal of fondue lettering and installation of strip lights below pelmet and replacement of existing spotlights (which do not have the benefit of consent); provision of pelmet lighting and imitation windows to side elevation.** Members expressed concern at the style of the hanging sign which it was felt was inappropriate as no details of the type of the material to be used were given. Significant concern was expressed at the suggestion that the Prince of Wales letters be removed particularly as they had already been removed without consent previously. Concern was also expressed at the provision of imitation windows to the side elevation and also the excessive use of strip lights and uplighters.
24. **W20010455 - Land r/o, 4, Regent Street, Leamington Spa - Erection of a new dwelling.** It was pointed out that the previous applications on this site had raised significant concerns

from residents in Somers Place. It was however, felt that one single dwelling was an improvement on the previous application. It was felt that the boundary wall, where the railings are shown should be raised to provide an almost continuous run of boundary wall down the side of Somers Place.

25. **W20010471/72LB - 31, Chandos Street, Leamington Spa - Formation of a rear lightwell; external alterations including replacement door and windows, and insertion of rooflights to front and rear; internal alterations including demolition of part of internal walls, sub-division of rooms and installation of new staircase access to attic; provision of parking area onto Oxford Row with boundary gates; re-building existing chimney.** Concern was expressed that the drawings did not adequately show what was being proposed. It was felt that more detailed drawings should be obtained before a decision could be made.
26. **W20010492LB - 49A Parade, Leamington Spa - Internal decoration and alterations including upgrade of electrical installation; installation of roller blinds and CCTV cameras.** Mr. Mayes explained that there were no drawings with this application and he outlined the significant items included in the specification. Those which are likely to make the most impact on the building are the installation of CCTV cameras in the hallway and the provision of blinds. It was felt by Members that Mr. Mayes should negotiate the type of blinds and the location of the CCTV camera.
27. **W20010497 – Wig & Pen (Bar Citrus), 26 Park Street, Leamington Spa - Alterations to ground floor elevations fronting Satchwell Walk, including removal of canopy above main entrance; insertion of new folding doors with guard rails to replace window and alterations to front entrance doors; replacement of existing tinted glass windows with safety glass.** - The application was generally considered to be acceptable subject to details. Concern was expressed that the lettering to the fascia should be appropriate and it was suggested that the hanging sign be checked as to whether there was already a hanging sign in that location.

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ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 26 APRIL, 2001

28. **W20010501/502LB - 67/67a Parade, Leamington Spa - Demolition of an internal staircase at ground floor and part internal walls at ground and first floor; erection of a new shopfront; insertion of new and replacement windows; formation of a new rear access door to fire escape and new internal staircase.** - The background of this application was explained to Members and the fact that the previous application had been refused on the grounds of the loss of the front staircase. Members felt that the proposal with the brick piers remaining was an improvement on the previous application and was generally acceptable. It was felt that the shopfront had been designed to a high standard subject to large scale details.
29. **W20010477 - 21 Portland Place, Leamington Spa - Erection of two three-storey town houses.** The Chairman withdrew as the property is next door to his own house. The Chair was taken by Cllr. Mrs. Hodgetts. Members felt that the provision of two houses constituted overdevelopment of the site. It was felt that one house handed but identical to No. 21 would

be most appropriate. One member suggested that No. 21 could be demolished and the adjacent terrace continued. It was also felt that the application should have included details of the proposals for No. 21 itself.

Date of next meeting - 24th May 2001.

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