

Mr. A. J. Mayes
6508 (Direct Line: 01926 456508)
amayes@wawickdc.gov.uk
AJM/BT

9th December 2016

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

Present: Cllr. W. Gifford, Cllr. G. Darmody., Mr. G. Goddard-Pickett
Mr. L. Cave, Mr. D. Brown, Mrs. M. Watkins

Apologies: Mr. & Mrs. C. Hodgetts

1. The Minutes of the Meeting held on 16th February 2001 were accepted as a correct record with amendments in Item 2, second line - *tree removal* - and Item 7, *J.H. Hughes should read Jade Shoes*.
2. Update on Previous Applications - these were tabled. In respect of No. 68 Russell Terrace, following Mr. Goddard-Picketts query, Mr. Mayes explained that the removal of the tree had been granted retrospectively and negotiations were underway for a replacement tree. It was pointed out that the replacement tree should be on the spot of the old tree and not to accommodate the proposed new access point. Mr. Mayes also explained that in terms of Ince House, Kenilworth Road, works carried out to the boundary are being incorporated into the grant application.
3. W200010137 - 1 Eastfield Road, Leamington Spa - Change of Use from office use to 2 no. dwellings.
Concern was expressed about additional parking required by two dwellings and also the quality of the living spaces provided. It was considered that the property was best retained as one dwelling rather than two dwellings. Concern was also expressed at the increased service traffic to two dwellings in a narrow road.

4. W200010138CA - 27 Clarendon Avenue, Leamington Spa - Demolition of existing buildings and erection of two no. dwellings and four apartments with access to Clarendon Avenue

It was considered that residential development would be acceptable in this location and an existing solution could be provided. It was felt the current proposals were too high a density for this location. It was felt that a completely contemporary approach could be adopted in this location.

/Continued.....

5. W200010140/141CA - Units 1 & 2 Lansdowne Road, Leamington Spa - Erection of two 2-storey houses after demolition of existing buildings

This was considered to be a very poor scheme which cause overlooking to the surrounding dwellings and serve to upgrade the area. Drawings were considered to be poor quality. It was felt that possibly a single inward-looking dwelling could be accommodated on this site.

6. W20010143 - 45 Russell Street, Leamington Spa - Construction of single storey link building, external alterations including new shopfront to Russell Street elevation; new and replacement windows and insertion of rooflights; construction of first floor extension to rear elevation at 33 Warwick Street, change of use of 45 Russell Street to retail ground floor and office above including increase in height of building (amendment to planning permission W20000983)

It was considered that this was an acceptable scheme and the increase in height would not be detrimental in this instance.

7. W20010145/146CA - 26 Binswood Avenue, Leamington Spa - demolition of existing prefabricated concrete garage to an adjacent garden wall and erection of a new double garage with private graphic studio and loft over front in Trinity Street

Concerns were expressed that this could become a separate house. Concern was

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

expressed at the scale of the proposals and the effects on the neighbours, considering that this is a significant residential area, the quality of which should be maintained. There was however one view that this was a good well-designed building suited to this location.

8. W20010153 - 39 Chandos Street, Leamington Spa - retention of first floor as restaurant and toilet facilities and bedsit at second floor (retrospective application)

No objections.

9. W20010158LB - 26 Kenilworth Road, Leamington Spa - alterations to facilitate conversion of basement into two dwelling units, including refurbishment of existing basement windows and provision of 6 new basement windows to south and east elevation; erection of the cycle store

It was felt that the Forum's recent objection should be re-stated in respect of this application even though it had now been granted planning permission. It was felt that if planning permission had been granted at appeal prior to it becoming a listed building, some further consideration could be given to the number of windows which were considered to be excessive to the lounge area.

10. W20010160LB - 71 Regent Street, Leamington Spa - display of non-illuminated fascia sign

The revised scheme was considered to be an improvement to be welcomed although it was felt that the scheme could be improved if it did not have the recessed door, although the Conservation Officer pointed out that the applicant wished to retain this feature.

11. W20010161LB - 55 Grove Street, Leamington Spa - Demolition of internal walls at attic level, insertion of roof lights in rear elevation and re-roofing of rear roof slope

This was considered acceptable, subject to natural slate being used on the roof.

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

/Continued....

12. W20010166 - 207 Leam Terrace, Leamington Spa - Insertion of a dormer window and rooflight

Whilst there is no objection in principle to providing additional accommodation to this small property, it was felt that the dormer window was too large and possibly difficult to construct. It was also felt that the space created was very small.

13. W20010167LB - 13-15 Waterloo Place, Leamington Spa - formation of an inter-connecting doorway between 13 & 15 second floor

This was considered acceptable.

14. W20010177LB - 7 Lansdowne Circus, Leamington Spa - Installation of 1 no. alarm box to front of property and 1 no. alarm box to rear elevation.

It was felt that the side wall elevation would be more appropriate for the alarm box as already installed on another property in the Circus. The Conservation Officer explained that there were two other inappropriately located boxes which would need to be the subject of enforcement action.

15. W20010178 - Kelseys - 15/17 High Street, Leamington Spa - Change of use of basement from taxi office/to form part of bar premises: alteration to front elevation including new windows, new entrance door, access steps, reinstatement of featured detailing balcony to ground and first floor; provision of new boundary railings

This was all to be welcomed subject to appropriate quality of detailing to render features and cast-iron work.

16. W20010189 - 59 Russell Terrace, Leamington Spa - Change of use from nursing home to student accommodation and erection of single and two-storey side extensions

This was considered acceptable, although some concern was expressed about the increase of car use of student accommodation.

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

17. W20010106LB - 39 Portland Place, Leamington Spa - Retention of internal alterations to ground and first floor, formation of a parking area, partial demolition of rear boundary wall and construction of balconies to ground floor to rear elevation and imitation windows at north and west

In respect of the windows concern was expressed at the flimsy nature of the glazing bars. Significant concern was expressed at the rear yard treatment. It was felt that a narrower access in the former brick wall would be more appropriate - possibly omitting the timber fence thus maintaining the former enclosure to the rear of the premises that originally existed. A request was made that the roofing material be checked for natural slate.

18. W20010192/92CA - r/o 40 Russell Terrace, Leamington Spa - Erection of a new dwelling fronting Plymouth Place with a garage and work shop at ground floor (after demolition of existing garage and boundary wall)

Concern was expressed at the height of the building and the anomaly between the large first floor window and the head of the ground floor openings. It was felt that if suitably detailed this building could help the streetscape.

/Continued.....

19. W20010193 - 40 Russell Terrace, Leamington Spa - Formation of basement lightwell to front elevation, erection of an external staircase, installation of 3 no. windows and an entrance door at basement level and erection of new railings around the proposed lightwell.

The use of the basement and additional windows was accepted in principle subject to the appropriate detailing of the lightwell for this part of Leam Terrace.

20. W20010215/216 - 108 Warwick Street, Leamington Spa (Aubrey Allens) display of externally illuminated fascia sign and insertion of a new shop front

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

Concern was expressed that the proposed shopfront broke a lot of the guidelines normally put forward for shop fronts, including the choice of materials, the size of lettering, and the illumination. It was felt that the Conservation Officer would need to negotiate a more suitable shopfront following the Council's guidelines, otherwise this application should be refused.

21. W20010219 - 23 Priory Terrace, Leamington Spa - insertion of a dormer window at rear elevation

There were mixed views concerning the installation of an additional dormer window which it was felt would be more dominant once the rear of these properties is viewed from the new restaurant in Jephson Gardens. It was pointed out that adequate lighting is available from the existing side window in this room.

22. W20010223 - 4 Adelaide Road, Leamington Spa - Erection of a two storey rear extension to form a dwelling unit.

Concern was expressed that this was over-development in this small site and could also have a detrimental effect on the garage of the adjacent house. The design was also generally felt rather poor in terms of its detailing.

23. W20010224 - 63-65 Parade, Leamington Spa - Change of Use from a Bank (A2) to a Bank and coffee shop (A1/A2/A3).

The Chairman left the room as he is a Member of the Abbey National Bank. There were no objections to this new application.

24. W20010227LB - 3 Clarendon Square, Leamington Spa - Internal alterations to all floors to facilitate conversion to five self-contained flats; external alterations including insertion of 7 no. roof lights, removal of chimney and bricking up of second floor window to rear elevation

It was all generally considered to be acceptable and an improvement generally to the building.

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY 8TH MARCH, 2002

25. W20010232/233LB - The Avenue Hotel, 15 Spencer Street, Leamington Spa - Change of Use and conversion of first floors, ancillary accommodation to 5 no. guest rooms; creation of a private 3-bed flat at second floor; installation of new drainage to cellar and reglazing of lower section of the first floor; sash windows to an obscure glass, bottom section of ground floor bay window in leaded safety glass

This was generally considered acceptable and would help to raise the standard of the area subject to it being used as a proper hotel.

/Continued.....

26. W20010234 - 6 Augusta Place, Leamington Spa - Change of Use from residential to Class A2/B1 Office Use

There were no strong feelings against this conversion to office use as it was appreciated this was not a particularly pleasant area to live. The lack of parking was highlighted.

27. W20010235 - 6 Lillington Road, Leamington Spa - Erection of first floor rear extension and conversion of bed sit to a two bed flat

The architecture was considered to be rather mundane and some concerns were expressed about possible overshadowing of the adjacent property. If these items could be overcome the principle is probably acceptable. Concern was expressed again at the large dormers on the roof of the main building which do not appear to have been constructed in accordance with the approved drawings.

18. Date of next meeting - 29th March, 2001.