

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 12 NOVEMBER 2009

PRESENT: Councillor Mrs A Mellor
Councillor Mrs J Falp
Councillor A Wilkinson
Councillor W Gifford
Mrs R Benyon
Mr P Edwards
Mr L Cave
Mr M Baxter
Mr M Sullivan
Mr J Mackay

APOLOGIES: Mrs J Illingworth
Mr J Turner
Dr C Hodgetts

SUBSTITUTE MEMBERS There were no substitute members.

Councillor Gifford and Councillor Wilkinson declared interests in the applications relating to 9 Clarendon Crescent and 58 Waterloo Street, as they know the applicants. Councillor Mrs Mellor declared an interest in the Warwick Items as a Member of Warwick Town Council.

RECORD OF PROCEEDINGS

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

REFERRALS

It was decided not to speak on the current application for the Warwick Market Hall which goes to Planning Committee on 18 November 2009. Comments were made on previous referrals: the application for Woolworths was approved, although it was considered a contradiction of planning policy. Home Farm, Whitnash, the committee abstained, but the item was passed at the advice of the Chair. 38 Conway Road was refused, against Officer's recommendations.

WARWICK CONSERVATION AREA EXTENSION

The Conservation Officer briefly outlined the proposed extensions to Warwick Conservation Area to include Hampton Street and Warwick Common, and circulated consultation papers for those that had not already received them. The closing date for

comments is 10th December It was pointed out that the western boundary should be the far side of the brook, alongside of the common, and not the centre of the brook.

LEAMINGTON SPA ITEMS

1. **W09/1278 – 71a Northumberland Road, Leamington Spa**
Erection of 1 No. 2 storey (plus basement house with four bedrooms and double garage.

It was felt that the north and south elevations are particularly bland, as although they are side elevations, the south elevation would be particularly visible approaching along Northumberland Road. It was felt that the design is not particularly in character with the other properties and does not enhance the character of the conservation area. There were some concerns about the loss of the tree and hedge.

2. **W09/1283/1284/LB – 9 Clarendon Crescent, Leamington Spa**
Proposed demolition of existing single storey side extension and rear conservatory. Erection of new side extension at ground floor and basement level with alterations at second floor level of existing main house.

It was accepted that this site is part of an important set piece of early 19th century housing. It was generally accepted that the proposals would not significantly affect the entrance elevations of the crescent. It was accepted that the main impact would be on the garden side fronting the private dell.

Members' views on this application were divided.

There were views that this was an innovative and exciting scheme and a good piece of modern architecture which responded to the contours of the site well and would not affect detrimentally the general character of the crescent.

There also were views expressed that this was totally inappropriate and would be out of character with the crescent and would spoil the setting of the crescent. It was accepted that a modern design could be appropriate but this was not an acceptable modern design. It was suggested that a traditional form of extension set back from the main façade would be the most appropriate way of providing additional accommodation.

There were some concerns generally expressed at the random stone wall facing the public park to the north, which it was felt would probably be better as a re-claimed brick wall.

The restoration of the veranda was generally applauded by all.

3. **W09/1289 – 58 Waterloo Street, Leamington Spa**
Erection of rear and side extension with internal alterations and loft conversion to create new bedroom including a new dormer window.

No objection.

4. **W09/1244/1245/LB – r/o 39 Warwick Street, Leamington Spa**
Part demolition of outbuilding, refurbishment of two storey outbuilding with extension to form two flats for student accommodation and courtyard external space.

(It was pointed out this had been a part II item but given the significance of the design it was brought forward as a part I item for this meeting).

The size of the two flats together creating twelve bedrooms was considered to be excessive and would create approximately 150% additional floor area. It was felt that the existing building was an interesting two storey mews building, which possibly was used as a workshop above, given the number of windows (some of which are now blocked). It was felt however that the changes are so significant to the south elevation that it is not an enhancement to the conservation area. It was re-iterated that this is a curtilage building to a listed building, and the level of extension completely obliterates one elevation of the building, which has lost the principle of this being an extension to an existing building. It was accepted that a new build could replace the existing lean to buildings to the east of the site, however the remainder of the elevation should be restored, possibly with a single storey extension parallel with the Covent Garden passage.

5. **W09/0251 – 5-6 Milverton Crescent, Leamington Spa**
Demolition of existing building and part extension and new build to provide seven houses.

Mark Sullivan declared an interest as a former tenant of the applicant. This application had been seen by the CAAF prior to the current revisions. It was felt that the development still lacks interest, given the fascinating character of the adjacent “Dutch” gables, which the retention of one gable was welcomed. It was felt that a better window design may improve the character of the design, and also less units. 4 to 5 units were recommended as being most appropriate. It was also felt the parking would be difficult to use.

6. **W09/1319 – Quick Fit, Warwick Street, Leamington Spa**
Erection of single storey rear extension to accommodate MOT bay.

Part II item, no comment.

7. **W09/1323/CA – Land r/o 25 Beauchamp Avenue, Leamington Spa**
Demolition of two storey garages and boundary wall.

Part II item, no comment.

8. **W09/1324/LB – 28 Grove Street, Leamington Spa**
Change to the colour of the external walls.

Part II item, no comment.

9. **W09/1332 – 26 Clemens Street, Leamington Spa**
Conversion of upper floors to provide two no. 3 bedroomed flats and twelve no. 2 bedroom flats.

Part II item, no comment.

10. **W09/1280 – Kentmere House, 2a Union Road, Leamington Spa**
Erection of shed in front garden.

Part II item, no comment.

11. **W09/1290/1291/CA – 3 Wathen Road, Leamington Spa**
Erection of single storey rear extension after demolition of existing.

Part II item, no comment.

12. **W09/1292 – 21 Oxford Street, Leamington Spa**
Change of use of first and second floor offices to flats.

Part II item, no comment.

13. **W09/1303 – 9 St Marks Road, Leamington Spa**
Erection of play house and rain canopy in garden of St Marks Road. The play house will be used by the children attending the day nursery. This is a retrospective application.

Part II item, no comment.

WARWICK ITEMS

1. **W09/1322 – 13 West Street, Warwick**
Erection of two storey side extension and single storey glazed extension.

It was pointed out that the glazed building is in a most sensitive position at the side of the building which is clearly visible approaching West Gate. It is also directly opposite West Gate and was felt to be out of character and primarily at odds with the existing Victorian building. The two storey extension to the other side of the building was considered to be acceptable and integrated much better than the glazed reception area. It was pointed out that the setting of St James Chapel is a vital part of the character of Warwick.

2. **W09/1325 – Woolworths, 38-40 Market Place, Warwick**
Display of two sets of internally illuminated individual Costa letters on red aluminium fascia and one internally.

It was felt there was no precedent to have illuminated letters set on to a permanent backboard in this way. Woolworths sign had been individual letters on to the stone face background, which is the most appropriate way of signage for this building. The infilling of the colonnade and closing off with a large advertising sign was considered to be most inappropriate and out of character with the conservation area. The internally illuminated projecting sign was also considered to be out of character. It was generally felt the whole approach would be destructive to the conservation area.

3. **W09/1312/LB – 6 Gerrard Street, Warwick**
Change of use to existing potters studio with attached shower room over existing garage to dwelling unit.

Part II item, no comment.

4. **W09/1317/1318/LB – 27 Smith Street, Warwick**
Erection of single storey rear extension; external and internal alterations.

Part II item, no comment.

5. **W09/1339 – 1 Market Street, Warwick**
Change of use from A1 retail to A2 financial and professional services

Part II item, no comment.

KENILWORTH ITEMS

1. **W09/1333/1334/CA – 25 Clinton Lane, Kenilworth**
Demolition of single storey industrial premises, proposed refurbishment of existing two storey building for employment use and erection of 6 no. dwellings.

Some written comments were read out from Mrs Illingworth. The retention of the building at the front was welcomed. Discussion took place on the loss of employment land, however it was felt this is not part of CAAF's remit.

2. **W09/1314 – the Royal Oak, 36 New Street, Kenilworth**
Smoking shelter in rear garden.

Part II item, no comment.

GENERAL NOTE - WARWICK PARTNERSHIP

A comment was made from one member that the Warwick Partnership does not appear to have a great deal of support for conservation issues or anyone representing the interests of listed buildings or conservation.

DATE OF NEXT MEETING: 3 December 2009