

**RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD
ON 4TH MARCH 2004**

PRESENT: Councillor Mrs C Hodgetts, Councillor Miss C Flanagan, Councillor C Davies, Mrs J Illingworth, Mr J Turner, Mrs R Bennion, Mr P Edwards, Mr L Cave.

APOLOGIES: Councillor J Hatfield, Councillor B Gill, Mr Birdi

SUBSTITUTE MEMBERS: Councillor Miss C Flanagan acted as substitute for Councillor B Gill.

Record of Proceedings.

Accepted as a correct record.

An update of previous applications was circulated.

Leamington Spa Items

1. **W20040087 – 164 Leam Terrace, Leamington Spa**
Basement Conversion With Lightwells. Erection of Single Storey Extension and
Roof Conversion With Railings to Balcony.

It was considered this alteration was completely out of character both at ground floor level and the roof extension. Concern was expressed that the basement extension would be liable to flooding and the roof terrace would create overlooking into neighbouring gardens. Properties in the area have been sympathetically restored however this was not considered to be an appropriate character for the area.

2. **W20040205/242LB???? – 28 Regent Street, Leamington Spa**
Proposed Conversion of Upper three Floors to Residential With Reinstatement of
Existing Front Door and Shop Separation. Proposed Rear Extension to First and
Second Floor. Renewing the Shop Signage.

This was felt to be acceptable and something to be encouraged in the area. It was suggested the burglar alarm or flue on the front elevation at second floor level should be removed.

3. **W20040209 – 36 Newbold Terrace, Leamington Spa**
Insertion of Dormer Windows to Front and Rear Slopes and Erection of Single
Storey Rear Extension.

This was not considered to be an acceptable for of roof extension in this area. It was felt questionable as to whether enough headroom would be gained by the Dormers which were felt to be inappropriate in any case. The ground floor extension was felt to be acceptable.

4. **W20040210 – Texaco Filling Station Site, Chapel Street, Leamington Spa**
Demolition of Existing Filling Station, Building and Erection of Nine Dwellings.

It was felt that the number of houses and the scale of houses was appropriate to the area and to be encouraged.

5. **W200402?House**

48150, Parade, Leamington Spa (Barclays Bank)
Replacement and Upgrade of ATM including installation of Illuminated Side Panel;
Removal of Stone Steps Beneath ATM's.

Any alterations to create disabled access were considered appropriate, however, it was felt the existing ATM's should be retained as the proposed ones appeared to be particularly garish although additional information was still required in this respect.

6. **W20040229 – 32 Bath Street, Leamington Spa**
Erection of a Replacement Shop Front and Signage.

It was felt that this former shop front was unfortunately letting the area down as many new shop fronts which are appropriate to the area have been inserted. Although this is a contemporary building it was felt that the previous shop front was more appropriate to the building type than the very garish blue installation. The signage was also considered to be inappropriate. There appeared to be some anomaly on the drawings as to whether to an alternative form of signage on Magnolia background was proposed which may be more acceptable or whether the existing signage was to be retained. It was felt that the colour in particular was very inappropriate.

7. **W20040235/236LB – Flats 2, 3 and 5, 13 St Mary's Road, Leamington Spa**
Proposed Alterations and Refurbishment

The replacement of the inappropriate metal windows was to be welcomed. It was suggested that wherever possible existing rooms should be opened up to reveal cornices where they remained and it was suggested negotiations should take place in this respect.

8. **W20040079 – Apollo Cinema, Portland Place East, Leamington Spa**
Display of Three Number Temporary Banner Signs and Set of Non-Illuminated Individual Letters to Northern Elevation.

This was considered acceptable on a temporary basis.

9. **W20040274 – 4 Bedford Street, Leamington Spa**
Installation of New Folding Timber Doors to Front Elevation and One Timber Door to Rear and New Replacement Glazed Roof and Demolition of Existing Outbuildings to Drinking Area.

It was felt that the existing front elevation with the glazed doors and small paned windows at higher level fitted in well with the streetscene and the rest of the building. It was felt that the proposed tall glass folding doors were inappropriate in this location and to the building itself. It was felt that new glazed roofs to the rear could be an improvement, there was some concern expressed that the rear area is visible to the street particularly where the rubbish area is and this needs to be screened off.

10. **W20040281 – 27 Waller Street, Leamington Spa**
Installation of Rear Dormer Window and Three Enlargements of Basement Windows.

This was felt to be completely inappropriate against our usual recommendations in terms of scale of dormers and use of roofs for accommodation. Concern was also expressed that the rooms in the basement would have inadequate light and their usage had not been properly clarified in particular the room labelled as "snug". Is this a habitable room?

11. **W20040283 – Land Rear to 17 Cross Street, Leamington Spa**
Demolition of Warehouse Building and Erection of Terrace of Four Split Level Dwellings.

It was felt that this was an intensive form of development on a very limited site with no particular outlook to the front of the buildings. Although this is a contemporary design it was felt the quality of it needed to be higher if it were to work in terms of the crispness of detail and appropriateness. It was felt the proposed site and number of dwellings was overdevelopment in an inappropriate location.

12. **W20040286/287LB – Rear of 54, Leam Terrace, Leamington Spa**
Erection of a Two Storey Detached Building Fronting onto New Street, Comprising a Garage for 54, Leam Terrace, with Self Contained Studio Apartment Above and 2 No Self Contained Flats.

It was felt that this would set an undesirable precedent in the streetscene and that the massing of the building was also inappropriate particularly the very wide side gable that would be visible from New Street. It was considered the number of units created would be overdevelopment on this site.

13. **W20040319/0320LB – Quinton Lodge, 8, Kenilworth Road, Leamington Spa**
Conversion of Building into Five Apartments and Provision of Parking. Alterations including Demolition of Internal Walls, Staircases and Two Elevations.

The internal alterations were generally considered acceptable, however, the external doors to the various flats were considered to be inappropriate, it was felt that more traditional replacement doors should be used in these locations.

14. **W20040323 – 39a Rosefield Street, Leamington Spa**
Part Demolition of Existing Building, Conversion of Existing Building to Dwelling and Construction of Two Dwellings.

This was considered acceptable subject to the detailing of the glazed porch area to the inside angle on the rear being redesigned in a more appropriate way.

15. **W20040327 – 33 Avenue Road, Leamington Spa**
Proposed Two Bedroom Dwelling on Garden and Rear of Existing Building and Existing Garage Should be Removed to Provide Access.

Concern was expressed that this would set little precedent and it was felt that a dwelling in this location would be inappropriate. Concern was expressed at the tree to be removed. It was suggested that perhaps a more comprehensive approach is needed to redeveloping this backland area facing Station Approach, with very small dwellings.

16. **W20040329LB/0331 – George House and William House, Clarendon Court, Parade, Leamington Spa.**
Installation of 6 No 3 Metre wide Hoarding Signs for Temporary Period of Nine Months.

This was felt to be acceptable, although concerns were expressed at how the hoardings would be fitted to the railings as this cause damage and the wind effect could pull the railings over. Careful consideration needs to be given to the way in whichfactor and fixing to the ironwork is detailed.

Warwick Items

17. **W20040214 – 45 Smith Street, Warwick**

Display of Illuminated Signage to Shopfront.

It was felt that the deep fascia fitted over the window was completely inappropriate and would spoil the shopfront and would not be in scale with the rest of the streetscene. It was felt that signage could either be provided on the existing fascia or tastefully on the glass. The proposed light box shown on the drawing was also considered to be inappropriate.

18. **W20040335 – Hill Close Gardens, St Paul's Terrace, Warwick**
Retention of a Temporary Site Up for Use as Visitor/Volunteer Centre. Relocation of Gate, Replacement of Greenhouse, Temporary Hardstanding for Skip and Portaloo, Temporary Siting of Potaloo.

The Chairman declared in this application as a member of the Hill Close Gardens Trust. This was all considered to be acceptable.

Kenilworth Items

19. **W200257LB/259 – 16 New Street, Kenilworth**
Internal and External Alterations Including Creation of New Entrance Doors.

Some concern was expressed that the steps into the building being a hazard for disabled people. It was felt that glass panels in the front doors would be inappropriate and that the solid doors should remain. It was felt the building should be painted to a more appropriate colour when redecorated. (Lighter cream). It was suggested that the blocked up glass panels in the assembly room should be opened up.

21. **W20040344 – Queen & Castle Beefeater, Castle Green, Kenilworth**
Installation of Freestanding and Wall Mounted Pay and Display Machines and Associated Signage (Retrospective Application)

It was felt that these machines and the signage and also the reminder signs in the car parks were all inappropriate to a listed building and a conservation area. If parking metres are to be installed it was pointed out by members that much simpler, black, discreet machines with more discreet signage could be provided.

22. **W20040206/207LB – 61-63 Warwick Road, Kenilworth**
Conversion of Two Dwellings Into Bed and Breakfast Guest House, Incorporating New Kitchen, Extension and New Block in Rear Garden, Following Demolition ofoutbuildings.

This is not in the conservation area however members did comment. Some concerns were expressed at linking the building together by providing doors between the two.

General Comment

Concern was expressed at new railings installed to 7, Clarendon Square at Balcony level. It was however pointed out that it was felt the original railings were to this pattern prior to the house being restored.

23. **Date of Next Meeting**