

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 3 DECEMBER 2009**

PRESENT: Councillor Mrs A Mellor
Councillor Mrs J Falp
Councillor W Gifford
Councillor A Wilkinson
Mrs R Benyon
Mr P Edwards
Mr J Turner
Mr L Cave
Dr C Hodgetts
Mr M Sullivan

APOLOGIES: Mrs J Illingworth and Mr J Mackay

SUBSTITUTE MEMBERS There were no substitute members.

DECLARATION OF INTEREST

Council Members declared an interest in the Victoria Park application as this is had been made by the District Council. Councillor Mrs Mellor declared an interest in the Unitarian Chapel application as it is in her ward.

PLANNING COMMITTEE REFERRALS

W09/0634 – 9-11 St Marks Road, Leamington Spa
Councillor Gifford indicated that he would be speaking on this application as a ward member. No one else would speak from CAAF.

W09/1188 – Land r/o 207 Rugby Road, Leamington Spa
Part II item, no comment. Therefore on one wished to speak at Planning Committee.

RECORD OF PROCEEDINGS

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

LEAMINGTON SPA ITEMS

1. **W09/1350 – H&M, 60-64 Parade, Leamington Spa**
Display of two internally illuminated fascia signs (retrospective application).

It was generally felt that the letters should be black rather than red letters. It was felt that, being internally illuminated, the red was particularly prominent and that restrained lettering had been achieved on other shops along the Parade. It was however noted that it was good to see this former Woolworths premises now being used and being well maintained on the Parade.

2. **W09/1374 – Victoria Park, Archery Road, Leamington Spa**
Erection of flood lighting columns on five of the ten courts.

In principal, it was considered that the lighting columns were acceptable in order for the courts to be used at night. Discussion took place on the colour of the columns and the size of the lighting head. It was felt this should be investigated in terms of possible grey or 'park green', which would be less noticeable than the galvanised metal columns. The need for a cut off time for the use of the courts was also discussed, together with the security of the coin operated metre. Comments were made that, unfortunately, the illumination of one part of the park creates dark pools in other areas of the park, which then results in less safe areas.

3. **W09/1375 – 11 St Marys Crescent, Leamington Spa**
Demolition of existing garage. Construction of new garage with ensuite and dressing room above. Conversion of roof space in to habitable room.

It was generally felt this was not an appropriate way to extend the building. Concern was expressed that the crescent is formed of pairs of striking semi-detached houses and by filling in the gap between these two houses (which is wider than the other houses) would break up the rhythm of the pairs of houses in the crescent. Discussion took place as to whether it would work if set further back at first floor level, maintaining the garage at ground floor level. However, this was even considered to be questionable in terms of the impact on the side gable of the adjacent house, which forms part of the distinctive gap between the houses. It was also considered that the new gable to the rear was inappropriate in the conservation area.

4. **W09/1395/1396/CA – Land r/o 7 and 9 Beauchamp Avenue, Leamington Spa**
Construction of two new garages and two new dwellings fronting Trinity Street after demolition of conservatory and garages.

It was felt that the lightwells could be improved at the rear as there was concern as to how these rooms would be lit. It was generally felt that single storey buildings in this location were more acceptable than any form of two storey buildings. Although garage doors and gates have been used to the front elevation, some concern was still expressed at the loss of sections of plain walling. It was felt that by possibly having a blank wall instead of the half door and window to the eastern end of the development would maintain the walling, possibly setting the gable behind the wall on this particular detail. Concern was expressed at the loss of amenity space for the two main houses which this currently forms the garden of.

5. **W09/1410/1411/CA – 47 Lillington Road, Leamington Spa**
Conversion of existing basement into uses ancillary to the residential dwelling and insertion of two number windows/lightwells to the front of the elevation

The proposals were felt to be fine and the use of matching ironwork around the lightwells was all considered to be commendable. It was felt more information was needed on the drawings, particularly plans of the lightwells and also how the foundations of the building would be affected, particularly by creating the new cellar under the existing kitchen.

6. **W09/1363/LB – Jug & Jester, 11-15 Bath Street, Leamington Spa**
Block up door floor of stairs in stud partition with plasterboard. Form new opening in brick division wall between numbering 11-13 Bath Street at first floor and provide new stair flight to facilitate access between the two at first floor. Relocate doorway at first floor in modern stud partition.

Part II item, no comment.

7. **W09/1378 – 18 Farm Road, Lillington, Leamington Spa**
Replacement of existing outbuilding to provide new ground floor wc and lobby and replacement window to front.

Part II item, no comment.

8. **W09/1389/1390/LB – Unit 2, 19 Parade, Leamington Spa**
Individual built up stainless steel letters faced with vinyl.

Part II item, no comment.

9. **W09/1400 – Riplingham, Arlington Avenue, Leamington Spa**
Replacement of one existing wooden window frame, single glazed large communal window and stairwell off each of six blocks of flats at Riplingham with double glazed UPVC units. No change of uses involved.

Part II item, no comment.

WARWICK ITEMS

1. **W09/1414/LB – Unitarian Chapel, High Street, Warwick**
Demolition and rebuilding of boundary wall.

It was generally felt that, given the circumstances of the work, subject to the wall being re-built to look the same, then this would be acceptable. It was, however, pointed out that the coursing order of the stones may not be the same and the construction details, using a concrete backing, with possible

cement based mortar would not be an appropriate replacement. It was therefore suggested that the coursing of the new stonework should be investigated and that pointing should be carried out using a lime based mortar, and that the specification as included in the design and access statement should be carefully re-drafted as part of the conditions of rebuilding.

2. **W09/1419 – 9a Market Place, Warwick**
5mm acrylic stand off lettering.

This was felt to be unsympathetic signage in the conservation area. The curved wording was inappropriate and the use of two logos is also inappropriate on listed buildings in a conservation area. Simple straight lettering without a logo, using traditional fret cut letters or painted signage, would be more appropriate.

3. **W09/1347 – Unit 5 Westgate House, 45 Brook Street, Warwick**
Change of use from A1 to laundrette and dry cleaners.

Part II item, no comment.

KENILWORTH ITEMS

1. **W09/1358/1359/LB – 12 Abbey Hill, Kenilworth**
Conversion of existing double garage into a single garage and boot room/utility room. New single storey flat roofed family room extension to rear of existing dwelling. New pitched room over existing second floor bathroom. Various internal alterations.

Generally this was felt to be acceptable, given that the previous application was for a two storey extension that had raised some concerns. It was felt, however, that the small new pitched roof at second floor level to the rear of the building was inappropriate and would create two difficult valleys. It was felt this existing roof could be better detailed as a lead roof with a fall towards the back of the building.

2. **W09/1381 – 12 The Mews, Kenilworth**
Proposed canopy over bay window and door to frontage.

Part II item, no comment.

DATE OF NEXT MEETING: 29 December 2009