

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 3 NOVEMBER 2011**

PRESENT: Councillor J Webber
Mr P Edwards
Mrs R Bennion
Mrs J Illingworth
Mr M Baxter
Mr N Stevens

Councillor J Webber took the Chair. Mr Norman Stevens was welcomed as the representative for the Royal Leamington Spa Chamber of Trade.

APOLOGIES: Councillor Mrs C Sawdon
Councillor N Pittarello
Mr A Pitts
Mr J Mackay
Dr C Hodgetts

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE

Clarendon Arcade Application will be going to the next Planning Committee. It was agreed that Dr Christine Hodgetts should speak at the Committee on behalf of the Forum.

EXPRESSIONS OF INTEREST

Councillor Webber declared an interest in Items 5, 8, 10 and 11 of the Agenda as being within his Ward.

LEAMINGTON SPA ITEMS

1. **W11/1069 Bethany, Clarendon Place, Leamington Spa**
Demolition of existing garages and erection of two bedroomed
Mews Houses.

It was agreed that the same comment as given for the Listed Building Application 1070 work should be passed on for this application.

2. **W11/1231 – 6 Rotherfield Close, Leamington Spa**
Proposed alteration and extension to existing two storey side
extension and new roof to single storey extension.

It was felt that if the extension could be painted Stucco as the main house picking up the same detailing and with similar windows to the main house this would be acceptable. It was pointed out that no front elevation of the extension was provided in the drawings.

**3. W11/1175 – St Albans House, Portland Street, Leamington Spa
Display of semi-circle stainless steel sign.**

The drum was felt to be acceptable subject to it being within the confines of the overhanging roof and being a complete drum or cylinder. It was felt the railings were unnecessary and should be omitted as they are out of character of the building and serve no purpose as people do not abuse the flat area.

**4. W11/1236/1246/LB – Regency Arcade 154/156 Parade, Leamington Spa
Display of internally illuminated fascia letters and externally illuminated hanging sign to Parade and Bedford Street elevations.**

Hanging signs should be omitted as they are normally not permitted on commercial properties on the Parade and therefore should not be permitted in this instance. It was also felt there should be no logo to the signs at fascia level. It was accepted that a sign on the wall was needed to show where the delivery entrance was and the entrance to the hotel on the rear elevation.

**5. W11/1271/CA – 1 York Road, Leamington Spa
Demolition of existing front walls (in disrepair) and rebuilding these in new configuration, removing existing concrete slab driveway and building permeable gravel driveway.**

Mr P Edwards declared an interest having originally designed the railings but not as part of this application. Concern was expressed at the parking in front of the window although it was accepted that the better surface area was configured. It was felt the Conservation Officers should enter into further negotiations with the applicant on this application.

**6. W11/1278/1279/LB – 49 Beauchamp Avenue, Leamington Spa
Construction of portico around original entrance. Conversion of the existing basement including the excavation of a chamber at the rear.**

It was felt that the Portico fitted in well; generally the alterations to the lightwell and the railings at front and rear were felt to be acceptable. It was suggested that a railing may be needed around the new lightwell at the rear.

**7. W11/1280/TC – S/O 58 Bedford Street, (Pure Health Club) Leamington Spa
Installation of 1.6 metre high Openreach broadband cabinet within the public footpath.**

This was felt to be acceptable in this location.

**8. W11/1241 - Social Club, 8 High Street, Leamington Spa
External alterations to ground floor front, side and rear elevations
consisting of the creation of new openings and installation of
French Doors and Windows.**

It was felt there were too many French Doors and that it would be better to have these fewer doors set into the rusticated stucco at the base of the building. It was suggested that two French Doors were adequate. Concern was expressed that the show case sign box was indicated and no details given of this. It was also felt that the drawings were lacking in detail particularly in terms of the fascia. If the building is to have signage it was felt this would be better applied to the stucco as on similar buildings on the parade.

**9. W11/1227/1228/LB /1309 – 95 The Parade, Leamington Spa
Erection of new railings and steps, erection of new entrance
Portico to north elevation and replacement of existing glazing to
main entrance on the Parade, installation of new non-illuminated
signage to west elevation and installation of new internally
illuminated signage to north elevation and to new railings,
installation and replacement internally illuminated menu boxes,
internal alterations including formation of new openings in
existing walls.**

In terms of the external changes, it was pointed out that the applicant no longer wished to carry out the works to the steps therefore this was not commented upon. In terms of the signage it was felt that the word 'waggamamma' was not a classical enough form of lettering for the Regent Hotel. (Particularly as the original occupant of this part of the buildings, the Leamington Spa Grill had been asked by an inspector to change their signage to a more classical format). It was therefore suggested that a capital W should be used for waggamamma and samples of the lettering should be obtained. Some concern was still expressed about the typeface. It was suggested that this may look better as gold letters rather than black in these locations. The Conservation Officer pointed out that the alterations shown on the drawings internally did not reflect what the applicant now wished to do and therefore the interior work would be brought back to a further meeting.

**10. W11/1295 – Avon Court, Kenilworth Road, Leamington Spa
Replacing existing windows with proposed UPVC windows.**

It was felt that good quality timber should be used to replace these windows with double glazed units. It was pointed out that this is in a Conservation Area and therefore sustainable material should be used and as this is attached to a traditional building this is a second reason for the retention of the use of timber for these replacement windows.

LEAMINGTON SPA - PART II ITEMS

1. **W11/1234 – 73 Clarendon Street, Leamington Spa**
Change of use on ancillary store space to self-contained flat.

Part II item, - no comment.

2. **W11/1341 – 18 Augusta Place, Leamington Spa**
(Insertion of fixed timber window in rear elevation of first floor level. Retrospective application.)

Part II item – no comment.

3. **W11/1297/CA – 3 Beaconsfield Street, Leamington Spa**
Proposed new window.

Part II item – no comment.

4. **W11/1305 – 1 Campion Road, Leamington Spa.**
Excavation of front lightwell.

Part II item – no comment.

5. **W11/1311 - Social Club, 8 High Street, Leamington Spa**
Variation of Condition 4 of PP W11/0566 for a change of use of first floor from a Social Club and a Studio for the Practice of Yoga, Martial Arts and Pilates (to allow backing music to be played).

Part II item – no comment.

6. **W11/1312/LB – 22 Grove Street, Leamington Spa**
Remove concrete tiles and replace with Welsh slates and 2 x Conservation roof lights plus all lead flashings, parapet copings and valley.

Part II item – no comment.

7. **W11/1316 – 95 Radford Road, Leamington Spa**
Change of use from a 6 bedroomed house in multiple-occupation to a house of 7 bedrooms in multiple occupation

Part II item – no comment.

8. **W11/1330 – 14 Wathen Road, Leamington Spa**
Proposed rear facing dormer window to loft conversion together with proposed front lightwell to basement conversion

Part II item – no comment.

WARWICK ITEMS

1. **W11/1226 – Post Office Building, Old Square, Warwick**
Change of use to part of ground floor to office.

This was considered acceptable.

2. **Warwickshire County Council Applications**
Proposal to install photovoltaic panels on Barrack Street, County Council Offices

There was generally support for the installation of these items on the roof of the Barrack Street offices however it was felt that some further information was needed in terms of the height of the parapet which was not shown on the drawing and may have an implication as to whether the panels can be seen from anywhere.

WARWICK PART II ITEMS

1. **W11/1274/LB – 52 Bridge End, Warwick**
Proposed provision of new glazed openings between existing timbers to rear gable above workshop/outbuilding.

Part II item – no comment.

2. **W11/1285 – 35 High Street, Warwick**
Documents together with photograph in attached at Appendix 1

Part II item – no comment.

3. **W11/1291 – 102 Bridge End, Warwick**
Application for Certificate of Lawfulness, development of proposed garden shelter in rear garden.

Part II item – no comment.

4. **W11/1274/LB – 52 Bridge End, Warwick**
Provision of new glazed openings between existing timbers to rear gable above workshop/outbuilding

Part II item – no comment.

KENILWORTH PART II ITEMS

1. **W11/1301/1302/LB – 57 Fieldgate Lane, Kenilworth**
Installation of replacement stair between first and second floor (attic) and installation of two Conservation roof lights (revised scheme for W10/1399)

Part II item – no comment.

W11/1180 - METHODIST CHURCH, DALE STREET, LEAMINGTON SPA

Following the previous presentation of the application for the photovoltaic panels on the roof of the Methodist Chapel, the applicant having read the CAAFs comments submitted 3 alternative schemes to the one originally considered. It was agreed by CAAF to support revision 3 which is to provide photovoltaic panels over the back part of the roof leaving a 3.5 metre gap between the panels and the front parapet at the front of the roof.

DATE OF NEXT MEETING: 24 November 2011