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26th June 2002

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH JUNE 2002

PRESENT: Councillor G. Darmody, Councillor W. Gifford, Councillor Mrs. C. Hodgetts, Mr. L. Cave, Mr. J. Turner, Mr. M. Sullivan, Mr. M. Baxter, Mrs. J. Illingworth, Mrs. R. Bennion, Mr. P. Yarwood.

APOLOGIES: Councillor Mrs. Edwards

Members were welcomed to the first meeting of the new Warwick District Towns Conservation Area Advisory Forum.

1. **Appointment of Chair**

Councillor Darmody nominated Councillor Gifford, who was seconded by Councillor Mrs. Hodgetts. There being no other nominations, Councillor Gifford was duly appointed as chair for the ensuing year.

2. **Appointment of Vice Chair**

Councillor Gifford nominated Councillor Mrs. Hodgetts, who was seconded by Councillor Darmody. There being no other nominations, Councillor Mrs. Hodgetts was duly elected as Vice Chair for the ensuing year.

3. **Record of proceedings**

The record of proceedings of the previous meeting of the Royal Leamington Spa Conservation Area Advisory Forum were accepted as a correct record with the exception of item 11 where the word 'not' was omitted from the last line.

4. **Update on previous applications**

An update sheet was tabled providing information on various applications which had been brought to the Forum.

5. **Agenda order**

The Chairman suggested that it would be appropriate to rotate the Towns on the agenda, rather than taking them in a set order, to enable some members to leave if they wished as the towns to which they have a specific interest had been covered. The Chairman went on to explain that any member could approach another member if they wished an item from Part 2 of the agenda to be brought forward for discussion under Part 1.

6. **W20020384 - Lloyds, 3-7 Market Place, Warwick**
Public House new signage and traditional pub swing sign

Members were not happy with the hanging sign; it was considered to be inappropriate on this classical building. Concern was also expressed at the depth of the drop on the blinds which obscured the top of the ground floor arches. Concern was also expressed at the note indicating coloured lights may be used on the building. It was also felt that the new flag was not appropriate on the building.

7. **W20020521 - Rose & Crown, Market Place, Warwick**
Display of illuminated fascia sign, hanging sign and lantern to front elevation and sign written logo on end elevation

The sign had already been carried out on the side elevation. This was considered to be inappropriate on a traditional building in the Market Place in Warwick. Concern was also expressed that traditional glazing had been removed and destroyed from the ground floor windows. Significant concern was expressed at the proposed extractor at the rear of the building. The drawings had insufficient information to provide adequate detail of the flue. Members were also concerned that the flue would adversely affect the residents living in the properties adjacent. Significant concern had already been expressed to members of the Forum by members of the public concerning the extractor. It was also pointed out that there may arise a conflict between requirements of Environmental Health to raise the height of the flue and the need to maintain a visually unobtrusive installation.

8. **W20020572 - 7 Mill Street, Warwick**
Provision of pitched roof to existing flat roofed extension, together with alterations to rear elevation of existing extension and enlarging one bathroom window

The pitched roof in place of the flat roof was generally welcomed. It was felt that the rooflights needed to be of a Conservation type and cast iron guttering should be used in place of plastic. It was felt that the fully glazed end to the building would need to be carefully detailed.

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9. **W20020615 - 26A Smith Street, Warwick**
Display of projecting sign

The design of the sign was considered inappropriate in this location.

10. **W20020618LB - 3 Jury Street, Warwick**
Display of non-illuminated fascia sign and projecting hanging sign

The design of both the fascia and the hanging sign were considered to be inappropriate on a traditional building. It was felt that a more simple approach to the signage and the hanging sign on a single colour background would be more appropriate.

11. **W20020660 - 1 Castle Close, Warwick**
Ground and first floor extensions, 1800 high brick boundary wall to front elevation

It was considered that, subject to detail, the extension may be appropriate if it does not adversely affect the neighbouring property. Significant concern was expressed at the erection of a 1800 high brick wall at the front of the property. It was felt this would appear incongruous given the generally open nature of the remaining front gardens in Castle Close.

12. **W20020684LB - 24 Bridge End, Warwick**
Installation of replacement front door and internal alterations

Discussion took place as to whether the front door was to be replaced as it was described on the application as restoring the existing door. The retention of the door was considered appropriate subject to further detailing being available about the front door treatment.

13. **W20020737 - 33-35 Jury Street, Warwick**
External decorations, together with signage

The new signage was generally considered acceptable subject to the Porridge Pot hanging being maintained. Some concern was expressed at the design of the new oval sign which it was felt was not particularly appropriate on this building.

Kenilworth Items

14. **W20020520 - Priory Theatre, Rosemary Hill, Kenilworth**
Display of internally and wall mounted display case

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The proposed location on the front wall was considered inappropriate to the setting of the Conservation Area. It was felt that a sign adjacent to the door may be more appropriate.

15. **W20020568LB - 16 High Street, Kenilworth**
Conversion of offices and outbuildings to 4 residential flats after demolition of part of outbuildings

The scheme was generally considered acceptable, although some concern was expressed at the limited nature of parking. It was also pointed out that any works to the inside of the building should not affect the remains of timber framing that may be inside the building.

16. **W20020606 - Fieldgate Post Office, 16A High Street, Kenilworth**
Display of non-illuminated fascia board and projecting sign above shopfront (retrospective application)

It was generally felt the signage as installed was inappropriate. It was felt the Post Office fascia would be more acceptable without the oval logo on a white background. An alternative was individually mounted letters at fascia level. The projecting sign was also considered to be out of character with the building.

17. **W20020687LB - Rear of 52 High Street, Kenilworth**
Erection of a new dwelling with access off Elmbank Road after removal of garden buildings and part of boundary fence

It was generally felt that the proposal in the back garden of a substantial house on the High Street would reduce its garden to an unacceptable size. It was also pointed out that many of the garden plots were based on original historic plot divisions, often dating back the medieval period, and developments at the back of such properties would lose this relationship. The design and size of the house was also considered inappropriate in this location as it filled the width of the plot and would most likely larger than the surrounding traditional buildings abutting High Street. There was also some concern expressed at its relationship to other houses in Elmbank Road. There was also concern that this may set a precedent for future backland development of this type which could adversely affect the Conservation Area and setting of other buildings.

18. **W20020791 - Royal Oak Public House, 36 New Street, Kenilworth**
Projecting Victorian sign, MDF fascia with vinyl letters and internally illuminated cases

It was felt that the existing signage was better than the proposal and also the display boards either side of the front doors, which currently have a more attractive appearance. It was felt, therefore, that these proposals were a retrograde step. It was accepted, however, that a hanging sign would be acceptable on the Public House, however, it was

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pointed out that the building already has a traditional bracket for a hanging sign which could be re-used in this instance. It was generally felt that the signboards either side of the front door should not be internally illuminated.

Leamington Items

19. **W20020498 - 67 Regent Street, Leamington Spa**
Retention of a retractable blind and installation of a replacement fascia board

It was generally felt that the retractable blind was unacceptable and the new roller shutter very unattractive. Concern was expressed that the applicants had not discussed the replacements/new blind with the Planning Department prior to their installation as a much more satisfactory solution could have been achieved.

20. **W20020514 - 29 Avenue Road, Leamington Spa**
Demolition of existing dwelling and erection of three storey detached buildings with basement and roof space accommodation to provide 1 no. one bed and 10 two bed flats

Significant concern was expressed that these proposals would be built across windows to habitable rooms in the adjacent properties. The design was considered to be inferior and not a worthy replacement for the existing house which, although not of 19th century design, was a modest building within the Conservation Area which does not affect the setting of either the bowling green or the adjacent properties as would the new proposals. Concern was expressed that the new proposal would overshadow the bowling green and make it less attractive for use. Concern was also expressed that the proposals filled the whole site with very little amenity space. It was pointed out that the glazed building would remove privacy from both the bowling green and the adjacent properties. It was generally felt the whole scheme was unacceptable in this location.

21. **W20020527 - 5 Kenilworth Road, Leamington Spa**
Internal alterations and extensions to ground floor, loft conversion of loft space

The ground floor extension was considered acceptable, however, the loft extension was completely inappropriate and contrary to policy to exclude large boxed dormers from the Conservation Area. It was suggested that if works do proceed on this property, the owners should be encouraged to replace the first floor windows with traditional sliding sashes.

22. **W20020555 - 57 Parade, Leamington Spa**
Change of non-illuminated signage above front fascia from B.T. Celnet to O2

Whilst unusual, this was generally considered acceptable.

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23. **W20020655 (two applications) - The Post Office, Priory Terrace, Leamington Spa**
Installation of automatic sliding door, installation of an ATM machine, shop
fascia sign and Bureau de Change rate board

The proposal for the automatic door was considered acceptable. Concern was expressed that it may not be possible to fit in the cashpoint and the Bureau de Change signage in the old stamp machine recess. Further details of these elements should be requested. There was a strong feeling that the old bronze letters for the Post Office fascia should be reinstated in place of the existing green lettering. It was also suggested that the old lantern sign could be restored near the stamp machine window.

24. **W20020673 - 17/19 Portland Street-34 Windsor Street, Leamington Spa**
Partial demolition and conversion of warehouse buildings and outbuildings to
provide 17 no. apartments and 8 no. car parking spaces with access from Portland
Street

The scheme was generally considered to be acceptable. There were various detail items which needed further considerations, these included the reinstatement of windows to the house in Portland Street, which it was felt should not be a bay window form as the adjacent bay window is modern. Also the windows to the base of the chapel need to follow more closely those shown on the original engraving of the building before it was altered. It was felt the balcony railings onto Windsor Street should be of a more robust design. Some concern was expressed at the way in which the house in Portland Street was to be sub-divided as the front door did not give access to the staircase any longer and some concern was expressed at the adequacy of the basement accommodation to be brought back into use given the very small lightwell to the bedroom area.

25. **W20020688 - 41 Parade, Leamington Spa**
Erection of an externally non-illuminated fascia sign to read 'Wallis'

This was considered acceptable subject to the base of the letters not cutting rustication on but sitting on them.

26. **W20020722 - 9A Brunswick Street, Leamington Spa**
Proposed new timber casement window to match existing and alteration to flat

The Conservation Officer pointed out that the building would originally have had sash windows; efforts had been made to coordinate with the owners with a view to re-fenestrating the whole building. Some discussion took place as to whether the new

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windows should be to a traditional pattern; which may subsequently encourage other owners to follow suit with traditional window replacements.

27. **W20020780LB - 10 Euston Place, Leamington Spa**
Replacement of modern dormer windows with new painted soft wood windows

It was felt that a better design of window could be achieved in this location particularly as it is visible from Euston Place gardens. It was felt that simple 19th Century casement style windows with the central transom would be better throughout. It was also suggested that the timber work could be painted grey to enable it to blend more fully with the roofscape rather than given prominence by painting the windows white.

28. **W20020784LB - 47 Parade, Leamington Spa**
Proposed replacement of shopfront security shutters

The need to replace the shutters was questioned. It was also requested that the proposed replacement should be reconsidered as they did appear to be a much heavier shutter than the existing ones. Concern was also expressed at the solid kicking plate at the bottom of the shutter which itself again would detract from the quality.

29. **W20020787LB - 19 Portland Place East, Leamington Spa**
Basement conversion to two bedroomed apartment

This was considered acceptable.

30. **W20020758LB - 38 Parade, Leamington Spa**
New fascia sign (Evans)

Whilst the lettering was considered acceptable, it was felt that it should be raised to line through with the Moss Bros lettering thus sitting between existing rustication lines. It was felt that the two bar symbols at the top and bottom of the letters were completely inappropriate and would set a difficult precedent if permitted.

31. **W20020759LB - Slug and Lettuce, 38-40 Warwick Street, Leamington Spa**
Fascia signage and hanging sign

The location and style of signage on this building were both considered unacceptable. It was felt that with the building being a “modern design” signage should generally be located on the glass - keeping the façade free. Alternatively discrete individual lettering may be acceptable. It was felt that the existing proposals were for an illuminated box sign. Concern was also expressed as to how the individually joined letters above the entrance would be illuminated. It was felt that lettering on the glass would be a most appropriate location.

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32. **W20020652 - 123 Rugby Road, Leamington Spa and W20020654 - 121 Rugby Road, Leamington Spa**
Erection of rear garages and store

These two applications were taken together as they are similar and relate to adjacent buildings. Concern was expressed at the size of and eaves height of the garages and the large access doors which it was felt were not in character with the small scale buildings in the rest of the mews. Some concern was expressed that the garages, may possibly be used for commercial purposes.

33. **Date of next meeting**

Thursday 4th July 2002.