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AJM/BT*

16<sup>th</sup> February 2001

**ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD FEBRUARY 2001**

Present: Cllr. W. Gifford, Cllr. Mrs. C. Hodgetts, Cllr. G. Guest,  
Mr. G. Goddard-Pickett, Mr. M. Sullivan, Mr. L. Cave,  
Mr. D. Brown, Mrs. M. Watkins

Apologies: Cllr. G. Darmody, Mr. P. Birdi

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1. The minutes of the meeting held on 25<sup>th</sup> January 2001 were accepted as a correct record.
2. Update on previous applications - these were tabled. Mr. Goddard-Pickett asked for an update on the issue of (retrieval/removal)? at 68 Russell Terrace.
3. The Conservation Officer gave a presentation on the document Power of Place which had been produced by English Heritage and Department of Media Culture and Sport and the Department of the Environment, Transport and the Regions. The document is divided into three sections - the first section explaining the value of the historic environment, the second identifying the
4. needs as 18 recommendations, and the third being an action plan which identifies actions at Local Government and building-owner levels. Discussion took place on various of the recommendations and it was felt that in some cases whilst the essence of the recommendation was good, the practicality was unrealistic. It was felt that the majority of changes which could be adopted were at a local level. Some discussion took place on the review of Conservation Areas - in particular Leamington and also the extension of the Conservation Area Advisory Forum to cover the whole district.

5. W20010048 - 26A Radford Road, Leamington Spa - Erection of ground floor side extension and installation of lean-to roofs to garage and rear kitchen extension.

This was considered acceptable subject to the use of timber windows rather than upvc.

6. W20010049/50LB - 11 Charlotte Street, Leamington Spa - Conversion and refurbishment to provide 5 flats

It was considered that sash windows rather than French windows should be provided at basement level. It was also considered that additional rooflights should be provided on all dormer windows. Some discussion took place on the replacement of railings which it was felt should not include the replacement of the existing railings. It was otherwise felt that the proposal were acceptable.

7. W20010057/58LB - J.H. Hughes - 70-72 Warwick Street, Leamington Spa - Display of an internally illuminated fascia sign. Erection of a new shopfront in including increase in height of the fascia board.

This proposal was considered to be totally unacceptable. The Conservation Officer explained that some discussion had taken place and it was hoped that a resubmission would include for a traditional shopfront in this location.

8. W20010059/60LB - Arden House, 18-20 Clarendon Square, Leamington Spa - Extension of existing lift shaft to third floor, including extension of roof.

Some concern was expressed that the lift shaft would be visible at roof level from the surrounding Conservation Area. The importance of this building in Clarendon Square was also stressed by Members and it was felt that if at all possible access should be provided to attic level by a staircase chair-lift, thus avoiding the need for lift to extend to that level.

9. W20010063LB - 36 Warwick Place, Leamington Spa - Conversion of basement dwelling unit, including provision of lightwell and formation of the entrance and patio

and external staircase; construction of new front wall and railings (amendment to existing parking and binstore arrangements)

The comments made on the previous application at this address were resubmitted for this proposal.

10. W20010086 - Ince House, Kenilworth House, 60 Kenilworth Road, Leamington Spa - Refurbishment including extension of ground floor and second floor, construction of glazed atrium and alterations to roofline provision of front car parking areas and one-way system and 2.4m high posts and sliding security gates

Considerable concern was expressed at the works which have already been carried out on site and the Conservation Officer was requested to report back to the next meeting on any enforcement measures which could or have already been taken at this site. It was felt that the removal of trees and formation of the existing wall had already spoilt the approach into Leamington at this location.

In terms of the present proposals, it was generally felt that in principle the proposal could improve the site but concern was expressed at the lack of detailing shown on the drawing. There was a need for any proposals to imitate exactly the detailing and quality of materials in the existing house in the event of approval being granted. Concern was expressed at the amount of car parking, particularly adjacent to the wall where there would be an inadequate scope for any form of substantial planting to be reinstated along the boundary of this site.

11. W20010101 - Regency Arcade, 152-156 Parade, Leamington Spa - Change of use of part of second floor from office use (Class B) to Orthodontic Surgery (Class D1)

This was considered acceptable.

12. W20010105 - 17 & 17a George Street, Leamington Spa - A large conversion of ground floor to 2 studio apartments (retaining a separate access to upper floor) including provision of new entrance, bay window and boundary wall/railings

The principle of replacing the shop with residential use was considered acceptable. Concern was expressed at the limited accommodation provided by two apartments and the direct access onto the bathroom and toilets from the living spaces. It was considered that a single dwelling would be more appropriate to occupy the ground floor space or even to

include the upper floor and provide two vertically sub-divided units in the form of two houses. It was felt that the detailing of the doors and door surrounds needed to be revised to a more traditional approach.

13. W20010106LB - 32 Portland Place, Leamington Spa - retention of internal alterations to ground and first floor, formation of a parking area, partial demolition of boundary wall, construction of balconies to ground floor and rear elevation and imitation windows to north and west

Concern was expressed at the way the rear parking area has been handled and the inappropriate boundary treatment provided. As there were no photographs and also there was a need to inspect the window treatment on site, it was requested that this application should be brought back to the next meeting with a view to further comments being given at that stage. It was requested that the roof be inspected to ensure natural slate has been used.

14. W20010110 - Whittle Court, Upper Holly Walk, Leamington Spa - Internal alterations to facilitate conversion of first two flats into 32 one-bed one-person flats; conversion of wardens house for additional communal facilities and warden's flat; erection of single storey kitchen extension

There was no objection to these proposals.

15. W20010111 - r/o 8 Beauchamp Avenue, Leamington Spa - Conversion and extension of existing double garage to form one dwelling (fronting Morton Street)

This was considered acceptable subject to appropriate detailing.

16. W20010112 - 6 Lansdowne Street, Leamington Spa - Change of Use of Ground Floor from Retail Cafeteria (Use Class A3)

This was considered acceptable subject to the external extractor being appropriately located.

17. W20010115/6LB - 11 Binswood Avenue, Leamington Spa - Erection of a detached garage and hobbies room, fronting Lillington Avenue, together with internal alterations to ground floor to re-instate dividing wall and doorway

There were no objections to the internal alterations to the main house and, in principle, the proposed garage building was considered acceptable. Some concern was expressed that the garage could be subsequently converted into separate dwellings, however, it was pointed out that this would require a separate planning application form.

18. Date of Next Meeting

8<sup>th</sup> March 2001.