

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 26 AUGUST 2010**

PRESENT:

Councillor N Pittarello
Councillor Barbara Weed
Mrs J Illingworth
Mrs R Bennion
Mr P Edwards
Mr J Turner
Mr L Cave
Mr M Baxter
Dr C Hodgetts
Mr M Sullivan
Mr J Mackay

APOLOGIES:

Councillor Mrs A Mellor

DECLARATIONS OF INTEREST

Councillor Barbara Weed declared an interest in 11 St Marys Crescent as it is in her ward.

RECORD OF PROCEEDINGS

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

LEAMINGTON SPA ITEMS

1. **W10/0975 – 46-48 Bedford Street, Leamington Spa**
Convert existing frontage properties (nos. 46 and 48) to six bed student accommodation. Ground floor use is currently as reception/office use with health club and upper floor use for club steward.

Concerns were expressed that the proposal did not cover the whole building and that the student use may be affected detrimentally by any use for the rest of the site. It was therefore felt that a plan should be put forward for the whole site. It was felt that the alterations to the no. 48 building at the front were not particularly satisfactory. It was felt that further research needed to be carried out as to the original appearance of the building and if it was originally flat fronted, as a single house, then this should be reflected in the changes, otherwise if the shop front were original, then this should be retained, rather than converted into a sash window. Concern about the existing fascia which, it was felt, did not need to be retained as it was no longer a shop, although the historical context of this again also needed to be researched. Concerns were expressed at

the rear windows overlooking the roof of the underdeveloped part of the site (DAP 9 applies).

**2. W10/1011/12/13/LB – 104 Parade, Leamington Spa
Internal alterations and replacement of shop front including new advertisements (non-illuminated) and one projecting sign.**

The retention of the projecting shop front was felt to be a retrograde step. It was felt the owner should be encouraged to remove the projecting fascia, as it is particularly out of date, and the aluminium shop front, and replace it with a stylish shop front befitting the other new shop fronts on the Parade. It was felt that blue letters on a white background would be more suitable with a white or cream window frame. The use of the side of the projecting shop front, similar to a projecting sign, was unsatisfactory and contrary to the policy of the projecting signs on the Parade. The size of lettering and the use of a logo were also considered to be out of character with the rest of the Parade (DAP 4 applies).

**3. W10/1032 – 131-137 Regent Street, Leamington Spa
Change of use of part of retail floor from A1 to A3**

Concern was expressed that there would be too many A3 uses in this part of Regent Street. The effect on the adjacent student accommodation was also of concern. Particular concern was expressed at the possible need for an extract flue at a later date and if this were unsatisfactory then it would render the permission unworkable (TCP4 applies).

**4. W10/0993 – 11 St Marys Crescent, Leamington Spa
Construction of replacement garage and insertion of two new rear facing dormer windows.**

It was felt the garage would be better slightly set back, although it was appreciated this cannot be set too far back or it would not be workable. The provision of quoins on the garage was felt to be unnecessary. The colour of the garage door would be important in terms of not impacting on the rhythm of the street scene. It was felt this should be conditioned.

In terms of the works to the roof, it was felt that the dormer windows should be set lower down the roof, or if at all possible removed and roof lights used. The side gable window, it was felt, should be a vertical window rather than the horizontal window as shown (DAP 9 applies).

**5. W10/1063 – 15 Vicarage Road, Leamington Spa
Proposal to install 22 tube solar thermal system to south east roof slope of property**

Some discussion took place as to whether this would set a precedent. It was generally felt it would be acceptable as the roof had already been interrupted by the seemingly later dormer window. One Member felt this was a detrimental precedent, as it was visible on the striking Edwardian houses, albeit to a side elevation (DP13 and DAP 9 apply).

It was felt that, possibly, clearer guidance was needed in policy terms, in particular the need for householders to have carried out an energy survey before embarking on the installation of renewable energy devices, in order for them to be seen as part of a wider picture for the whole property.

6. **W10/1072/1073 – 76 Regent Street, Leamington Spa**
New shop front of premises, the existing window and doors to be replaced and new timber and glass shop fronts. The premises to be a maternity and baby store. Exterior quality MDF fascia and non-illuminated lettering over aluminium projecting sign.

The works to the conservation area should improve it and not be detrimental. It was felt this does not improve the conservation area as there were several other much better shop fronts adjacent to this one and the new shop front should follow these lines. The use of plain painted render to either side of the shop front does not enhance it. It would be more appropriate to have a continuous fascia without proper console blocks as the adjacent shop fronts. Part of the lettering is larger than stipulated in the shop front policies. The projecting sign is out of character with the other signs in the area. (The upper floor windows are not sash windows, however these may already be due for change as part of the first floor approval) (DAP 9 applies).

7. **W10/1082 – Victoria Road, Leamington Spa**
Demolition of existing unsafe rear wing and replace with existing two storey rear extension, also insertion of new basement lightwell and window to front of property.

The use of artificial slates and aluminium windows was felt to be unacceptable in the conservation area. It was felt that if the rear wing needs to be rebuilt, it should be re-built as a traditional way with traditional windows rather than the contemporary shown, which it was felt was out of character with the area. The increase in width of the rear wing was also unfortunate and did not sit happily to the rear of the property. Concern was expressed at the lightwell to the front of the property as other houses do not have these in Victoria Road. No indication is given as to the use of the basement room (DAP 9 applies).

LEAMINGTON SPA – PART II ITEMS

1. **W10/0980/0981/LB – Flat 1, Lorient House, 40 Warwick Place, Leamington Spa**
Alterations to existing apartment to form a separate bunk bed roomed apartment, demolition of rear outshot and construction of orangery, amendment to previous application

Part II item no comment.

2. **W10/0061/007/LB - 46 Victoria Terrace, Leamington Spa**
New signage.

Part II item no comment.

3. **W10/1044 – 25 Clemens Street, Leamington Spa**
Proposed change of use of first floor accommodation from offices
to residential flats.

Part II item no comment.

4. **W10/1046 – The Shakespeare, Tavistock Street, Leamington Spa**
Proposed new signage.

Part II item no comment.

5. **W10/1020 – Jug and Jester, 11-15 Bath Street, Leamington Spa**
Installation of air conditioning system.

Part II item no comment.

6. **W10/1021/1022/CA – 107 Regent Street, Leamington Spa**
Conversion of existing first and second floor office accommodation
to 2 no. bedroom flats.

Part II item no comment.

7. **W10/1049 – 36 Binswood Avenue, Leamington Spa**
Single storey rear extension to kitchen/dining after removal of
existing conservatory.

Part II item no comment.

8. **W10/1051/LB – Flat 1, 40 Clarendon Square, Leamington Spa**
Reinstatement of first floor windows with French casement
matching 41 Clarendon Square.

Part II item no comment.

9. **W10/1057/LB – Flat 2, 12 George Street, Leamington Spa**
Removal of two rotten casement windows at rear of the building.
Both to be replaced by two over two sash windows.

Part II item no comment.

10. **W10/1075/LB – 3rd Floor, 31 Clarendon Square, Leamington Spa**
Remove stud wall to kitchen from hall and construct stud wall in
annex and create door opening in new bathroom, create opening
to shower room.

Part II item no comment.

11. **W10/1090 – 52-54 Moreton Street, Leamington Spa**
Alteration to front elevation to reinstate roller shutter for new personnel door and replace windows.

Part II item no comment.

12. **W10/1097 – 43 Beauchamp Avenue, Leamington Spa**
Proposed formation of rear basement lightwell and external alterations.

Part II item no comment.

WARWICK ITEMS

1. **W10/0999 – 1 Almhouses, Castle Hill, Warwick**
Proposed internal alterations to convert existing units 1 and 2 into single two storey dwelling.

It was felt to be a satisfactory alteration to the building. One member pointed out that the property would be unsuitable for disabled people as the bathroom is upstairs (DAP 4 applies).

2. **W10/1056 – Unit 1 Westgate House, Market Street, Warwick**
Four non-illuminated folded aluminium fascias and two non-illuminated folding aluminium fascias with internal illuminated boots lozenge, two x internal illuminated projecting crosses, 2 x non-illuminated digitally printed window graphics.

The use of blue fascia was felt to be unacceptable on this building. The building is designed with white fascias and white coursing detailing to the exterior of the blue fascia is out of character; it will also be out of character with this part of the conservation area. The use of blue window transfer panels creates a dead effect to shopping frontage and should also be resisted. It was also felt that the dark blue would create an unsatisfactory effect in the covered walkway along the front of the building. It was felt that the existing signage is much more acceptable in this location (DAP 8 applies).

WARWICK – PART II ITEMS

1. **W10/1038/LB - 37 Jury Street, Warwick**
Refurbishment of 3 no. tower canopies to front, to be stripped and re-tiled using hand made clay tiles, renewal of guttering to bay windows using cast iron with square sectioned down pipes.

Part II item no comment.

2. **W10/1050/LB – 22 Mill Street, Warwick**
Construction of new ensuite facility within second floor bedroom
by erecting screen (retrospective application).

Part II item no comment.

3. **W10/1071/LB - 13 Coten End, Warwick**
Paint from front door from brown stain to dark blue.

Part II item no comment.

KENILWORTH ITEMS

KENILWORTH – PART II ITEMS

1. **W10/1066 - 26 Station Road, Kenilworth**
Change of use of basement to business use.
2. **W10/1031/LB – Lower Bridge House, Upper Ladeys Hills,**
Kenilworth
Change of use from guest house to single residential.

Part II item no comment

(it was pointed out that this house was originally called the Pleasance and therefore by changing the name it made it complicated to actually trace the planning history and the fact the property is a listed building).

DATE OF NEXT MEETING: Thursday, 16 September 2010