

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 12TH FEBRUARY 2004

PRESENT: Councillor Davis, Councillor Gill, Councillor Mrs Hodgetts, Mrs J Illingworth (Kenilworth Society), Mr John Turner (Warwick Society), Mrs Ruth Bennion (CLARA), Mr Paul Edwards (Leamington Society), Mr Birdi (Royal Leamington Spa Chamber of Trade), Mr Mark Sullivan (Royal Town Planning Institute), Mr L Cave (Ancient Monument Society).

APOLOGIES: Councillor J Hatfield.

Record of Proceedings.

- § The record of the previous meeting was accepted as a correct record.
- § Mr L Cave enquired as to whether a new leaflet would be produced to cover the forthcoming Disability Act Legislation (operational from April 2004) which he felt would be useful.
- § Mrs J Illingworth drew to members attention the fact that she knew of an Architect in Kenilworth who would be interested in serving on the Conservation Area Advisory Forum.
- § Mrs J Illingworth enquired about work being undertaken to the front garden wall at 40 New Street, Kenilworth and whether this was authorised or not.
- § Mr P Birdi apologised for not attending as often as he would have liked.
- § An update of previous applications was circulated.

Leamington Spa Items

1. **W20031898 – 9 Lillington Avenue, Leamington Spa**
Erection of entrance gates

The drawings were felt to be inadequate; the gates themselves were felt to be inappropriate for such a wide opening, with the curved top not liked.

2. **W2004991 – 47, Avenue Road, Leamington Spa**
Erection to form additional bedroom and erection of Detached Garage

This was felt to be inappropriate over development of the site, the proposals were not liked – there was felt to be considerable re-thinking necessary. The window/fenestration treatment to the main block was additionally deemed to be totally unsatisfactory.

3. **W20040075 Clarendon House, 1-2 Clarendon Square, Leamington Spa**
Conversion of existing offices to 14 apartments, 2 garages and parking

This was welcomed by members as an extremely positive move. The question of glazing bars on the ground floor, north elevation were queried.

4. **W20040078 – 33, Dale Street, Leamington Spa**
Internal alterations to existing flats, external modifications to front and rear elevations combined with enlargement of both front and rear light wells and erection of railings

Generally liked by members – it was important to ensure that any new railing matched adjacent railings.

5. **W20040084 – 25, Beauchamp Avenue, Leamington Spa**

Demolition of 2 No Existing Garages and Rear Garden Boundary Wall and Erection of a 2 Storey Detached Dwelling with Integral Garage and Single Storey Garage Attached to Eastern Side Elevation

This was simply not liked by members. It was felt to be too large, with an unacceptable fenestration treatment.

6. **W20040105/106LB – 1 Bertie Terrace, Leamington Spa**
Internal and External Alterations to Convert Premises to Form 1 No Self Contained Basement Flat, 5 No Self Contained Flats on Ground and Upper Floor, 2 No Mews Dwellings and Re-building of Rear Wing

The roof dormer and excess of roof lights were not liked by members. The “French” window in the dormer was especially not liked. It was felt that there should be only minimal changes to the extant exterior form.

7. **W20040111/125LB – Villiers House, Clarendon Avenue, Leamington Spa**
Replacement of External Door

Members had no undue concerns in respect of this proposal.

8. **W20040131/132/134LB – 53, Parade, Leamington Spa**
Display of shop fascia sign, installation of new timber shop front and fascia panel including new signage. Internal refurbishment of ground and basement retail area

More thought required, can’t see the point of doing it – a retrograde step. The fascia was felt to be clumsy; with scope to improve its proportions.

9. **W20040139 – 33, Dale Street, Leamington Spa**
Enlargement of Existing Front and Rear Lightwells with New Windows/Doors and Replacement Railings

Concern was expressed in respect of the lightwell but this was felt not to be too problematic. The proposed entrance for more flats next to a large tree was felt to be an issue; would the proposals be refused because of “Highways” grounds?

10. **W20040140 – 23, Warwick Place, Leamington Spa**
Conversion of Existing Eight Flats to Six Including Provision of Lightwell to front, side and rear elevation of a Two Storey Rear Link Extension to Provide Two Additional Flats and Two Covered Parking Spaces; Provision of parking Six Further Vehicles

This proposal was not liked and felt to be a retrograde step. The backs of adjacent dwellings would be far too close, whilst such a large rear extension would be inappropriate and could set an unfortunate precedent.

Internally it was certainly felt that any flats should be accessed from the main staircase; with this caveat there was generally felt to be no undue problem with re-ordering the interior.

Warwick Items

11. **W20040095 – 7 Swan Street, Warwick**
Hanging Sign on Bracket and Fascia Sign

This was generally not liked, with particular concern being raised over the proposed hanging sign, colour of paintwork, internally illuminated down lighters.

Kenilworth Items

12. **W20040121 – Maxgate, Forrest Road, Kenilworth**
Erection of a Single Storey Side Kitchen, and Garage Extension

Members felt that the drawings were so poor (and inadequate) that it was difficult to make an informed judgement. It was generally felt however, that the proposals would have a detrimental effect upon the streetscape.

C.A.A.F. Additional Agenda

Part 1. Kenilworth Items

13. **W20040197 – 39 New Street**
Replace Softwood Windows for Hardwood Windows

This was supported and welcomed, it was felt to be a marked improvement.

14. **Leamington Items**

W20040158 – Regent Hotel, Parade
Variation of Condition 31 of Planning Permission W20010483 dated 15/8/02
(Bathroom and Lounge Area of Hotel) to enable Unit C1 to Open to 7.30
a.m. to 1 am (Condition 31 presently requires unit to close at 11.30 p.m.)

Members felt that closing time should be retained at 11.30 p.m.

Date of Next Meeting

The date of the next meeting is 4th March 2004.