

# **WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM**

## **MINUTES OF THE CONSERVATION AREA ADVISORY FORUM** **RECORD OF PROCEEDINGS HELD ON 2 DECEMBER 2010**

### **PRESENT:**

Councillor Mrs A Mellor  
Councillor N Pittarello  
Councillor B Gill  
Mr P Edwards  
Dr C Hodgetts  
Mr J Mackay

### **APOLOGIES:**

Councillor Barbara Weed  
Mr J Turner  
Mr L Cave

### **SUBSTITUTE MEMEBERS:**

Councillor Gill acted as a substitute for  
Councillor Barbara Weed

### **DECLARATIONS OF INTEREST**

Councillor Pittarello declared an interest in Hill Close Gardens application as he is a Trustee of the Gardens and did not speak on this application.

### **RECORD OF PROCEEDINGS**

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

### **REFERRALS TO PLANNING COMMITTEE**

**W10/0920 – 2 Church Street, Warwick** – no one wished to speak.

**W10/0942 – 131-137 Regent Street, Leamington Spa** – after discussion of revisions no one wished to speak.

**W10/1177 – 50 Warwick Street, Leamington Spa** – no one wished to speak.

**W10/1260 – Blackfriars House, 6 West Street, Warwick** – after discussion of revisions no one wished to speak.

## **LEAMINGTON SPA ITEMS**

1. **W10/1428/LB – Leamington Railway Station, Old Warwick Road, Leamington Spa**  
**Repair renovation to external façade, subway and platform canopies, replacement and reorganisation of fire exit door and approach and removal of redundant cabling and redress/containment of retaining cobbling**

The removal of the cables on the front elevation by putting them in a duct was felt to be a more suitable solution than just painting them. However it was felt that they needed to be working between Network Rail and Chiltern Rail to get all the cables installed inside the building. If this was not possible at least the vertical cabling should be put inside so only the horizontal needed to be put in a duct. It was felt that the number of external advertising panels shown on the drawing need to be checked to ensure no additional ones were being put in place. The use of corrugated sheeting on the platform canopies was felt inappropriate and flat sheeting should be used. The removal of the steps to the former fire escape was welcomed however it was felt that the fan light above the door should reproduce exactly the top part of the sash windows and if possible the door should incorporate some glazing to mirror the sash window. In terms of cleaning the stone work it was hoped that the marble would also be cleaned and this will be done to a correct specification. (DAP 4 applies).

2. **W10/1461 – Episode Hotel, 64 Upper Holly Walk, Leamington Spa**  
**Two x banners outside property**

These were felt to be completely inappropriate and should be removed. Loose banners on elegant balustrade or any wall are not appropriate in a Conservation Area. (DAP 8 applies).

3. **W10/1485 – 4 Warwick New Road, Leamington Spa**  
**Change of use of Chiropractic Clinic to Residential. Part demolition, formation of gardens and parking, construction of garage, alteration to form two houses**

The fact that the property is to be returned to two single dwellings was supported, rather than flats. It was suggested that an in and out drive would be more appropriate than the two entrances proposed. (DAP 8 and 9 apply).

4. **W10/1493 – 91 Northumberland Road, Leamington Spa**  
**Demolition of two small extensions, alteration and first floor extension, ground floor rear extension**

It was felt that this extension spoilt the overall effect of the house from the front. Concern was expressed that it neither was subservient nor set a balance to the existing house. It was felt that an extension could be accommodated but needed take more detailing from the main house itself

possibly by recreating another gable or a more subservient feature. (DAP 8 and 9 apply).

**5. W10/1496 – Outside 31 Dale Street, Leamington Spa  
Installation of openreach broadband cabinet within public highway**

This was felt to be completely unacceptable outside a Grade II Listed Building and could more easily be accommodated in front of the hedge outside the Methodist Church Hall car park (preferably behind the hedge). Discussion took place on the contact that had been made with Harlequin the openreach provider for Leamington Spa and the Conservation Architect advised the Forum that a meeting had been arranged to look at the sites so far surveyed in Leamington Spa. (DAP 4 and 8 apply)

**6. W10/1444/1445/LB – 60 Leam Terrace, Leamington Spa  
Installation of 2 kilowatt solar panels on rear roof**

On balance it was felt that the installation of panels on the rear roof was acceptable. (DAP 4 applies).

**7. W10/1515/1516/LB – 49 Bath Street, Leamington Spa  
Application for change of use to retail shop to hot food take-away  
Listed Building consent for alterations and installation of flue and internal alterations**

Change of use to A3 use it was felt would need to be put to the A3 test in terms of other A3 uses in the street. The signage would definitely need a separate application. The flue to the rear should ideally be encased or disguised as to not be visible. (DAP 4 and 8 apply).

**8. W10/1513/LB – 12 Milverton Crescent, Leamington Spa  
Erection of first floor side extension, installation and replacement ground floor rear window**

This was felt to be acceptable and an improvement to the building reinstating two sash windows. (DAP 4 applies).

**LEAMINGTON SPA PART II ITEMS**

**1. W10/1433/1434/LB/1435 – Jug and Jester Public House, 11-13 Bath Street, Leamington Spa  
Install warm white LED light fitting to existing fascias.**

Part II item no comment.

**2. W10/1448/LB – 12 Victoria Terrace, Leamington Spa  
New signage to front elevation**

Part II item no comment.

3. **W10/1456/1457/LB – Apartment 5, Tuscany House, 34 Warwick Place, Leamington Spa**  
**Installation of internal wood shutters at the windows on the southern elevation of the building**

Part II item no comment.

4. **W10/1438 – Clarence Mansions, 1-13 Clarence Terrace, Leamington Spa**  
**Installation of metal guttering to provide surface water outlet to balcony and portico areas of front elevation**

Part II item no comment.

5. **W10/1460 – Flats 2 and 3, 1 Avenue Road, Leamington Spa**  
**Proposed removal of existing rotten timber sash windows and replacing with new double glazed UPVC sash windows to match both flat numbers 2 and 3 to eight windows in total. Reinstatement of iron railing and dwarf wall with re-instituted plinth and one gate to front elevation of number 1 Avenue Road**

Part II item no comment.

6. **W10/1479/LB – Tesco Supermarket, 22-24 Parade, Leamington Spa**  
**Installation of vinyl graphic sign on existing glazed panel to left hand side of main store entrance.**

Part II item no comment.

7. **W10/1472 – 113a Warwick Street, Leamington Spa**  
**Change of use of upper floors from A1 to B1(A), no structural changes are proposed either internally or externally.**

Part II item no comment.

8. **W10/1475/LB – 74 Leam Terrace, Leamington Spa**  
**Replacement of rotten windows in attic room, installation of alarm box**

Part II item no comment.

9. **W10/1484/LB – 26 Milverton Crescent, Leamington Spa**  
**To add a second bathroom to property and external associated wastepipes**

Part II item no comment.

10. **W10/1500/1501/CA – 49 Highfield Terrace, Leamington Spa**  
**Basement conversion of dwelling house**

Part II item no comment.

**11. W10/1512 – 12 Milverton Crescent, Leamington Spa**  
**Proposed first floor study extension**

Part II item no comment.

**WARWICK ITEMS**

**1. W10/1480 – 59 Smith Street, Warwick**  
**Painting of shop front**

It was agreed that the Conservation Architect should visit the site and agree appropriate colours for this property. (DAP 4 applies).

**2. W10/1492 Hill Close Gardens, Bread and Meat Close, Warwick**  
**Extension to Hill Close Centre and improved main entrance to gardens**

The removal of the storage building and the pergola were considered acceptable. Some concern was expressed that the toilet doors would be visible from the front elevation of the building. It was felt that some minor internal rearrangement could ensure the doors were on the side elevation or faced into the covered lobby area and to avoid this outcome.

**Gates and Gate Piers**

The proposed gates were felt to be completely unsuitable for the gardens as they were considered to be too grandiose and not the type of gate that would have been at the original garden. It was also felt that gate piers were unnecessary. A simpler form of gate, possibly a timber close boarded gate would be more appropriate for the gardens as these are not the type of gate that the gardens would originally have had. The need for additional sign boards was also queried adjacent to the entrance as the name is already to be inscribed into the brickwork which again was not felt to be particularly sympathetic to the gardens. It was generally felt that the gate and signage arrangement needs to be rethought. (DAP 11 applies).

**WARWICK PART II ITEMS**

**1. W10/1353/CA – 93 West Street, Warwick**  
**Erection of ground floor extension to existing residential dwelling**

Part II item no comment.

**2. W10/1441 – Warwick Boat Club, 33 Mill Street, Warwick**  
**Renewal of previous permission reference 7/0721 for extension of lounge bar and store, insertion of roof light to Pavilion**

Part II item no comment.

## **KENILWORTH ITEMS**

1. **W10/1469/LB – 9a Abbey Hill, Kenilworth**  
**Removal of ground floor internal walls between kitchen and study**  
**(located at the rear of the building)**

It was felt that the application did not supply enough information in particular where the rooms are located in the building. It was felt that better drawings showing the ground floor layout of the property in relation to the other flats were needed prior to a decision being made on the removal of these internal walls which will significantly alter the plan for the property. (DAP 4 applies).

2. **W10/ 1503 – 23 Castle Hill, Kenilworth**  
**Conservatory extension**

The issue as to whether this building is Listed was discussed and it was reported that English Heritage are considering this situation. There are some plastic windows in the property which if it is a Listed Building would need to be reconsidered. It was felt that this application should be deferred until the Listing issue has been resolved. It could then be reconsidered by CAAF. (DAP 4 may apply, DAP 8 applies).

## **KENILWORTH PART II ITEMS**

1. **W10/1488/1489/CA – 16 Station Road, Kenilworth**  
**Rear extension in conservatory**

Part II item no comment.

## **WHITNASH ITEM**

1. **W10/1156/1157/CA – 110 Murcott Road East, Whitnash,**  
**Leamington Spa**  
**Erection of two storey extension to house and rebuilding detached**  
**garage to original design**

(This item had been considered by CAAF previously on the 16<sup>th</sup> September when the application was invalid, now it has been included on the Planning List again the application has not changed since that date therefore their comments are recorded again).

The extension was, in principle, considered acceptable in the restoration of the cottage. At a detailed level, however, it was felt that the use of a small dormer window in the new extension may be better than roof lights on the front. It was also felt that the roof lights on the front in the existing building should be omitted. It was proposed that all windows should be changed to simple traditional casements without the top opening lights. The front door also needed better detailing as it was

unclear what the door was like. Generally better drawings with more information were required. However, the proposal was in principle supported (DAP 9 applies).

Following the meeting the Conservation Officer showed a short presentation from Harlequin setting out the principles behind the size and location of the openreach jointing cabinets.

**DATE OF NEXT MEETING:** Thursday 30 December 2010