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AJM/sw

25th September 2003

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 18TH SEPTEMBER 2003

PRESENT: Councillor Mrs C Hodgetts, Councillor Mrs J Knight, Councillor Field, Councillor J Hatfield, Mr P Edwards, Mr A Forward, Mr L Cave, Mr M Sullivan, Mr J Turner

APOLOGIES: Councillor B Gill, Councillor C Davis, Mrs R Bennion.

SUBSTITUTE MEMBERS: Councillor Mrs J Knight acted substitute for Councillor B Gill. Mr A Forward acted as substitute for Mrs R Bennion.

Record of Proceedings

The record of proceedings of the previous meeting held on 14th August 2003 were accepted as a correct record. Mr Mayes gave an update of the previous applications. Mr Mayes explained that Mr Clarke would not be attending the meeting to talk about the Local Plan but would attend the November meeting instead. It was suggested that if possible papers could be circulated beforehand to enable members to prepare any questions prior to Mr Clarke's visit.

Kenilworth Items

1. **W20031357 – Byways, 47, Fieldgate Lane, Kenilworth**

This application has now been withdrawn and is also not in the Conservation Area.

2. **W20031369 – 6, Clinton Lane, Kenilworth**
Construction of a New Vehicular Access(Retrospective Application)

This was accepted regrettably, as a significant number of other properties have similar parking arrangements and there is also a problem of parking in the road. It was suggested that perhaps guidelines could be produced to assure a consistent approach to surface treatments and landscaping of these parking areas.

3. **W20031377LB – 16, High Street, Kenilworth**
Internal alterations to ground and First Floor and Replacement of Flat Roof over part, Door to Rear Elevation

This was considered acceptable.

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Leamington Spa Items

4. **W20031350 – 111, Warwick Street, Leamington Spa**
Change of Use from A1 (Retail to Class A3) Food and Drink

Concern was expressed at the possible loss of retail in this area. Concerns were also expressed at to whether there would be adequate storage for rubbish which should be accessed from the rear. It was requested that conditions should be put on an A3 use that it could not be used as a bar but should remain in restaurant use.

5. **W20031353 – Moo Bar, 24, Russell Street, Leamington Spa**
Retention of CCTV Camera (Retrospective Application)

This was considered acceptable in the circumstances.

6. **W20031363 – 42, Granville Street, Leamington Spa**
Formation of Room in Roof Space with Rear Dormer Extension

This was considered unacceptable as a large box dormer on the rear of the property. In line with other similar applications this should be refused. Concern was also expressed at the very cramped nature of the accommodation and also the need for the roof light on the front of the building as none of the adjacent houses in the terrace have rooflights at the front.

7. **W20031371/72LB – 84, Regent Street, Leamington Spa**
Conversion, extension/alteration to form enlarged Retail Area on Ground Floor with Two Number Self Contained flats on 1st and 2nd Floor (After Demolition of part of rear wing to First Floor). Increasing roof height and Demolition of Part of Rear Wing

As this is a listed building significant concerns were expressed at the extent of internal alterations and loss of staircases. Whilst it was felt that some alterations may be possible to the later rear extensions, significant concerns were expressed at the amount of alteration to the front part of the building. It was felt that if possible access to the flats should be created off Regent Street rather than the very poor rear access shown. Concerns were also expressed at the possible overlooking of adjacent properties and the impact of the rear development on the adjacent properties.

Concerns were also expressed at the existing first floor advertisements which do not have the benefit of consent.

8. **W20031381 – Claremont House, 2, Claremont Road, Leamington Spa**
Erection of a Two Storey Side Extension and Conservatory to Rear

This was still considered to be a rather mean extension on such a significant property. Members again expressed their desire to see these properties properly preserved as they do form an interesting group in the Conservation Area. It was felt that the current proposal did not enhance the existing building in any way.

9. **W20031331 – Paprika Club, 22, Regent Street, Leamington Spa**
Conversion of part of first and second floor to self contained flat and provision of ground floor restaurant wash room on first floor.

The subdivision of the first floor living room into two was considered unacceptable in this listed building which has a very fine room at first floor level and large arched head

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window which would end up being subdivided. Concern was also expressed at the apparent mixing of flat area with toilet area for the restaurant. It appeared to damage the existing rather fine staircase. It was considered the internal arrangements needed significant re-addressing. It was also felt that the very poor window arrangement at the rear should be addressed as part of these proposals to gain some enhancement to the rear of the listed building which is visible from Portland Street.

10. **W20031341 – Spencer’s Yard, Spencer Street, Leamington Spa**
Conversion and Refurbishment of Existing Buildings for Performance Space, Artists Studios, Office and erection of new reception area

The Councillors present declared an interest in this application as it is Council owned property. A new approach to this scheme was welcomed. It was however felt that in some ways the new extension forming the entrance area was too understated and lacking in interest. It was felt the projecting canopy was rather dated and that a more exiting approach could have been taken to the new build area.

11. **W20031326/27CA – Land Adjacent to 2, Oxford Place, Leamington Spa**
Erection of Four Dwellings after Demolition of Store and Garages

It was felt that this was a poor design inappropriate to the site. There was no amenity space and the outlook would be poor. It was suggested that the space may be better used for a small office building.

12. **W20031328 – 21, Kenilworth Road, Leamington Spa**
Conversion and Extension of Existing Student Accommodation to Form 10 Self Contained Flats and Car Parking (Re-submission of W20030454).

This was considered to be a great improvement on the previous submission. It was suggested that there should be a unity of windows on the side elevation. It was felt a pity that the frontage would be all car parking and it was suggested that some re-landscaping of this area may assist in softening the car parking area which is very visible on this junction of two main roads in Leamington.

Warwick Items

13. **W20031355 – 117, Bridge End, Warwick**
Erection of a pitched Roof over Garage and Rear Extension

This was considered acceptable.

14. **W20031362 – Barclays Bank, 5, High Street, Warwick**
Revised Signage and Internally Illuminated ATM Box Panel Sign

It was felt that the proposals were far too garish and out of character with both the building and the conservation area. It was felt that the existing restrained ATM was far more acceptable and should be retained as it is.

15. **W20031382 – 34, Castle Lane, Warwick**
Erection of Two Storey Side Staircase Enclosure and Alterations to Balcony Balustrade

It was felt that the proposals were regrettable and did not really enhance the area. It was felt that the building is a house of its time and the existing detailing should be retained, if alterations are to be made to the property.

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16. **W20031393 – Land Adjacent to Park House, Bridge End, Warwick**
Erection of Detached Double Garage and Ancillary Accommodation Above

This was considered acceptable, it was felt that such a development should not set a precedent for the proliferation of more additional accommodation in this area. Members could not find the kitchen in the residential accommodation indicated.

17. **W20031387/88/89 – The Millwright Public House, 69, Coten End, Warwick**
Erection of a Detached 10 Bedroom Hotel to Rear. Erection of Single Storey Rear Kitchen/Restaurant Extension and New Side Entrance and Internal Alterations

Concerns were expressed that a parking problem may be created by forming a hotel where there is already a public house with limited parking. Varying views were expressed at the proposals. Concerns were expressed that the internal character of the public house should not be lost by the proposed internal alterations. The restaurant extension was still considered to be very bland and proposed glazed side elevation on to the small courtyard was considered to be rather inappropriate. Varying views were expressed about the hotel extension. Whilst it was felt that the architectural style and form of the hotel was now rather more appropriate than the previous scheme, there were still some concerns at the impact on the listed building, particularly as the building widened out at the point furthest away from the main building, rather than stepping down to a lower scale which is normal in rear extensions. At a detailed level the lipped dormers were considered inappropriate in this part of Warwick. The bottle store adjacent to bedrooms was also considered inappropriate and access to the bottle store appeared to be very restricted.

Whitnash Items

18. **W20031365 – St Margaret's Rectory, 2, Church Close, Whitnash**
Construction of a Ground Floor Utility Room with Pitched Roof after demolition of Existing

This was considered acceptable subject to detailing and materials being appropriate to the house which it was considered is a well designed house of its time.

19. **Date of Next Meeting**

The date of the next meeting 16th October 2003.