

**RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD  
ON 22<sup>ND</sup> JANUARY 2004.**

**PRESENT:** Councillor Mrs C Hodgetts, Councillor C Davis, Councillor B Gill, Mr M Faulks, Mrs R Bennion, Mr P Edwards, Mr L Cave, Mr M Sullivan and Mr M Baxter

**APOLOGIES:** Mr J Turner and Mrs J Illingworth

**Record of Proceedings.**

The record of the previous meeting was accepted as a correct record.

An update of previous applications was circulated.

The condition of the former Dixons Building in Warwick Street was raised and the Council was asked to investigate taking proceedings.

**Leamington Spa Items.**

1. **W20031867 – Land rear of 1 Northumberland Road Leamington Spa  
Erection of a two storey front and single storey side extension**

It was suggested that the house could be brought forward to avoid the tree and thus create a better statement onto the street frontage, and also avoid the street tree. Some concern was expressed at access to dwelling on this corner location.

2. **W20031881 – 34 Kenilworth Road, Leamington Spa  
Conversion of nursing home to form 9 apartments**

Concern was expressed that both applications could not be looked at together as the car parking was integral to both houses. General support was given to conversion to flats but the subdivision of the principal rooms and insertion of staircases into some of them was considered inappropriate even though the buildings are not listed. A guidance document for this type of conversion was suggested.

3. **W20031896 – 39 Sherbourne Place, Clarendon Street, Leamington Spa  
Erection of a new single storey treatment/training room extension and amended parking layout**

This was considered to be an inappropriate extension on this attractive nineteenth century villa. It was suggested that the accommodation could be hidden behind the existing wall with a flat roof with top lighting, or the extension should match more the details of the main building, with hood moulds and similar window designs.

4. **W20031907 – 32 Kenilworth Road, Leamington Spa  
Conversion of nursing home to form 7 apartments**

Withdrawn.

5. **W20031916/19LB – 75 Warwick Street, Leamington Spa  
Conversion of first, second and third floors from offices to 3 no. self-contained apartments and erection of rear extension**

It was suggested that the windows should all be changed to a more appropriate/traditional glazing pattern. General support was given for the conversion with the exception of the extension over the staircase window which it was felt should be retained by narrowing the extension.

6. **W20031917 – 14 Clarendon Crescent, Leamington Spa**  
**Erection of 2 storey front extension and first floor side extension**

Better treatment of all the windows and doors to a more appropriate/traditional design was recommended.

7. **W20031939 – 18 Clarendon Avenue, Leamington Spa**  
**Conversion of basement to a flat including provision of light wells to front and rear, rear access doors and front railings (after demolition of existing front boundary wall)**

Conversion of the basement was considered acceptable only if a traditional wall was reinstated in front of the property, not railings. It was suggested that by reinstating a traditional wall with star insets like the adjacent house, some light would be gained through the cast iron star insets. The retention/reinstatement of traditional wall was felt to be an important feature of this part of the Conservation Area.

8. **W20031940 – 1A Warwick New Road, Leamington Spa**  
**Erection of 2 no. three storey detached buildings comprising a total of 12 no. 2-bed apartments after demolition of existing dwelling**

The scheme was felt to be very inappropriate for this part of the Conservation Area. Concerns were expressed at the views from Victoria Park. It was felt that the scheme for No. 1 Warwick New Road has been very successful and this would let the site down, the previous scheme for four houses, although rather plain, was more appropriate.

9. **W20031964 – Land rear of The Old Post Office Gallery, Radford Road, Leamington Spa**  
**Erection of a detached dwelling fronting Northcote Street after demolition of existing garage**

The building was felt to be too plain; some elements of the adjacent terrace need to be incorporated, possibly a tripartite sash and a chimney for example. Alternatively it should relate to the Old Post Office building rather than the terraced houses.

10. **W20040020/21LB – 24B Victoria Terrace, Leamington Spa**  
**Proposed removal of existing flat roof and formation of new pitched roof and associated works to form new self-contained flat**

This was considered acceptable and to be a welcome restoration of the roof.

**(More Leamington items on Part II).**

**Warwick Items**

11. **W20031934LB/36 – 9 New Street, Warwick**  
**Conversion to provide a flat at first floor level and installation of new shopfront at ground level**

After deliberation, it was felt that the insertion of a shopfront was inappropriate and created too many doors on the front elevation. The insertion would also break through original framing. The internal alterations were generally considered acceptable.

12. **W20040007/15LB – Warwick Castle, Castle Hill, Warwick**

### **Temporary shoring of unstable boundary walls in Castle Lane**

This was considered acceptable and some questions about timescale were raised.

### **(More Warwick Items on Part II).**

13. **W20040023LB – 24 Castle Street, Warwick**  
**Replacement of existing canopy above front door**

The detailing was felt to be slightly too elaborate for the style and period of the house. A similar flat hood with plain brackets was suggested.

### **Kenilworth Items**

14. **W20031927 – Clarendon House Hotel, 4-8 High Street, Kenilworth**  
**Display of externally illuminated lettering and signs on front elevation**

Some concerns were expressed at the curved signage. It was felt that a hanging sign was not required in that location. The modern down lighters either side of the door were considered inappropriate. The number of down lighters from the eaves of the building were also felt to be excessive in this part of the Conservation Area.

15. **W20031951 – 7 New Street, Kenilworth**  
**Erection of kitchen extensions, pergola, stores and utility room, following removal of external stores, replacement of door with window, and installation of roof lights in kitchen**

This was felt to be fairly ingenious and not objectionable.

### **Leamington Spa Items – Additional Agenda**

16. **W20040052/51LB – 62 Binswood Avenue, Leamington Spa**  
**Removal of front boundary walls and replacement with new walls and railings in keeping with the original**

This was welcomed if the railings are detailed correctly.

17. **W20040055/57 – 69 Warwick Street, Leamington Spa**  
**New shopfront, shop and projecting sign**

This was considered completely inappropriate in the Conservation Area and does not meet any of our shopfront guidance and should be refused.

18. **W20040063/69 – 46 Warwick Place, Leamington Spa**  
**Conversion of existing school building into 8 apartments and alteration to existing boundary wall and openings, construction of 3 new dwellings**

The conversion of the main house was felt to have been carried out well. The three houses in the grounds were however felt to be overdevelopment – it was felt that the seven units in the main house were quite sufficient for this site and that the garden should remain as a green lung. Concern was also expressed at the impact on the adjacent listed building, which is still a single dwelling.

### **Warwick Items – Additional Agenda**

19. **W20040041 – 59 Bridge End, Warwick**  
**Extensions to existing outbuildings and detached occasional guest bedroom**

This was felt to be completely unacceptable as the retention/proliferation of unsightly garden sheds probably originally did not have consent. It was suggested that these should be removed and a new appropriate garden building constructed.

20. **W20040060 – 8 Smith Street, Warwick**  
**Insertion of replacement window to front elevation, blocking up of internal door and formation of new internal door**

The new window was felt to be acceptable, subject to detail; it was suggested that an old photograph may be helpful. Concerns were expressed as to whether the building has retail use as it was photographers studio and house before.

21. **W20040070LB, 9 Old Square, Warwick**  
**Removal of external front step**

No objection, subject to details being correct.

**General**

- It was suggested that the Council should produce a guidance leaflet for disabled access to historic buildings.
- Maintenance of the trees but the Post Office in Priory Terrace was raised as they are now growing beyond the tree guards.
- The whereabouts and future location of the elephant boy sculpture was raised.
- Members were reminded that 23<sup>rd</sup> January 2004 was the last day for representations on the Local Plan Consultation.

**Date of Next Meeting**

The date of the next meeting is 12<sup>th</sup> February 2004.