

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 21 JANUARY 2010

PRESENT: Councillor Mrs A Mellor
Councillor A Wilkinson
Councillor Gifford
Mrs R Benyon
Mr P Edwards
Mr L Cave
Dr C Hodgetts
Mr M Sullivan

APOLOGIES: Councillor Mrs Judy Falp
Mr J Mackay
Mrs J Illingworth
Mr J Turner

SUBSTITUTE MEMEBERS: None

There were no declarations of interest.

REFERRALS

W09/0475 - 37 Regent Street – Mrs Benyon agreed to speak on the revised proposals for this application.

W09/1333 – 25 Clinton Lane, Kenilworth – this is to be referred to Mrs Illingworth to consider if she wishes to speak on it.

W09/1191 – Land adjacent to 41 Bridge End, Warwick – Dr Hodgetts had originally agreed to speak but now it was felt the application may in any case be refused.

W09/1347 – Lighting columns at Victoria Park Tennis Courts – it was agreed that as the paint colour specified was that proposed by CAAF there was no need for anyone to speak to this application.

NOTIFICATION OF APPEAL

Pepper Lane Mews, 9 School Lane, Kenilworth – it was agreed to pass this on to Mrs Illingworth to ask if she would respond to this.

Dr Hodgetts was thanked for producing evidence on behalf of CAAF for the Warwick Castle Conservatory Appeal which has now been submitted.

LEAMINGTON SPA ITEMS

1. **W09/1547/CA – 18 Princes Street, Leamington Spa**
Partial demolition of existing Public House. Redevelopment of site to provide four new houses and two number flats within the original pub building.

It was felt that the number of houses should be reduced from four to three by retaining the former house next to the terrace in Princes Street and restoring it and building one additional new terraced house between this and the former Public House. An additional house could then be added at the side where a house is proposed but possibly set back and at the same scale as the Public House. It was particularly felt that the new windows proposed both in the existing building and the new building were very weak and did not in any way reflect the traditional windows of the Public House and the adjacent terraces. It was felt much more care was needed for detailing of windows and doorways to match the existing terraces in Princes Street. Actual slate rather than artificial slate should be used on the roofs of the buildings as this is a Conservation Area. Measurements are required on the drawings to ascertain the spaces created in the new dwellings.

2. **W10/0024 – 39 Clemens Street, Leamington Spa**
Change of use of former ground floor from storage area plus the erection of single storey rear extension to form one number bedroom.

Generally this was felt to be an acceptable conversion of the lower floor of this building use of sun pipes into the kitchen was welcomed. It was however felt that an appropriate reclaim brick should be used for the bedroom extension and that the area in front of the bedroom extension and the French door should be defined as an area controlled by the flat to ensure that other people did not park in front of the bedroom window and the French doors.

- 3 **W10/0037 – 1A Oswald Road, Leamington Spa**
Erection of two storey side extension and single storey rear extension.

Significant concern was expressed at this, although, a revised design, it was felt that this still unbalanced the pair of semi-detached houses which, do remain relatively unaltered. The loss of the arched doorway was also felt to be significant given that the other house still retains all the original features. It was felt that a better scheme could be achieved by concentrating some additional development to the rear of the building thus minimising the impact on the front of the building and retaining the symmetry of the pair of houses. The proportion of the dining room window was felt to be wrong and could more satisfactorily match the bay window proportions in this location.

LEAMINGTON SPA – PART II ITEMS

1. **W09/0818 – Flat H, 39 Thurlestan Court, Kenilworth Road, Leamington Spa**
To convert cellar to one bed flat.

Part II item – no comments.

2. **W09/1531/LB – Ashby, 22 Kenilworth Road, Leamington Spa**
Internal alterations relating to an earlier application W08/1142/LB

Part II item – no comments.

3. **W09/1555/LB /1556 – 32 Parade, Phones 4 U, Leamington Spa**
Installation of halo illumination facial letters

Part II item – no comments.

4. **W10/0009 – HSBC Bank, 33 Parade, Leamington Spa**
Change of use application for all consent for all floors.

Part II item – no comments.

5. **W10/0013/LB – Basement Flat, 37 Binswood Avenue, Leamington Spa**
Basement of kitchen units and appliances, removal of existing stud work, alteration of electric sockets, etc.

Part II item – no comments.

6. **W10/0018/CA – Land rear of 25 Beauchamp Avenue, Leamington Spa**
Demolition of existing garages and boundary wall.

Part II item – no comments.

7. **W10/0030/0031 – 20 Gaveston Road, Leamington Spa**
Enlarge existing basement lightwell and install new painted white timber means of escape window for proposed basement conversion.

Part II item – no comments.

8. **W10/0038 – 28 Kenilworth Road, Leamington Spa**
Retention of existing garden shed, re-clad of south elevation with timber weatherboarding to match elsewhere and painting dark green to the Local Authority's approval.

Part II item – no comments.

WARWICK ITEMS

1. **W09/1532/1533/LB – 19 Neville Court, Castle Lane, Warwick**
Enlargement of one existing roof light, installation of one additional roof light and installation of internal steps to form access to proposed timber decking area on existing roof. Installation of railings to edge of parapet.

This was considered to be totally unacceptable as the railings will be visible from Jury Street. This is a very fine house with balanced proportions and it would be completely unacceptable to have activity visible at roof level and also for the installation of railings which are in no way traditional on this type of classical façade. It was therefore felt this application should be refused.

WARWICK – PART II ITEMS

1. **W10/0019/LB – Judges House, 79 Northgate Street, Warwick**
Proposed bathroom refurbishment.

Part II item – no comment.

DATE OF NEXT MEETING: Thursday, 11 February 2010

Note: It has been proposed that members should submit their email addresses to Alan Mayes in order that the Additional Agenda can be emailed to members prior to the meeting to enable them to have a complete view of the whole agenda prior to the meeting.