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AJM/KW

11th November 2003

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 6TH NOVEMBER 2003

PRESENT: Councillor J Hatfield, Mr M Sullivan, Councillor Mrs C Hodgetts, Councillor C Davies, Councillor B Gill, Mr J Turner, Mr L Cave, Miss J Ross

APOLOGIES: Mr P Edwards, Mrs R Bennion, Mrs J Illingworth

SUBSTITUTE MEMBERS: Miss J Ross acted as substitute member for Mrs R Bennion

Record of Proceedings

The record of proceedings of the previous meeting were noted.

1. Review of Leamington Spa and Warwick Conservation Areas.

The areas in Leamington Spa were considered area by area and comments made as appropriate.

Some concern was expressed that consideration had only been given to those areas within a certain date and that some 20th century buildings such as council houses on the west side of Tachbrook Road had not been given consideration. It was pointed out that many of the council houses had been significantly altered as part of the process of upgrading and, therefore, the character of the area was not that of the original buildings. It was suggested that further consideration could be given to examples of these areas.

It was suggested that the terrace in Leicester Street going towards Newbold Comyn could be included as part of Area 5.

Area 6, Lillington - Concern was expressed that only one side of the road had been included in Lillington Road and that inadequate protection would be provided unless the opposite side of the road were to be included. It was, therefore, suggested that this be given consideration.

At Area 8, it was suggested that the Conservation Area boundary could be taken to the river, thus including all of the 19th century streets around Quarry Street, Albert Street and the Milverton Cemetery and it was suggested that further consideration be given to this suggestion.

Generally, all the other areas proposed were accepted as suitable for inclusion in the Leamington Spa Conservation Area.

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Warwick Conservation Area

Proposals to include Linen Street were accepted.

It was suggested that the Methodist Church should be included along with the extension around Northgate House.

The exclusion proposed around Priory Road was considered unnecessary and it was suggested that the boundary be left as it was or Nos. 12 and 14 be included as they did form part of Garden Cottage which had been saved from demolition when the scheme was first built.

In terms of the proposed exclusion of the roadway in front of St. John's House, this was felt to be unnecessary. It was felt that it may be more appropriate to extend the boundary to include the trees in front of the 1960's quadrant. It was also suggested that possibly consideration be given to include St. John's Court as, although this was a modern building, it did form part of the setting of St. John's House and any future developments would be safeguarded in terms of their appropriateness if the buildings were in a Conservation Area.

Support was given for the inclusion of Broad Street and Guys Terrace. It was suggested that the whole of Guys Terrace, to the junction with Coventry Road, should be included as these are all good late 19th century terraced houses.

In terms of Area 6 around Warwick School, it was suggested that the boundary remain as it is as it does include street trees and hedgerows. It was suggested that possibly Warwick School should be looked at in terms of the possible inclusion of the original buildings.

With the exception of these comments, the other proposals for Warwick were considered acceptable.

Kenilworth Items

2. **W20031627 – 31 Borrowell Lane, Kenilworth**
New kitchen extension and conservatory

Concern was expressed that the conservatory is too large and that it does not integrate well with the existing house. Concerns were expressed that this was visible from the public footpath and would actually sit significantly higher than the surrounding ground. No indication of materials was given and concern was expressed that it may be uPVC. It was, therefore, felt that the current proposal was inappropriate and that a more modest building integrating better with the design of the house would be more appropriate.

3. **W20031517 – 85-91 Abbey End, Kenilworth**
Construction of retail units and 24 flats above with parking, car ports and associated works, after demolition of existing buildings

It was pointed out that this property is on the edge of the Conservation Area and not actually in it, although it will impact upon the Conservation Area. It was generally accepted that the existing single storey buildings need to be replaced. Concern was expressed that the proposals did not integrate well with the existing three storey 1960's buildings which have been recently refurbished. It was felt that the present proposal was too high as it would impact on the Conservation Area and would be visible from within the

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Conservation Area. It was accepted that the De Montfort Hotel is a big building, however, it was felt that the proposal here should integrate rather more with the other shops and residences in Abbey End than the hotel building itself. Support was given for a contemporary building in this location, however, it was felt that three to four storeys should be the maximum. Some concerns were expressed at the style of architecture which had a 1970's feel and was too fussy.

Leamington Spa Items

4. **W20031550 – 40 Park Street, Leamington Spa**
Installation of new shopfront

This was considered acceptable.

5. **W20031555 – 45 Warwick Street, Leamington Spa**
Variation of condition 10 for planning application W20030351 to extend opening hours to 1.00 a.m. Thursday to Saturday inclusive

Concern was expressed that if this change took place, both of the proposed premises in this building could be used as public houses in the future, which was felt could be detrimental to the Conservation Area in this location and, therefore, should not be permitted.

6. **W20031571/73CA – 26 Binswood Avenue, Leamington Spa**
Removal of existing prefabricated concrete garages adjacent garden wall.
Erection of new garage with private graphic studio

Miss J Ross and Councillor Davies expressed an interest in this application as they are both neighbours to it and did not take part in the discussion. Concern was expressed that the building was still too large, even though it is now single storey. It was, however, pointed out that the building did now fulfil the previous requirement to provide all single storey accommodation. Concern was expressed that the studio could be used for residential purposes when the present use ceased. There were mixed views on this particular application.

7. **W20031580 – 5 Satchwell Court, Royal Priors, Leamington Spa**
Display of non-illuminated signage

The coloured signage was considered inappropriate in this location and too fussy. It was felt a subtler scheme was required in this location.

8. **W20031585 – The Regency Arcade, 154-156 Parade, Leamington Spa**
Installation of glazed entrance doors into Bedford Street elevation

This was considered acceptable.

9. **W20031590 – 29 Leam Terrace, Leamington Spa**
Extension to existing garage to form w.c. to ground floor and studio/storage space to first floor

This was considered inappropriate in this location as there is a nice run of walls and single storey garages fronting onto most of Mill Road and there is little precedent for any form of two storey building or roof projecting beyond the back of the wall. It was, therefore, felt that this would be an inappropriate development in this part of the Conservation Area.

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10. **W20031599/60LB – Third Floor, 25 Regent Street, Leamington Spa**
Conversion of roofspace to form one flat, installation of 2 rooflights and 2 rear windows

It was felt that the rooflights and dormer windows did not line up with the fenestration in the main building. It was felt that this is a good terrace of Listed Buildings with much potential and this proposal did little to enhance the buildings. Concerns were expressed at the lack of rubbish storage.

11. **W20031615 – Land at Holly Walk, Leamington Spa**
Use of part of Holly Walk as market on Wednesdays

It was felt, if granted, this could be for a limited period. It was felt that the market is in decline and this was felt to be because of a change in shopping habits that designer clothes and footwear are no longer items which families could purchase from markets. It was expressed that Leamington Spa is not a market town and it was, therefore, not particularly appropriate to pursue a market in this location. Other suggestions were that the market should return to the Old Town and possibly Bath Street be closed off to house the market on Saturdays. It was suggested that if the application is approved some conditions could be attached to it that part of the use of the space landscaping proposals to upgrade and maintain the existing avenue should form part of the approval to ensure adequate under planting and maintenance of paths and grass etc.

12. **W20031630LB – 1 Binswood Avenue, Leamington Spa**
Part change of use of ground floor to dental surgery (Use Class D1) introduction of lightwells at front and rear elevations and various internal works

The internal works for which approval was being sought was considered generally acceptable. The main concern was the introduction of an additional lightwell on the front elevation. It was felt that this would be inappropriate next to the adjacent properties and would destroy the symmetry of the front which is currently being maintained by the two lightwells reflecting the symmetrical windows either side of the door.

13. **W20031633 – 9 Eastnor Grove, Leamington Spa**
Erection of detached double garage; creation of new access from Eastnor Grove and enlarging of existing access opening

This was felt to be inappropriate adjacent to this fine 19th century brick house. The garage will become too prominent and the design is poor being a large double garage with a single large door. There should be scope for setting the garage further back into the site as a coach house would have been located and possible breaking down the mass of the garage with two doors and possibly a different roof form.

14. **W20031574 – 73 Warwick Street, Leamington Spa (Bewise)**
Part demolition of existing building. Construction of alterations and extensions to provide retail storage and fire escape in basements. Retail on ground floor and 22 flats above

In principle, the conversion of the upper floors into residential was welcomed. Concerns, however, were expressed about the design. It was felt that although an attempt had been made to create a Regency style building, it did not have the lightness of Regency buildings. It was suggested that the cornice is too heavy compared with the size of the windows which barely graduate as they go up the building. The large mansard roof was also considered inappropriate. It was pointed out that there are very few mansard roofs

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in Leamington Spa and that it is not a typical feature of the town. It was felt that the whole building could be far better converted and appear more appropriate if it did not have the roof extension. Some concerns were expressed at the treatment of the internal courtyard as it was felt that there would be views of this from certain parts of the car park and Oxford Row. It was pointed out that no bin storage is indicated or location of extract plant which would all need to be integrated into the design of the building.

15. **W20031659 – 54/56 Warwick New Road, Leamington Spa**
Erection of one additional terraced house (revised application)

This was considered acceptable.

Warwick Items

16. **W20031572 – 45 Smith Street, Warwick**
Change of use from shop (A1) to restaurant (A3) and rear single storey extensions

The change in the application to restaurant use only for the existing shop rather than enclosing the existing yard was noted. The loss of retail, however, was the main concern in this part of Smith Street which is largely still a retail street and should be maintained as such.

17. **W20031568 – 46 Smith Street, Warwick**
Display of non-illuminated fascia sign and projecting bracket sign

Concern was expressed that the property now has a blind with an advert on it and it was felt that measures should be taken to try and get this removed, if possible. It was felt the hanging sign or flag was also inappropriate. It was also considered that too much lettering was included on the fascia. Most appropriately, only the shop name should be included on the fascia and the hanging sign and canopy should be removed.

18. **Date of Next Meeting**

The date of the next meeting is 27th November 2003.