

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 25TH MARCH 2004

PRESENT: Councillor Mrs C Hodgetts, Councillor Gill, Councillor Hatfield, Mrs J Illingworth, Mr M Faulks, Mr M Grimwade, Mrs R Bennion, Mr P Edwards, Mr P Birdi, Mr M Sullivan, Mr M Cave.

APOLOGIES: Councillor C Davies, Mr J Turner.

SUBSTITUTE MEMBERS: Mr N Grimwade substituted for Mr J Turner representing the Warwick Society.

Record of Proceedings.

These were accepted as a correct record.

An update on current applications

It was suggested that the update list be broken down into either date order or meetings order.

Leamington Items

1. **W20040360 – Proposed Bus Shelter, High Street, Leamington Spa**
Display of Double Sided Illuminate Advertisements on proposed bus shelter.

Concern was expressed that illuminated advertisements are not normally allowed in the Conservation Area and should not be allowed on bus shelters. It was felt that this would set a difficult precedent. The style of the bus shelter was also considered inappropriate. It was felt that a flat roof would be more appropriate as concern was expressed that the polycarbonate roof would soon discolour and could be easily damaged. It was also pointed out that as the bus shelter is near a street light there is no need for any form of illumination on the bus shelter.

2. **W20040372/376LB – 34 Warwick Place, Leamington Spa**
Conversion and Extension of Nursery to Eight Number Additional Flats.

Concern was expressed that the visual impact of this addition to this important group of houses by the Leamington Architect William Thomas. It was felt that a separate building or a more carefully detailed extension to the present building would be more appropriate. An indication of the type of window or reveal had not been given and whether architectural details would be reinstated on the main building. It was felt that if the building is to be extended it should be to a high quality and that the missing architectural details from the existing house should be reinstated as part of the process. Concern was expressed that a number of large rooms are shown to be partially subdivided which would be unfortunate in the existing building.

3. **W20040389LB – 13 Milverton Crescent, Leamington Spa**
Replacement of Existing Window and Basement with French Doors and Addition of Window in First Floor.

The small window was considered acceptable at first floor level. Concern was expressed at the loss of the basement window and also the design of the new window. It was felt that the new window had too strong an horizontal emphasis and that possibly a simpler form of glazed door with margin lights would be more appropriate in this location.

4. **W20040428 – 12B Warwick New Road, Portabello, Leamington Spa**
Erection of Two Storey Front Extensions to Provide Additional Bedroom, Garage and storage.

Although this is a contemporary house it is a building of its time and it has matured into the Conservation Area. It was felt that the projecting gable was inappropriate to the house and also this part of the conservation area. It involved the loss of the slate hung section and the introduction of an alien feature to the building. It would also create a poor side elevation as viewed from Warwick New Road.

5. **W20040436/437LB – 17/17a St Mary's Road, Leamington Spa**
Insertion of New Sash Window and New Basement Window and New Railings to Replace Part Boundary Wall.

Concern was expressed at the loss of the whole side wall as this is reflected by a similar wall on the other side of the road corresponding with the other villas in St Mary's Road. It was suggested that a small section of railing could be inserted into the wall which would be a more appropriate form of introducing light into the new basement window rather than the loss of the whole wall which is a typical feature of the size of Leamington houses. Concern was expressed that a new bedsit had been created as part of this process although this did not form part of the application. It was suggested that in a house with so many bedsits then a spare space with storage would be more appropriate and thus avoid the need for an additional window.

6. **W20040440/441CA – 6 Regent Place, Leamington Spa**
Erection of Three Storey Block of 2 Number Bedroomed Flats and Ground Floor Retail Unit After Demolition of Existing Retail Unit.

The mass of the building was considered to be appropriate although the detailing was felt to be rather too fussy and too busy. It was suggested that the detailing could be simplified to one window/door per floor on the section with a pediment, and the scale of the windows generally reconsidered. Concern was expressed that there is no external space therefore no waste storage for either the shop or the flats above.

7. **W20040359 – 5 Park Road, Leamington Spa**
Erection of Extension to Provide Family Room/Sauna and Changing Room (Revision of Planning Application W20031694).

Concern was expressed at the overall scale of the extension and the rather mish mash erection of buildings created, compared with the footprint of the main house. The impact on the neighbouring property was also felt to be of some concern.

8. **W20040463 – 9 Beauchamp Hill, Leamington Spa**
Insertion of Two Windows in East Elevation to Basement Area and New Railings to Front Elevation.

Loss of the cast iron window was regrettable and also the introduction of the railings in the front garden. The adjacent properties all have small front gardens with no basement areas or basement accesses and it was felt inappropriate that one should be created in this location. Therefore possibly the rooms should not be used as a habitable room but be maintained for non-habitable/games room purposes.

9. **W20040484 – 95-99 Regent Street, Leamington Spa**
Replacement of External Side to Canopy Covers (Café Rouge).

This was considered to be acceptable and a better form of signage than the present.

Warwick Items

10. **W20040284LB – 77 Coten End, Warwick**
Installation of 3 No External Flue Pipes on Front Elevation.

Concern was expressed as to why three flue pipes were needed and what the function would be as this is not adequately described on the application. It was felt that these were completely inappropriate on the front of such a fine listed building and should be re-routed to the rear of the building. It was felt that inserting them into the Ivy was no reason for putting them in that location as the Ivy would soon deteriorate with the heat from the flues. It was considered that the Ivy should be removed from the building ideally.

11. **W20040370 – 7 Swan Street, Warwick**
Erection of First Floor Infill Extension (Retrospective)

Some concerns were expressed at the internal alterations that the insertion of the new floor space had resulted in, particularly the fire escape route and also the removal of the back wall of the main building to create the larger dining space. The impact on the conservation area is not particularly significant externally, however there is the issue of windows overlooking the adjacent property at boundary level. Concern was expressed at the existing flue on the property as to its age and whether it has planning approval.

12. **W20040251 – 64 Smith Street, Warwick**
Change of Use of Shop to Restaurant (Ground Floor Only)

Discussion took place on the Local Plan percentage of A3 to retail in a street. Concerns were expressed that more premises are becoming A3 in Smith Street and it was felt that this application should therefore be refused.

Kenilworth Items

13. **Abbey End Development**

Revised Elevations of this Development Were Shown. This is on the edge of the Conservation Area and has already been the subject of an earlier C.A.A.F. comment. The reduction in scale was to be welcomed however it was felt the elevations were still rather fussy. Concerns were also expressed at the overall scale.

14. **Date of Next Meeting**

15th April 2004.