

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 16 FEBRUARY 2012**

PRESENT: Councillor Mrs C Sawdon
Councillor Pittarello
Councillor Weber
Mrs R Bennion
Mr P Edwards
Mr M Baxter
Mrs J Illingworth
Dr C Hodgetts
Mr J MacKay
Mr A Pitts
Mr N Stevens

APOLOGIES: None

DECLARATIONS OF INTEREST

Councillor Pittarello – items 5, 6 and 7 as Ward Councillor.
Councillor Weber – item 8 as Ward Councillor.

RECORD OF PROCEEDINGS

The record of proceedings were accepted with two alterations:

- Leamington Spa Items – 4. Final line on page 3 “the existing” should read “the proposed”.
- Mr Norman Stevens was present.

PLANNING COMMITTEE REFERRALS

- W08/1717 – 2-24 Kenilworth Street, Leamington Spa. The Conservation Officer will circulate details of the unsigned 106 Agreement for members to make a decision on speaking.
- W11/1161 – Tantara Gatehouse, Kenilworth. No one wanted to speak.
- W11/1451/57/16CA – No one wished to speak as this has been revised.
- W11/1624 – 131-137 Regent Street. No one wished to speak as this has been revised.
- 22-24 High Street, Warwick – Mr MacKay requested that this be reconsidered by the Conservation Officers concerning detailing at roof level (linking of dormers in particular).

ARTICLE 4 DIRECTION – NEW MILVERTON

Supported fully by CAAF.

LEAMINGTON SPA ITEMS

- 1. W12/0086/0087CA - York Corner, 21 Adelaide Road, Leamington Spa
Erection of a two storey rear extension to 9 bed HIMO to provide 10 bed HIMO together with removal of chimney.**

It was felt that the extension did not respect the attractive qualities of the existing building and resulted in the loss of important features namely the corner window, the chimney and the graduation of roof lines. It would detract from the qualities of this part of the Conservation Area. The drawings do not adequately represent the building. Concerns were also expressed at the significant disruption to the existing building to achieve one more bedroom.

- 2. W12/0025 – 94 Northumberland Road, Leamington Spa
Erection of single and two storey rear extension; removal of front dormer window and erection of roof extension; erection of replacement front porch and front canopy incorporating single storey side extension (retrospective application – amendment to Planning Permission No. W10/0543).**

No objection unless significant adverse effect on the neighbour.

- 3. W12/0083/CA – 1, 3, 5 Russell Street, Leamington Spa
Change of use of no. 1 Russell Street from offices to HIMO and conversion of 3 and 5 Russell Street into 4 residential units.**

Some concerns were expressed at the location of living accommodation attached to a lively public house. If permitted a designated refuse area is needed. The impact on the building was considered minimal.

- 4. W/11/1494 – 10 Regent Street, Leamington Spa
Change of use of ground floor and basement from shop to hot food takeaway (A5).**

If permitted the removal of the roller shutter would be welcomed and should be conditioned. Concerns were expressed at the effect of a hot food takeaway in a largely residential area and the need to control opening hours if permitted. Concerns were also expressed at the flue to the rear which discharged into a wholly residential courtyard area.

- 5. W/12/114/116/LB – 102 Parade, Leamington Spa
Installation of non illuminated fascia sign.**

It was felt the proposed lettering was too large for the fascia. It was suggested that the existing lettering with large first capitals should be used on the colour scheme proposed.

LEAMINGTON SPA - PART II ITEMS

- 1. W12/0049 – 19 Brownlow Street, Leamington Spa
Erection of a garden shed/outbuilding.**

Part II item – no comment.

- 2. W12/0052/0053/CA – The Cottage, Rear of 5 Clarendon Place, Leamington Spa
Internal and external alterations comprising of bricking up of two ground floor door openings, removal of one ground floor internal wall, provision of one internal first floor opening to the rear elevation at first floor level to provide natural light into the newly formed third bedroom.**

Part II item – no comment.

- 3. W12/0054/LB – Victoria Chambers, 132-136 Parade, Leamington Spa
Internal and external alterations associated with change of use from offices to student hall of residence (amended scheme following Listed Building consent no. W11/0289/LB).**

Part II item – no comment.

- 4. W12/0068/69/LB – Rear of 52 & 54 Leam Terrace, Leamington Spa
Retention of alterations to the boundary wall between rear of 52 and 54 Leam Terrace (retrospective).**

Part II item – no comment.

- 5. W12/0061/62/LB – 35 Warwick Street, Leamington Spa
Proposed change of use of first floor from commercial into residential use and construction and removal of internal partition wall.**

Part II item – no comment.

- 6. W12/0002 – 10 Beauchamp Avenue, Leamington Spa
Removal of rear balcony, replacement of windows and doors.
Application for Certificate of Lawfulness.**

Part II item – no comment.

- 7. W11/1387/CA – 25 Warwick Place, Leamington Spa
Extension of existing lowered kerb along the whole length of the property.**

Part II item – no comment.

KENILWORTH ITEMS

- 1. W12/0005/LB – 1 Upper Rosemary Hill, Kenilworth
Proposed single storey rear extension. Proposed new window opening in existing brick aperture on side elevation (currently bricked up). Replacement of external doors on side elevation.**

The house is a Listed Building in a prominent position. It was felt that the garden room did not fit in with the symmetry of the main house. Concerns were expressed that the replacement French door should match the originals.

- 2. W12/0028 – Abbey Fields Car Park, Bridge Street, Kenilworth
Resurfacing of existing car park and provision of pay and display parking charge machines.**

Concerns were expressed that a suitable surface treatment (not black tarmac) should be agreed. If possible the car park markings should be omitted or wooden poles or sets used to define bays. The need for 3 ticket machines was questioned, especially the one close to the view of St. Nicholas Church. Clarification is needed that the Red Oak will stay. Although the need for a better surface was accepted significant concern was expressed at the municipalisation of this area of Abbey Fields and the need to look at ways of softening the impact.

KENILWORTH PART II ITEMS

- 1. W11/1275 – 1 Miller Court, 43 Station Road, Kenilworth
Change of use from A1 to A3.**

Part II item – no comment.

WARWICK PART II ITEMS

- 1. W12/0057/LB/0058 – 60 Smith Street, Warwick
Erection of single storey and two storey side and rear extensions after demolition of rear kitchen and related alterations to elevations of rear wing.**

The need to carefully assess the impact of this proposal on the rear of pre fire houses was raised.

- 2. W12/0043/44/LB – 3 Jury Street, Warwick
Change of use of first floor from office to residential and internal alterations to first floor.**

Part II item – no comment.

OTHER

Comments on the New On Line Planning Registration – it was considered very difficult to use – the old system was better.

DATE OF NEXT MEETING: 8 March 2012

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