

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 08 MARCH 2012

PRESENT: Councillor Mrs C Sawdon
Councillor J Weber
Mr P Edwards
Mrs R Bennion
Mr J MacKay
Mr M Sullivan
Mrs J Illingworth
Mr N Stevens

APOLOGIES: Councillor N Pittarello
Dr C Hodgetts

DECLARATIONS OF INTEREST

Councillor Weber declared an interest in W11/1534/35/LB and W12/0166/167/CA as Ward Councillor.

REFERRALS FROM PLANNING COMMITTEE

James MacKay to speak on 20-24 High Street, Warwick and 26 Leam Terrace, Leamington Spa.

1 Castle Hill, Wantage, Kenilworth – what is happening with the application?

RECORD OF PROCEEDINGS

The record of proceedings were accepted as a correct record.

Gary Stephens presented the new constitution.

LEAMINGTON SPA ITEMS

- 1. W11/1649/W12/0196/LB – 29 Leam Terrace, Leamington Spa
Extension and alterations to existing garage/coach house situated
to the north boundary of the dwelling.**

Rendering would not be acceptable in the street scene, would prefer brick.
Pitched roof would not be appropriate, suggest hipped roof or pitched roof
with parapet wall.

2. **W11/1534/1535/LB – 24 Portland Street, Leamington Spa**
Full refurbishment of dilapidated dwelling including reroofing, construction of new dormers, refurbishment of windows, installation of balcony, replacement of stone steps to basement, re-rendering, refurbishment of railings, alterations to soil and rainwater pipes, demolition of garage, erection of replacement garage, rear extension to basement room with glazed roof, part tanking of basement, installation of thermal insulation, removal of internal walls and subdivision of rooms.

It was suggested that the veranda size matches adjoining outline and existing brackets. Concern was expressed about removing sub-dividing wall in the basement cellar, and to ensure that the doors are kept. Concern was also expressed about the detail on drawings.

3. **W12/0166/0167/CA – Star and Garter, 4-6 Warwick Street, Leamington Spa**
Erection of a two storey rear extension, balustrading to front elevation at first floor level together with alterations to windows at the front. Formation of a new kitchen extension to rear elevation. New metal balustrades to front roof terrace.

The loss of sash windows to the front and rear would be detrimental to historic integrity of building. More detail needed of the style of the railings. Is there any scope to negotiate improvements to area to west of building?

WHITNASH ITEMS

1. **W12/0148/0149/LB – Plough and Harrow, Whitnash Road, Leamington Spa**
Full internal refurbishment consisting of new bar server, timber screens, floor finishes and toilet area, external boundary fence and jumrella detail.

Internal timber framed wall in the 18th Century part of the building should be retained to maintain the historic integrity of the building. Concerns were expressed regarding the details of door on the east elevation, location of toilets and the external paint colour.

WARWICK ITEMS

1. **W12/0098/0099/LB21 – 21 Theatre Street, Warwick**
Retention of existing conservatory incorporating the removal of wall between kitchen and dining room. Introduction of doors to garage from courtyard, in lieu of existing window.

No comments.

2. **W12/0145/LB – 21 Church Street, Warwick
Change of use from Parish Rooms and Custodians living accommodation to offices (Use Class B1).**

Request details of any alterations that would be required to implement the change of use.

3. **W12/0032/CA – The Old Coach House, 8 Gerrard Street, Warwick
Demolition of existing dwelling.**

**W12/0190 – The Old Coach House, 8 Gerrard Street, Warwick
Erection of replacement dwelling with retention of the stone frontage at ground floor level onto Gerrard Street.**

Concern was expressed about the design of the windows on front elevation.

LEAMINGTON SPA - PART II ITEMS

1. **W11/1297/CA – 3 Beaconsfield Street West, Leamington Spa
Proposed new window.**

Part II item – no comment.

2. **W12/0120 – Flat 9, 38 Warwick New Road, Leamington Spa
Erection of single storey side extension.**

Part II item – no comment.

3. **W12/0130/LB – 33 Brunswick Street, Leamington Spa
Change of use of office room to bedroom and internal and external alterations.**

Part II item – no comment.

4. **W12/0140 – 144 Parade, Leamington Spa
Change of use from a shop (use Class A1) to financial and professional services (Use Class A2).**

Part II item – no comment.

5. **W12/0014/LB/0015 – 53 Parade, Leamington Spa
Installation of halo-illuminated and non-illuminated fascia letters.**

Part II item – no comment.

6. **W12/0050 – The News, 18 Kenilworth Road, Leamington Spa
Erection of a two storey side extension.**

Part II item – no comment.

- 7. W12/0191/0192/LB – Binswood Hall, Binswood Avenue, Leamington Spa**
Alteration to scheme approved under Listed Building Consent No. W08/0925/LB to omit the previously approved extension to the gymnasium building and to replace this with an infill extension to link the art building and the gymnasium building, together with other internal alterations, to create 3 additional extra care apartments. Original Planning Permission was for part demolition, conversion, refurbishment and partial rebuilding of existing redundant sixth form college and change of use from D19 (non residential institution) to Class C2 (residential institution), with construction of new buildings, to form an extra care centre for the elderly consisting of 82 extra care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar, bistro, gymnasium, guest room, remedial care and hairdressing facilities.

Part II item – no comment.

- 8. W12/0194/0195/LB – Binswood Hall, Binswood Avenue, Leamington Spa**
Erection of a single storey transformer and switchgear building.

Part II item – no comment.

- 9. W12/0201/CA – The Garden House, 82A Radford Road, Leamington Spa**
Erection of single storey rear extension.

Part II item – no comment.

- 10. W12/0207 – 15 Leam Terrace, Leamington Spa**
Erection of two gates to site frontage.

Part II item – no comment.

WARWICK ITEMS PART II

- 1. W11/1286/LB – 35 High Street, Warwick**
Painting of front elevation of house with Farrow and Ball Paint specification – Tunsgate Green No. 250.

Part II item – no comment.

- 2. W12/0144 – 21 Church Street, Warwick**
Change of use from parish Rooms and custodians living accommodation to offices (Use Class B1).

Part II item – no comment.

OTHER NOTES

Can application for Station Road, Kenilworth be brought for comment to CAAF?

Wharf Street property – being put forward for consideration for Listing.

DATE OF NEXT MEETING: Thursday 29 March 2012