

## **RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 14<sup>TH</sup> AUGUST 2003**

**PRESENT:** Councillor Mrs C. Hodgetts, Councillor B. Gill, Councillor J. Hatfield, Councillor C Davis, Mrs. J. Illingworth, Mrs M. Watkin Mr. L. Cave, Mr. J. Turner, Mr. M. Sullivan

**APOLOGIES:** Mrs J Illingworth, Mr Edwards, Mrs R Bennion.

**SUBSTITUTE MEMBERS:** Mrs M Watkin acted as substitute member for Mr P Edwards representing the Leamington Society.

### **Record of Proceedings**

The record of proceedings of the previous meeting were accepted as a correct record.

### **Update of Previous Applications**

Although there was no update sheet Mr Mayes took Members through the past agenda. Mr Cave requested clarification as to whether Venue and Mars in Park Street was to be a retail store or continue as A3 use.

### **Warwick Items**

1. **W20031085LB – 2, Eastgate Mews, Castle Lane, Warwick**  
**Conversion of cottage into one dwelling.**

No objections.

2. **W200310078 & W20031112 – 2, Gerard Street, Warwick**  
**Demolition of Workshop and Erection of Two and a Half Storey Dwellings with**  
**Demolition of Existing Workshop.**

Although it was felt there were some improvements on the previous scheme it was generally felt that the site was too small for the size of the two dwellings proposed. It was suggested that a single dwelling would be more appropriate. The detailing was considered to be poor historical pastiche the proportions it was considered would look out of scale adjacent to the existing dwellings. It was suggested that the development of this site should really be at the same level as the timber framed house adjacent. Concerns were expressed that there was no parking in a one way street.

3. **W20031110 – 41, Bridge End, Warwick**  
**Replacement of Garage Door with Window Following Conversion of Dining Room**

It was generally considered to be an improvement but clarification on the window style was required as the drawings do not show the windows as existing correctly.

4. **W20031139 – BT Exchange, Priory Road, Warwick**  
**Installation of a flagpole containing Trisector antennae and equipment cabinet on**  
**roof.**

Concern was expressed at the possible proliferation of other installations on the roof or other requirements following the installation of one such antennae. It was pointed out that this can be seen from Priory Park and it should not be seen as a precedent for further similar developments on the roof of this telephone exchange.

**CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON 14<sup>TH</sup> AUGUST, 2003**

5. **W20031226 – 45, Smith Street, Warwick**  
**Change of Use from A1 (Shop) to Class A3 (Restaurant and Single Storey Rear Extension)**

It was felt that this conflicted with the Local Plan designation as Smith Street as a retail area. Concern was expressed that too many retail premises have been lost to A3 use in this area. Concerns were expressed at the decline in the viability of Smith Street. It was also felt that sufficient details have been provided to show how the glazed roof light would work over the existing yard. It was felt the replacement of the existing rear wall was also unfortunate as this is a good wall viewed from the car park. Concern was also expressed that nowhere had been indicated for storage of rubbish or waste.

Concern was also expressed at the introduction of A3 into a building that has a residential flat above.

**Leamington Items**

6. **W20031096 – 56, Russell Terrace, Leamington Spa**  
**Erection of Two Storey Building (with Additional Accommodation and Basement and Roofspace) incorporating 16 Two Bedroomed Flats after Demolition of Existing Dwelling and Garage.**

It was felt that the present scheme did not enhance the conservation area as it was an unsuccessful pastiche which was not in sympathy with the rest of the streetscene. The width of the building is significantly greater than the adjacent properties. The detailing was considered to be poor. It was also felt that 16 properties was overdevelopment at the site as particularly as no parking was to be provided. It was suggested that an exact replica replacements of the villas would be more a appropriate approach possibly with some small mews buildings at the back.

7. **W20031113/114LB – 111A, Warwick Street, Leamington Spa**  
**Change of Use to First and Second Floors from Residential to Multiple Occupation; Insertion of rear dormer window alteration to shop front.**

Concerns were expressed at the provision of bedrooms without windows in the proposal.

8. **W20031160 – 79, Parade, Leamington Spa**  
**Display of an Internally Illuminated sign behind shop window and Non-Illuminated Fascia.**

It was felt that the internal illuminated lozenge was too large and would be too bright. A smaller version or non-illuminated version was felt to be more appropriate.

9. **W20031175/76LB – 25, Regent Street, Leamington Spa**  
**Conversion of Roof Space to Self Contained Flat and Insertion of Dormer Windows in Rear and Front Elevations.**

The installation of a large box dormer on these premises was considered to be totally inappropriate. Although there is a large dormer adjacent this has been there for many years and does not enhance the premises.

**CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON 14<sup>TH</sup> AUGUST, 2003**

10. **W20031190/91LB – 160-164 Parade, Leamington Spa**  
**Change of Use from (A1 Retail) to (A3 Food and Drink) and ground and basement level Including an Access to Upper Floors, Conversion of First, and Second Floors to form (B1 Business) to seven number residential units and refurbishment of existing three flats (No 160); Provision of patio area to rear Second Floor Level.**

Concerns were expressed at the change of use of the ground floor to A3 as this was loss of retail in this part of the Parade. Concern was also expressed at A3 being introduced into a mixed use development where there would be residential above which could cause noise and other annoyance problems.

11. **W20031210 – Rear of 57 Clarendon Street, Leamington Spa**  
**Erection of Two Storey Detached Dwelling**

The design was considered to be uninspiring, however, it was felt that other residential properties have now been allowed in this area and therefore if it can be accommodated without impinging upon adjacent approvals a small dwelling may be appropriate.

12. **W20031214 – Land Rear of Milverton Court, Milverton Hill, Leamington Spa**  
**Erection of a Dwelling**

It was felt that this exploited a difficult site in an imaginative way. It was welcomed the imaginative use of the site. It was felt it would be a worth while addition to this part of the Conservation Area.

13. **W20031219 – Bar 44, Clarendon Street, Leamington Spa**  
**Display of 1, Number 13 100 mm by 1050 mm externally Illuminated Projecting Hanging Sign and 1 Number 900 mm by 900 mm Internally Illuminated Panel Sign to Warwick Street Elevation and one Number Painted Graphic Transom Panel Sign and New Window Vinyl Graphics to Clarendon Street Elevation.**

Concerns were expressed at the graphics on the large window panel between the existing single storey bar and the extension. The use of planters at high level was also considered inappropriate in this location and detracted from the quality of the building.

14. **W20031252 – Unit 5, Satchwell Court, Leamington Spa**  
**Change of Use from A1 to A3. Replacement to Shopfront.**

The shopfront was considered to be carefully designed as part of a group of new shop fronts in Satchwell Court and therefore should be retained. It was also considered inappropriate to have further A3 uses in this area and therefore should be refused.

15. **W20031172LB – 4 & 6 Clemens Street, Leamington Spa**  
**External and Internal Alterations to Install Ventilation Equipment/grilles?**

Councillor Davis expressed an interest as a member of the Regenesi Board and Mr Cave expressed an interest as Trustee of The Royal Leamington Spa Preservation Trust. Neither joined in the discussion. It was accepted that adequate ventilation was required in these premises and the grilles to the front of the building were considered to be acceptable. It was suggested that the question should be asked as to whether any alternative form of modification of the roof lights had been considered as these are a significant feature to the upper floor of the original building.

**CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON 14<sup>TH</sup> AUGUST, 2003**

16. The Conservation Officer handed round copies of the Brief prepared for the Court Street area which was put out to consultation until 5<sup>th</sup> September. It was suggested the comments be brought back to the next meeting however, if possible these should be in writing in order that they can be gathered together to make a response from the CAAF.

**Date of Next Meeting**

The date of the next meeting is 14<sup>th</sup> August 2003.