

## **RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM HELD ON 9<sup>TH</sup> JUNE 2004**

**PRESENT:** Councillor Mrs C Hodgets, Councillor R Smith, Councillor W Gifford, Councillor J Hatfield, Mr L Cave, Mrs J Illingworth, Mrs R Bennion, Mr P Edwards, Mr J Turner, Mr M Faulkes.

**APOLOGIES:** Mr P Birdi

The Chairman welcomed Councillor Smith to the meeting.

### **Record of Proceedings**

The record of proceedings of the meeting held on 13<sup>th</sup> May 2004 were accepted as a correct record. The Conservation Officer Explained that Item 31 – W20040583 – 186, Warwick Road, Kenilworth, had now been determined although CAAF had not commented on it due to lack of information at the previous meeting. It was explained that this was an acceptable extension to the rear.

An update of the previous applications was circulated.

### **Leamington Spa Items**

1. **W20040814/0927CA – 40, Kenilworth Road, Abbacourt Hotel, Leamington Spa Erection of 14, No Apartments and Associated Parking (After Demolition of Existing Hotel).**

Differing views were expressed concerning this application. Some members considered that the proposed pastiche replacement was appropriate subject to the detailing being correct. Views were expressed that a contemporary solution would be more acceptable, and support for maintaining the existing building was also expressed. A vote was taken and two members were in favour of the proposals as presented as an acceptable replacement for the existing building and four members were against the proposals as an acceptable replacement if the building were to be demolished. There was however unanimous support in terms of any form of replacement being heavily dependent on the detailing of the building, to create a worthy replacement to the present building.

2. **W20040862 – Land to Rear of 35, Avenue Road, Leamington Spa Erection of a Detached Dwelling**

This was felt to be uninspiring and out of keeping with the area. Concerns were expressed at the loss of the existing out buildings which were part of the heritage of the area. Accommodation provided was also felt to be very inferior.

3. **W20040876/LB – Unit 1, L1 Restaurant, Regent Hotel, 77, Parade, Leamington Spa Installation of Bar Service, Kitchen Service Counter with enlarged portico feature, 2 No Door openings comprising alteration to existing plaster mouldings, column, skirting board and dado rail and installation of public toilets.**

It was felt that if this scheme were to work in the existing interior it is important that a high standard of detailing is maintained. It was felt that the applicant had produced high quality detailing in other similar establishments. Concerns were expressed at the extension of the bar/servy area and the need to see the pizza oven from the dining area. Some concerns were also expressed at the lack of car parking although it was felt people could use St Peters car park once that is open at night. A strong request was made for the signage to be part of this application as it was felt that would be critical to the impact upon the exterior of the hotel.

It was pointed out that the portico shown on the plan appeared incorrect as a reinstatement of the original portico onto the Parade.

4. **W20040894/0897LB – 38, Holly Walk, Leamington Spa**  
**Erection of 1.2 Metre High Railings, Resurfacing and Landscaping to Frontage.**

The railings were considered inappropriate and did not match any other railings in Leamington with the round feature at the top. It was also felt that the railings did not sit into the plinth. Whilst the reinstatement of railings was to be welcomed it was felt that a more traditional design was needed. Concern was also expressed that the lightwells were to be glazed over and the concrete base shown around the railings. It was requested that further investigation be carried out as to what the basement was to be used for.

5. **W20040917 – 34, Chandos Street, Leamington Spa**  
**Alteration to Shop Front in Chandos Street and Oxford Row, Leamington Spa.**

The size of the plate glass window as maintained in the new proposal was felt to be unfortunate. It was also felt that the size of pilasters and depth of fascia were inappropriate and although the new shop front was to be welcomed this needed to be redesigned in a more traditional manner. It was requested that the two canopies shown retained at the first floor should be removed.

6. **W20040930/0938LB – 3, Euston Place, Leamington Spa**  
**Extension to Rear First and Second Floors and Installation of New Shop Front.**

The new shop front was to be welcomed however, it was felt that this should line through with the adjacent shop front at Locke and England and therefore the adjacent shop front did need to be shown on the drawings. Concern was expressed at the extension to the rear which included building windows in original rear rooms on the principal floor and creating a storeroom of this space. Also the addition of a flat roofed extension blocking up further windows and inappropriate scale and proportion of windows to the rear extension.

7. **W20040937 – 1 York Road, Leamington Spa**  
**Reinstatement of Piers and railings to frontage.**

Mr Edwards left the room as he was the applicants agent and Councillor Gifford expressed a substantial pecuniary interest in the application as he knows the applicant. (Concern was expressed at the scale of the new garage being built on the adjacent property and this needs to be checked against the approved drawings).

This was considered to be acceptable.

8. **W20040940 – 4, Bedford Street (Coach and Horses Public House), Leamington Spa**  
**The Installation of the Front Elevation.**

This was considered to be acceptable.

9. **W20040934 – 39 Clemens Street, Leamington Spa**  
**Conversion of Ground and First Floor From Retail and Storage to Residential Unit.**

Although the conversion to residential was felt acceptable as these were originally built as houses the detailing was considered inappropriate. In order to carry this out properly the shop front needs to be removed. The elevation should be taken back to the original front elevation of the building and a door and window repeated similar to the one

adjacent to the left which is the original front of the building. The present arrangement was not considered to be appropriate.

10. **W20040949 – 41/43 Regent Street, Leamington Spa**  
**Change of Use of Ground Floor to Form Class A1 Shop to Class A3 Restaurant,**  
**Installation of New Shop Front**

It was stressed that this should be a permission for a restaurant only, not bar use. Concern was expressed that signage is not shown on the shop front. The recessed door with the door opening outward was considered inappropriate for disabled people and also area where people could loiter at night. A shutter gate may then be necessary which would look inappropriate in this area. The fascia depth was considered to be acceptable. It was felt that the shop front needs some stronger detailing. Concern was also expressed that the only access to the flat was across the roof at the rear.

11. **W20040978/LB – 20, Portland Place West, Leamington Spa**  
**Internal External Alterations to Change of Use and Four Flats to Single House.**

Returning this building to a house was to be welcomed and also the resubmission showing greater details was welcome. Concern was expressed at the visibility of the dormer at the rear and the use of metal stud partitions in the property. Concern was also expressed at the cutting away of the cellar walls requiring a complicated arrangement of steelwork which could be avoided by the retention of the wall at the side of the staircase.

**Warwick Items**

12. **W20040863/921CA – 2, Gerrard Street, Warwick**  
**Erection of Three Storey Dwelling, partial Demolition of Boundary Wall**

Concern was expressed at the loss of the stone wall partially as a retaining wall at the front of the building. Loss of the change in level was also considered inappropriate. It was also felt that the scale of the house was really too large for the this particular site in Gerrard Street.

13. **W20040872 – Hill Close Gardens, Linen Street, Warwick**  
**New Resource and Activity Centre.**

Generally the building was welcomed and it was felt would be an added attraction to this part of Warwick. Some concern was expressed at the use of a white rendered wall which was felt could possibly be painted green and clad in some other natural materials. The use of natural materials was welcomed. The need to ensure adequate storage was also highlighted.

14. **W20040905LB/06LB – 9 Market Place, Warwick**  
**Construction of External Ramp and Guard Rails**

The huge ramp was considered to be completely inappropriate in this area and would be on land not owned by the applicant. It was felt that another solution must be sought such as an internal ramp as many of the banks have used for a means of overcoming disabled access.

**Kenilworth Items**

15. **W20040838LB/0837 – 72/74 High Street, Kenilworth**  
**Erection of Single Storey Rear Extension to No 72 (After Demolishing Extension**  
**Existing Extension) and Internal Alterations to Form a Single Dwelling.**

The linking of the two properties was felt to be acceptable, however, the rear extension was felt to be bland and did not tie in well with the rest of the building. It was felt that more appropriate windows reflecting traditional windows on the existing house would be more appropriate.

16. **W20040965 – 178, Warwick Road, Kenilworth**  
**Erection of Sign (Retrospective Application)**

It was felt this was rather inappropriate and unnecessary, particularly in a residential area, a smaller sign on the building indicating a funeral parlour would be more acceptable.

**Date of next meeting**

Thursday 1<sup>st</sup> July, 2004.