

# **WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM**

## **MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 21 JULY 2011**

**PRESENT:** Councillor Mrs Felicity Bunker – Chair of WDC  
Councillor Mrs C Sawdon  
Councillor G Webber  
Mr L Cave  
Mr M Sullivan  
Mrs R Bennion  
Mrs J Illingworth  
Dr C Hodgetts  
Mr J Mackay

**APOLOGIES:** Councillor N Pittarello  
Mr P Edwards

A presentation was made by Councillor Mrs Felicity Bunker, Chair of Warwick District Council to Mr L Cave for over 20 years service on Warwick District Towns Conservation Area Advisory Forum. Mr Cave was thanked for his many years of service and advice to the Forum as he will now be leaving Leamington Spa to live in Dorset.

### **RECORD OF PROCEEDINGS**

The minutes of the meeting held on 30 June 2011 were accepted as a correct record.

### **DECLARATION OF INTEREST:**

Dr Christine Hodgetts declared that she had prepared a Historic Buildings Report on the Court House and Pageant House which is a current application; however she had no involvement in the current application.

### **REFERRALS TO CAAF FROM THE PLANNING COMMITTEE**

W11/0257 LB – Regency Business Centre, 81 Warwick Street, Leamington Spa and W11/0256 – Regency Business Centre, 81 Warwick Street, Leamington Spa – these items were Part II items therefore no comments were made.

W11/0634 – Dragon Cottage, Guys Cliffe Avenue, Leamington Spa – this was a Part II item no comments were made.

W11/0405 – Denby Buildings, Regent Grove, Leamington Spa – CAAF had indicated their concern that a permanent change of use to allow A2 would also mean that shops in this area could be used for Licensed Betting Offices. This concern was reinforced and it was suggested that a condition be put on the approval to prevent the change of use to Licensed Betting Offices of any of the

shops in Denby Buildings, without a prior Planning Application. No one wished to speak on this item however it was requested that this comment be passed to the Planning Committee.

### **LEAMINGTON SPA ITEMS**

1. **W11/0798 – 32 Granville Street, Leamington Spa**  
**Proposed loft conversion including two dormer windows to rear and two roof lights to front.**

Concern was expressed at the limited headroom in the bedroom created by this conversion. It was felt that two dormer windows were not appropriate particularly as the other loft conversions to this side of Granville Street all have single dormer windows it was felt the dormer window on the adjacent property was a better design, subject to detail alterations to the barge boards and window. The fact that each dormer was designed in a different way did not compliment the Conservation Area. It was also considered that the roof lights at the front should be omitted as there are few roof lights to front elevations of buildings in Conservation Areas.

2. **W11/0808/0809/CA – 35 Archery Road, Leamington Spa**  
**Demolition of existing extension and outbuilding. Erection of single storey infill extension and new single storey rear extension to enlarge kitchen. New window and light-well to front elevation.**

It was felt that the rear extension in the form of a lean-to glass building or other similar conservatory type building which has been permitted in the past in these kind of side courtyards of terraced houses would be acceptable. Concerns were expressed that the dining room relied on the roof light in the extension for natural light and the sitting room to be created in the cellar had no natural light. Concerns were also expressed at the fan light above the garden doors from the new extensions which it was felt was inappropriate to this type of house. Concerns were expressed at the guarding around the light-well to the front elevation as no other properties have railings around light-wells in this terrace. It was felt the light-well would only be appropriate if it could be guarded by horizontal railings and therefore not appear as part of the frontage of the terrace.

3. **W11/0818 - 33 Northumberland Road, Leamington Spa**  
**Erection of two storey extension to form Portia and extend existing toilet to form a bathroom at first floor level.**

This was felt to be a particularly interesting house in the Conservation Area and it was hoped that the alterations would not spoil it. It was felt that if this was detailed correctly using matching roughcast render and matching roof tiles to create the extended pitch roof then it would be acceptable.

4. **W11/0819 – Somerfield, 34-56 Clemens Street, Leamington Spa**  
**Two internal illuminated wall mounted display units**

As these are internally illuminated box signs they were considered to be inappropriate in this part of the Conservation Area. It was felt that the piece of wall adjacent to the window was a designed element in this building which had been a purpose built shop building in the Conservation Area.

**LEAMINGTON SPA - PART II ITEMS**

1. **W11/086/087/CA – 8A St Mary’s Crescent, Leamington Spa and Garden Room**

Part II item – no comment.

2. **W11/0816 – 50 Warwick New Road, Leamington Spa**  
**Amendment to Planning Application W10/0584 – removal of central aluminium roof light, reduction of extent of lean-to roof lights and various other changes.**

Part II item – no comment.

3. **W11/0826 – 40 John Cullis Gardens, Leamington Spa**  
**Two small kitchen rear windows and dining room windows to be replaced.**

Part II item – no comment.

4. **W11/0829 – 164 Parade, Leamington Spa**  
**Change of use of ground floor and basement from A1 (shop) to class A2 Financial and Professional Services.**

Part II item – no comment.

**WARWICK ITEMS**

1. **W11/0792/0793/LB – Court House, 2 Jury Street, Warwick**  
**Demolition of redundant toilet block, new steps and platform lift to entrance, replacement of door to Castle Street entrance, internal alterations including new lift, removal of sub-partition, refurbishment of toilet and formation of kitchen, reopening of access to Pageant House and removal of sub-partition in front of office.**

In terms of the external changes the omission of the external ramp in Castle Street was welcomed. The removal of the toilet block, it was felt improved the appearance of the rear of the Court House.

In terms of the treatment of the rear elevation of the Court House it was felt that the opening of the doorway looked awkward and that this should be the full width of the window lights above the door to create a more balanced new opening. Whilst the chairlift was considered an acceptable means of disabled access some concerns were expressed at the handrails and other equipment that would be associated with the installation of a platform lift on the exterior of the building. First preference was therefore expressed for a ramp to be fitted into the corner which was occupied by the toilet block running down into the Pageant Garden or ramping this corner of the Pageant Garden up to create a gradual ramp to the door thus avoiding the need for the chairlift. This was the first preferred option with the chairlift a second preference.

Concern was expressed at the installation of glass doors into the side door which currently has an attractive oak door. It was suggested that the oak door should be retained externally and the glazed doors be placed internally and thus the opening could be closed off at night by the oak doors.

It was also suggested that handrails at the side door needed to be shown on the drawing and their design conditioned as it was most likely these would be needed at this access to the building.

In terms of the internal alterations the restoration of the Mayor's Parlour as the Council Chamber was felt to be appropriate, subject to the panelling and fireplace being maintained and restored. In terms of the works to the present Council Chamber it was pointed that historically this was the Court Room and had been changed in the late 1950's to the present arrangement. It was therefore felt that historically there was no reason to maintain the present arrangement however historically there possibly would have been a room the same size as the present Council Chamber which had been opened up in the past. It was however felt that in terms of the best use of the building this room was capable of being altered in this way to facilitate the installation of the Visitor Centre, subject to the alterations and works to the ceiling being carried out in a sympathetic manner and all details being conditioned. This was felt to be an acceptable way forward. It was noted that no works were to be done to the Ballroom at first floor level to improve the acoustics although it was appreciated that is possibly not part of the current scheme.

**2. W11/0813 – Post Office Building, Old Square, Warwick  
Change of use Ground Floor Office (Class Use B1) to Hairdresser  
use Class A1**

Whilst the use of the premises as a Hairdresser were not felt to be detrimental (with the exception of some displays which could appear in the windows) concern was expressed that Planning Permission had been granted for a shop front in this location which CAAF had raised objections to. The Conservation Officer was required to investigate the final version of shop front approved in this location.

3. **W11/0836/0838/LB – 52 Market Place, Warwick**  
**W11/0837 – 52 Market Place, Warwick**  
**Three neon illuminated fascia signs, two non illuminated hanging signs, installation of air conditioning units and satellite dish.**  
**Alterations to entrance, three non illuminated fascia signs and two non illuminated hanging signs.**

It was felt that the fascia sign using the standard William Hill format was inappropriate in the Conservation Area. It was pointed out that some variations were achieved in Leamington Spa therefore it was felt that possibly the William Hill lettering could be in blue on a white background. It was also considered unnecessary to have the William Hill signage on the sides of the projecting fascia. It was felt these would be preferable with no lettering given there are also two hanging signs which have been applied for. Some concerns were expressed at the hinged panels over the sash windows which would contain permanent signage to close off the windows. It was felt that details of these should be made either a condition or part of the application. Concerns were expressed at the actual use of the building and the Conservation Officer was asked to look into the application for a change of use to a Licensed Betting Office. In terms of the satellite dish there were no comments as this is in a rear yard. Also there were no comments concerning the air conditioning unit in the lean-to building however no details have been provided of the door to this part of the building. This would need to be requested or conditioned. In terms of the changes to the front door of the building this was considered to be inappropriate. This is the main central entrance into this former hotel building with its projecting canopy and reducing a double door to a single door was inappropriate, it was considered the existing door arrangement should be retained to maintain the character of the Listed Building.

4. **W11/0841/0842/LB – 26 Neville Court, Castle Lane, Warwick**  
**Provision of white roller shutter garage door into existing opening into existing opening provision of new entrance door and side screens to existing opening**

This was felt to be acceptable and an improvement on the present unfinished appearance.

## **WARWICK PART II ITEMS**

1. **W11/0823/LB – Millwright Arms, 69 Coten End, Warwick**  
**Removal of following existing but not original internal works, full height internal plasterboard screen within existing timber frame adjacent to the bar server, formation of new half height panels to same location and sill height of 900mm from floor level, removal of existing entrance lobby making good existing works to remain.**

Part II item – no comment.

2. **W11/0830/0831 – 8 Mill Street, Warwick**  
**Proposed removal of existing division wall between kitchen and dining room, proposed French Doors in lieu of single door and side lights, proposed relocation of sub-division wall between bathroom and en-suite.**

Part II item – no comment.

## **KENILWORTH ITEMS**

1. **W11/0488 - 2 Clinton Lane, Kenilworth**  
**Formation of hardstanding and drop kerb for parking in front garden.**

Whilst it was accepted that a number of other properties along Clinton Lane have formed handstandings in the garden it was felt this was very close to the Castle and a sensitive location within the Conservation Area. Therefore it was requested that the permeable surface should be limited to the standing for the car and that planting should be retained around the area and that the front path should be still be defined up to the front door as a separate element.

### **NOTE:**

1 Castle Hill, Kenilworth – The Conservation Officer was requested to look into status of this application as the property is rapidly deteriorating.

**DATE OF NEXT MEETING:** 11 August 2011