

**ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON THURSDAY, 27th APRIL, 2000**

Present: Councillor W. Evans  
Councillor W.L. Gifford  
Councillor L. Caborn  
Councillor Mrs. C. Hodgetts  
Mr. G. Goddard-Pickett  
Mr. L. Cave  
Mr. M. Sullivan  
Mr. D. Brown

Apologies: Mrs. M. Watkin, (Representing the Leamington Society). (Written comments have been submitted on certain of the applications by the Leamington Society as they were unable to send a representative to this meeting due to it coinciding with their own Executive Meeting).

**1. Record of Proceedings**

These were accepted as a correct record with the following the exception that in the **Notes** Section - *sign to The Parchment Restaurant, in Dormer Place* is not the Parchment Restaurant but The Amour Restaurant.

**2. Update on previous applications**

The Conservation Officer circulated a printed update list.

**3. W20000387 - 26 High Street, Leamington Spa  
Change of use of Use from One Flat to 2 Nos. Studio Flats on First & Second Floors; Insertion of new entrance doors to side passageway**

There were no objections to this application.

**4. W2000388/389LB -1 Dale Street, Leamington Spa  
Erection of ground floor rear extension to form a new dwelling unit**

Concern was expressed at this type of extension, which it was considered inappropriate for the location. Concern was expressed at the impact on the adjacent Grade II\* listed buildings in Clarence Terrace and also the impact upon the rear of the existing property. It was felt that if any form of extension were to be carried out it should be part of a scheme to improve the rear elevation of the property. Concerns were also expressed at the access to the rear of this property.

**5. W2000390 - 29 Leicester Street, Leamington Spa  
Change of use from first floor from five bedsits to three flats and basement to a single flat**

The change from bedsits to three flats was welcomed although the mixed use within the premises was thought to be rather unusual.

6. **W2000394 - 53 Kenilworth Road, Leamington Spa**  
**Alterations to existing flat layout; external alterations including new porch, canopies and replacement of windows**

Generally this was considered to be a great improvement to the existing property and was welcomed. It was however, considered that the success of the scheme would rely upon the details. Some concern was expressed at the design of the castellated parapet to the new bay window which it was felt could be omitted and replaced with a hipped roof. It was also considered that the porches should be omitted at the rear. The small window to the first floor of the side elevation, which broke through the string course could also be removed. It was also felt there was a conflict between the two entrances under one porch. A single door with inner entrances was suggested.

7. **W2000407/408LB - 164 Parade, Leamington Spa**  
**Retention Installation of non-illuminated sign to front facia**

As a retrospective application this was considered to be an improvement on previous signage, and therefore acceptable.

8. **W2000418 - 2 Leicester Street, Leamington Spa**  
**Change of use from offices to residential including single storey kitchenette extension to rear; re-siting of access passageway, and insertion of new window to ground floor front elevation (resubmission of W991513)**

The principle of converting this to a dwelling and improving the appearance was considered acceptable. The present scheme was, however, considered to be inadequate and not sufficiently described by the quality of the drawings.

9. **W2000420/421LB - 66/67 Parade, Leamington Spa**  
**Residential Replacing existing window to first floor rear elevation and access door to fire escape; insertion of new window at ground floor; internal alteration at ground and first floor including removal of staircase and internal walls of ground floor; insertion of new staircase to rear; removal/alteration of existing walls at first floor**

Concern was expressed at the extent of opening up at ground floor level, which is was considered may not be structurally possible. At this is a listed building it was felt that substantially more of the original structure should be retained and openings made through it rather than removing it totally. Concern was expressed at the loss of the staircase although it was acknowledged that it was a new staircase. It was felt that if possible, the staircase should be retained at the front of the building possibly, against the wall which may have been the original location.

10. **W2000425 - 2 Greathead Road, Leamington Spa**  
**Change of Use to first floor nursery**

There was no objection to this proposal. However, the question was asked as to whether the signage below the bay window had consent.

11. **W2000443 - 1 Granville Street, Leamington Spa**  
**Erection of a ground floor rear extension; erection of replacement garage**

The design of the garage was considered to be inferior and in a particularly visible location. It was felt that a more substantial building should be provided in this location. There were no objections to the kitchen extension.

12. **W2000444 - Carpenters Arms Public House, 29 Chandos Street, Leamington Spa**  
**Display of wall mounted lettering , externally illuminated hanging sign to front elevation; wall mounted lettering, logo and blackboard to side elevation (all illuminated by existing floodlights to both elevations)**

There were no objections to the new signage. Some concern was expressed at the existing chalk-board arrangement to the side wall.

13. **W2000449 - 8 Milverton Terrace, Leamington Spa**  
**External alterations including replacement windows and new windows; alterations to existing flat layout.**

This was generally considered to be a good scheme. It was suggested that the rear chimney stacks should be considered as part of this application either for reconstruction where they are not visible, or removal.

14. **W2000450 - 10 Heath Terrace, Leamington Spa**  
**Conversion of a basement to form dwelling unit of Flat One (including creation of rear lightwell with railings; replacement of existing basement windows to front elevation )**

This was generally felt to be an acceptable scheme subject to detailing of windows.

15. **W2000453/4LB - White Horse Public House, 2 - 6 Clarendon Avenue, Leamington Spa**  
**Retention of CC TV. cameras to front elevation (retrospective application)**

Concern was expressed that these had been located on the building with little thought to the appearance of the building. It was suggested that they could be located within the archway, or smaller cameras possibly located in the pediment above the archway. It was pointed out that the cameras could possibly be relocated in sympathetic positions on the building, which would still render them visible and have less effect upon the overall appearance of the building. It was generally felt that the initial approach should be to disguise or hide the cameras wherever possible.

16. **W2000458/459LB - 79 Upper Holly Walk, Leamington Spa**

**Conversion of premises from 8 No. to 7 No. flats comprising internal alterations to dividing walls and openings; alteration of new and replacement doors and windows; erection of external staircase, new parapet and wall provision for forecourt parking**

The scheme was generally considered acceptable; it was pointed out by one member that the interior of the property had been completely re-modelled as part of an earlier scheme of work, therefore, there were no features within the building worthy of preservation. It was however felt that some attempts should be made to improve the forecourt of the building which is currently used for parking. It was suggested that possibly, parking could be made at the rear and therefore the front garden restored similar to the two adjacent properties. If this were not possible it was suggested that some additional planting should be encouraged to the front to screen-the parking.

17. **W2000466LB - 24 Grove Street, Leamington Spa**  
**Loft conversion comprising the retention of 3 No. rooflights in the rear elevation; installation of staircase and partition walls**

The insertion of rooflights was considered appropriate, however, it was pointed out that narrower rooflights would be rather more in keeping with the property.

18. **W2000467 - 32 Russell Terrace, Leamington Spa**  
**Construction of a pitched roof to replace the flat roof over the garage area**

There were no objections to this subject to natural slates being used.

19. **W2000482 - 26 Arlington Avenue, Leamington Spa**  
**Erection of first floor front extension and balcony canopy over entrance and garage door; ground and two storey rear extension incorporating a roof terrace and installation of an eyebrow dormer window to rear**

This was generally felt to be out of character with the conservation area and the surrounding buildings. The increased size of the front gable was felt to be out of scale with the rest of the property and the detail generally was felt to be inappropriate to the area.

20. **W2000496 - 38 - 40 Regents Street, Leamington Spa**  
**Erection of ground floor rear extension**

It was pointed out by one member that this building may have been constructed over a right of way. It was felt that subject to this being the case, the use of a flat roofed extension over the existing yard

The request was made that all the neighbours should be notified who had access to the passageway running to the rear of these premises, to the junction with Augusta Place.

21. **W2000503 - Rear of 28 Leam Terrace, Leamington Spa**  
**Erection of two dwellings including one integral garage and one parking space fronting New Street, following part demolition of boundary wall; inclusion of access to rear parking areas serving 28 Leam Terrace**

Concern was expressed that two dwellings may be overdevelopment on this site. It was generally felt that access to one side rather than through an archway would be more appropriate. The design of the building was generally considered to be inappropriate and the projecting gable poorly designed.

22. **W2000507.508LB - 33a Parade, Leamington Spa**  
**Conversion of ground and first floor from A2 (Offices) to A1 and A3 uses and toilets at second floor; mixed use of A1 at ground floor and A3 at first floor; internal alterations at ground, first and second floors, including room over part of part of first floor to create gallery above retail area**

Significant concern was expressed at the lack of any form of service entrance and space storage area, to this building. Concern was also expressed that the use of the building for A3 purposes would render it similar to any form of Takeaway. It was felt that the wider implications of the use of the building as a Takeaway should be considered for this location. Generally this scheme was considered inappropriate for this type of building in this part of Parade.

23. **W2000519 Flat 1, 43 Avenue Road, Leamington Spa**  
**Creation of basement lightwell and installation of bedroom window**

The drawings submitted were considered inadequate to fully appraise the proposals. It was however, considered that the staircase down to the basement area would be unworkable as indicated on the drawings. It was generally felt that opening up basement areas in this part of Avenue Road was unacceptable.

24. **W2000520LB - 53 Parade, Leamington Spa**  
**Refurbishment of existing shopfront and installation of set of individual letters on front elevation in return elevation of the original fascia**

Subject to the existing hanging sign being removed and not replaced it was generally felt that the new lettering was an improvement to the existing shop front, particularly as the existing signage was being removed.

### **General Note on Applications**

Some concern was expressed at the number of poor drawings that are submitted by applicants. It was suggested that more drawings should be sent back to applicants with better drawings requested, which give a fuller understanding of schemes. The Conservation officer did point out that generally drawings which do not describe schemes are sent back.

Date of Next Meeting 25th May, 2000