

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 20TH JANUARY 2005**

PRESENT: Councillor Mrs C Hodgetts, Councillor W Gifford, Councillor R Smith, Mrs J Illingworth, Mr M Faulkes, Mr P Edwards, Mr M Sullivan, Mr L Cave, Mr M Baxter.

APOLOGIES: Councillor J Hatfield, Mrs R Bennion.

1. The minutes of the previous meeting were accepted as a correct record.
2. The update of previous applications was circulated.

Kenilworth Items

3. **W04/2247LB – Queen & Castle Public House, Castle Green, Kenilworth
Installation of replacement external lighting on building**

Concern was expressed that this was unneighbourly as there are residential properties opposite and adjacent which could be disturbed by the excessive amount of lighting now proposed for the building. Lighting in the trees were felt to be out of character and unnecessary. The style of the light fittings was not considered to be appropriate and the amount of light to be spread on the building to be excessive.

4. **W04/2283 – 16 Abbey End, Kenilworth
Erection of single storey rear extension and internal/external alterations**

The introduction of a rooflight on the front of the building was considered to be unacceptable as this is a listed building in a prominent location. It was felt that the French doors and window, style to be used on the rear extension did not match in with the main house and that the design of this part of the building should be reconsidered.

Leamington Items

5. **W04/2173 – 5 Portland Place West, Leamington Spa
Erection of front boundary railings. Formation of front basement lightwell
enclosed by railings, wall and piers. New access steps to lower terrace garden
and installation of new basement windows into existing opening**

This was felt to be an improvement to be welcomed. It was however felt that the railing details need to be exactly correct to match the high quality original railings on the opposite side of the road.

6. **W04/2174/2175LB – 46 Warwick Place, Leamington Spa
Erection of dwelling at rear and provision of an additional parking space fronting
Oswald Road**

It was felt that this is an important listed building probably by William Thomas with its original garden. Great care had been taken concerning the extensions when used as a nursery school and it was felt this size of building, now with permission, for flats required the original garden size and any form of single dwelling in the garden would detract from the setting of the existing listed building. It was also felt that the break needed in the wall to provide 2 parking spaces would be out of character, as this is a fine garden wall which at present is uninterrupted. It was therefore felt this was an inappropriate development in this location.

7. **W04/2185 – Quick Snack Café, Leamington Spa Station, Old Warwick Road, Leamington Spa**
Display of 400mm high individual halo illuminated letters to read ‘Pumpkin’ above entrance door and 2 no. internally illuminated panel signs either side of entrance door

This was felt to be a significant improvement on the previous scheme and the existing. It was felt that the proposed box signs either side of the door should be omitted in favour of a simpler non illuminated form of signage installed. The internal layout proposed was felt to be acceptable subject to details of the crisp rack and the modified form of newspaper rack being used.

8. **W04/2190 – 24 Warwick New Road, Leamington Spa**
Partial removal of existing single storey rear extension, erection of timber pergola, timber screening, metal escape staircase; formation of new door openings, erection of new piers, boundary wall, railings and gates to Warwick New Road and installation of ground mounted air conditioning equipment

Concerns were expressed at the external staircase to be provided as this would be a significant intrusion on a very prominent rear elevation. It was felt that this should be reconsidered as to whether it was necessary or whether it could be included internally. The introduction of railings and gates as shown on the drawing was also considered inappropriate in this location. The railings as shown was felt to be crude and out of character with the building. It was suggested that balusters like the adjacent property might be more acceptable and a wooden boarded gate or more traditionally designed cast iron gates if these are absolutely necessary on the two openings. It was suggested that the dormer window to the rear could be removed as part of these improvements to the property which had been successfully extended about 20 years ago.

9. **W04/2209 – 47 Avenue Road, Leamington Spa**
Construction of basement extension to form additional bedroom, creation of lightwell and basement window

This was felt to be acceptable.

10. **W04/2211LB – 162A Parade, Leamington Spa**
Installation of a sign to read ‘Earl Place’, lit by three spotlights above.

This was felt to be too excessive for entrance to a domestic property and very muddling as it would look like a club or restaurant. Small lettering at the side of the door or very small lettering above was felt to be most appropriate and the spotlights were unnecessary and should be omitted.

11. **W04/2223 – 45 Warwick Street, Leamington Spa**
Installation of illuminated letters to Tavistock Street elevation (retrospective application) and two illuminated projecting box signs at both elevations

The existing lettering was felt to be too large and inappropriate material for a building in the Conservation Area. It had a heavy appearance and did not suit the newly installed shopfronts. The internally illuminated box signs do not constitute acceptable signs in the Conservation Area and should also be refused.

12. **W04/2224/2225LB – 15 Dormer Place, Leamington Spa**
Positioning of replacement signage to building frontage and projecting bracket

This was felt to be an improvement on what had been there previously and would be acceptable. The finish of the hanging sign was left to the Conservation Officer to negotiate.

13. **W04/2229 – 217 Leam Terrace, Leamington Spa**
Conversion of dwelling to 4 flats

The Conservation Officer explained that this had been discussed previously but a meeting had been held with the applicants who now wished to use the property as a ground floor flat for themselves and with partial use of the first floor and possible use of the rest of the first floor and rear wings as 2 separate flats. The basement would most likely be omitted. An informal discussion took place on this approach and the possible option of supporting a now most likely unobtrusive conversion of the house which if possible should be given as a personal approval to the present applicant, then when the property is sold it still has status of single dwelling.

14. **W04/2235LB/2236 – 73 Parade, Leamington Spa**
Installation of ATM to Parade elevation and ATM to Regent Street elevation with access steps to new paved area; internal alterations comprising of removal of partition walls and screens and erection of new partition wall to form new meeting rooms at ground and first floor and kitchen at second floor level

Concern was expressed at the need for 2 cash points and in particular the change of the safe into a cash point on the Parade elevation which would become more obtrusive. It was felt that the proposed on Regent Street would be acceptable subject to a more modified form of ATM being used than the standard now very colourful ATM designs. Some concern was expressed at the wire mesh on the building and the rubbish which collected between the railings which it was felt should be cleared away.

15. **W04/2255/2256LB – Rear of 54 Leam Terrace, Leamington Spa**
Erection of two storey building to provide 1 no. studio apartment, 2 no. two bedroom flats and garage for use by 54 Leam Terrace

It was felt to overdevelopment with too many units included in this small space which did not look like a mews building. It was felt to be inappropriate in this part of the Conservation Area.

16. **W04/2263 – 5 Radford Road, Leamington Spa**
Retention of house in multiple occupation (maximum 8) (retrospective application)

It was felt this was a good family house and should be retained as a single dwelling as most of the other semi-detached properties in the area are. It was felt that a house in multiple occupation was an inappropriate change of use of this building which often leads to the degradation of a property as no one takes any charge of it. Significant concern was expressed at the large box dormer to the rear which would not be allowed in a Conservation Area either on a single dwelling or other type of building and therefore should be refused and removed.

17. **W04/2270 – Land at Leam Street, Leamington Spa**
Erection of two dwellings

It was felt to be an inappropriate place to put two houses as they would cause overlooking and would be overlooked as they are too high. They are also very small units creating substandard accommodation. The proposal needs to be significantly reconsidered.

18. **W04/2282 – 6 Grove Street, Leamington Spa**
Change of use at ground floor from retail (A1) to café/restaurant (A3) and installation of extraction flue. Opening hours 10.00 a.m. to Midnight, 7 days a week

Significant concern was expressed at the possible change of this building to an A3 use in a tightly residential area. It was pointed out that once A3 use was granted it could soon become a takeaway or fish and chip shop. There is existing living accommodation above and most of the adjacent buildings are listed. It was pointed out that there was no adequate area to put rubbish and the proposed flue at the rear is unacceptable in a Conservation Area.

19. **W04/2300 – York Corner, 21 Adelaide Road, Leamington Spa**
Erection of a single storey extension (retrospective application)

This was felt to be totally inappropriate in a Conservation Area as the building is far too oversized for a domestic garage and adding a roof on to it would make it look even worse. Concern was expressed that the building is being used as flats and whether planning permission has ever been granted for that use.

20. **W04/2302/2304CA – 13 Heath Terrace, Leamington Spa**
Demolition of existing dwelling and erection of two new dwellings

It was felt that the principle of demolishing a large house in this street and replacing with smaller dwellings was unacceptable. This forms part of a group of substantial well designed inter-war family homes and it was felt that a difficult precedent would be set if one were demolished and replaced, this could lead to a breakdown in the character of this part of the road.

21. **W04/2306/2307LB – 8 Lansdowne Circus, Leamington Spa**
Replacement of flat roof to garage with pitched roof, new rear entrance together with steps and iron railings

It was pointed out that these are Grade II* buildings and that do not generally have side doors with side basement wells and therefore it would be unacceptable to start installing this feature into these important semi-detached houses. All of them have a rear back door into a basement lightwell which should be added to form an access for these houses. It was felt on balance that may be garage was better with a flat roof rather than introducing a pitched roof in an otherwise interrupted wall treatment along Kings Street.

Warwick Items

22. **W04/2201 – Warwick County and Crown Courts, Northgate Street, Warwick**
Internal alterations to ground floor and basement toilet area

This was felt to be acceptable although it was pointed out that none of the toilets were classed as disabled use.

23. **W04/2241/2242LB – 18 High Street, Warwick**
Change of use at first floor for office accommodation etc., ancillary to Class 3A to separately occupied offices. Internal alterations to form self-contained flat in first and second floors

This was felt to be acceptable and would keep the upper part of the building in use.

24. **W04/2271 – Land at rear of Cherry Street, Coten End, Warwick**
Demolition of existing workshop units and erection of 14 apartments

Concern was expressed that this was an excessive amount of development in this rather tight space behind existing terraced houses. Access particularly to the part behind Guys Terrace was felt to be very limited and these were very close to the rear of the Guys Terrace properties. Access to all the properties is also past some existing light industrial use which is to be retained. A more modified scheme of a better design would be

appropriate in this location. At present the design was very poor and the window designs and general detailing was very uninteresting. A request was made for Cherry Street to be wholly included within the Conservation Area as the properties are quite good simple terraced houses and also for a Design Brief to be done for this part of the site including the land to the rear of The Millwright Arms which is also a possible area for development in the future. Concern was also expressed at the loss of the chamfered corner terrace house to form a wider access into the site. Discussion also took place on the loss of this light industrial area within this part of Warwick and the feasibility of having mixed use of this site once the housing was built and part of the light industry was retained at the access into the site.

25. **W04/2292/2294CA – Warwick Printing Co. Ltd., Theatre Street, Warwick**
Demolition of existing building. Erection of 14 apartments with associated parking

There was a marginal improvement by the lowering of the building from the previous proposal. It was still felt this was a rather bland and inappropriate design for this important part of Warwick. This should be a trend setting design for any further redevelopments in Theatre Street which was inappropriately redeveloped in the 1960's. The tall winter garden feature was felt to be too high and the rest of the design very uninteresting. The rather bland ground floor area containing parking was felt to be unacceptable and generally the overall design needed to be reconsidered in this important location.

26. **W04/2301 – 2 St. Paul's Close, Warwick**
Erection of a dormer roof extension

As this is a large box dormer even though at the rear of the building it was felt to be unacceptable in a Conservation Area, it was against our general guidance to allow this kind of roof extension on terrace houses in the Conservation Area.

27. **W04/2193CA/2194 – Land adjacent to Kings High School for Girls, Smith Street, Warwick**
Demolition of section of boundary wall. Erection of classroom block and sixth form centre and reconstruction of part of front boundary wall

This was felt to have a very significant impact on an important street seen in Warwick. It was felt that the design of the building was inappropriate and would be detrimental to the view along The Butts. It was felt to be an overbearing design making little contribution to the Conservation Area, which would be viewed from the Parish Church and the Deanery garden. It was pointed out that the original building on this site was much lower and was in fact an interesting gothic style building, this did not adequately recreate or reinstate.

Notes

It was recommended that the Post Office being put forward for listing in Leamington. It was requested that the Ince House application be brought back to the CAAF. It was pointed out that the annual review would be taking place in March and therefore a draft report should be brought to the Forum for comments prior to the report being formalised.

Date of Next Meeting

Thursday 10th February 2005.

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