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AJM/hd

3rd December 2003

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 27TH NOVEMBER 2003

PRESENT: Councillor B Gill, Councillor B Kirton, Mr M Sullivan, Mr L Cave, Mr A Pitts, Mr A Forward, Mr A Turner, (Councillor Mrs C Hodgetts joined the meeting later), Mr P Yarwood.

APOLOGIES: Mr P Edwards, Mrs R Bennion, Mrs J Illingworth, Councillor C Davies.

SUBSTITUTE MEMBERS: Councillor B Kirton acted as substitute Councillor Mrs C Hodgetts. Mr A Pitts acted as substitute for Mr P Edwards representing the Leamington Society and Mr A Forward acted as substitute for Mrs R Bennion representing C.L.A.R.A.

Record of Proceedings

The record of proceedings of the previous meeting were noted.

1. **The Date on Previous Applications**

A question was raised concerning the application for change of use to A3 units at the former Dixons Buildings in Warwick Street. It was agreed that a report would be brought back to the next meeting.

Leamington Spa Items

2. **W20031648 – Land Rear of 35, Avenue Road, Leamington Spa
Erection of Two Dwellings.**

This was considered to be overdevelopment and the design was not considered to be suitable for the site. It was felt that this application ought to be considered in the light of what was happening on the adjacent site where a large scale housing application had been considered.

3. **W20031692/93LB/95 – 4-6, Victoria Terrace, Leamington Spa
Installation of an ATM Cash point.**

It was felt that additional information should be supplied on the appearance of the cash point and until this was available a proper decision could not be made. It was also suggested that both the existing and the new cash point would be better installed inside the building with an access door as in other banks, rather than spoiling another window in the building by the insertion of a further cash point.

4. **W20031710 – 24, Lillington Road, Leamington Spa**

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Insertion of side/rear roof lights.

There were felt to be too many roof lights at the rear of the building which could set a precedent for other houses in the area and destroy the quality of these Edwardian properties. There was also concern about the quality of the space being provided by the loft conversion.

5. **W20031713 – 44, Clarendon Street, Leamington Spa**
Retention of roof mounted extract unit and installation of illuminated rope lights.

It was felt that there was insufficient information about the type of extract to be mounted on the building. It was however considered that the location shown on the drawing was completely inappropriate in that it should be located out of site. It was felt that the rope of lights would be completely out of character with the building and would set a very difficult precedent if permitted.

6. **W20031719 – Lucas House, England House and Saunders House, St Bedes, Binswood Avenue, Leamington Spa.**

It was felt that even though these were 20th Century buildings they were of good quality design and the original materials and design concept should be maintained. It was therefore considered that UPVC windows would produce a thick profile and an inappropriate appearance that would not be acceptable. It was suggested that aluminium windows with double glazed units may be an appropriate alternative. It was suggested the views of the 20th Century Society could be sought on this sort of proposal.

7. **W20031739 – 40, Warwick Street, Leamington Spa**
Retention of Two Non Illuminated Flag Advertisements on projected Poles above Fascia. (Retrospective Application).

This was considered completely unacceptable and not in line with the normal guidance given for advertisements and should be refused.

8. **W20031749 – Avenue Hotel, 15, Spencer Street, Leamington Spa**
Display of 1 No Lantern Sign. Externally illuminated projecting hanging sign.

The illumination of the projecting hanging sign was considered acceptable, however the lantern was not considered to be appropriate in this location on a listed building. It was also pointed out that it may conflict with the traffic signals which are adjacent.

9. **W20031767 – 7, Milverton House, 1, Milverton Terrace, Leamington Spa**
External alterations to elevations and Site Layout including formation of lightwell to western side elevation, installation of new windows and roof lights. Alteration to entrance door, new stepped access, erection of fencing to enclosed communal garden, installation of meter box housing and rendering to rear gable elevation.

Concerns were expressed that the building was now becoming too cluttered and losing its original qualities. Concerns were expressed at the creation of a large private space at basement level where people could put chairs, umbrellas and other equipment that would look out of character in the streetscene. Concern was also expressed at the rendering of the rear gable where it had not originally been rendered and could look inappropriate in this location.

Warwick Items

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10. **W20031698 – 6, New Street, Warwick**
Conversion to Form 2 No Flats at 1st and 2nd Floor.

It was a general feeling that there is a need to encourage people to make use of upper floors and therefore this application should be supported. Although there was some concerns about the increase in density on the parking situation.

11. **W20031699 – 17, Oken Court, Theatre Street, Warwick**
Installation of a Rear Solar Panel on rear roof slope

It was pointed out that this is not in a conservation area but is adjacent to it. It was generally felt that solar panels should be supported where they can be located unobtrusively and do not interfere with the historic environment as in this particular case where it only overlooks a parking courtyard.

12. **W20031700/01/LB - 11, Mill Street, Warwick**
Erection of a Conservatory after Demolition of Rear Porch.

There was some concern that this location did not appear to receive a great deal of sunshine. There was also some concern at the loss of the rather attractive rear elevation of the building to form the conservatory.

13. **W20031756 – 5, Church Street, Warwick**
Hanging Sign From Existing Bracket
W20031757 – 5 Church Street, Warwick
Change of Use of Front Room (C3) to an Art Gallery (B1)

This was all considered acceptable.

Kenilworth Items

14. **W20031688LB – 37, High Street, Kenilworth**
Installation of a Side Window

This was considered acceptable subject to it being a condition that the window should be in timber and matching the originals in all respects.

Whitnash Items

15. **W20031712LB – Elderfield, Whitnash Road, Whitnash, Leamington Spa**
Demolition of Internal Wall Between Entrance Hall and Dining Room to Create Dining Hall.

Concerns were expressed that removing the wall may make the property structurally unsound. It was considered that approval should only be granted subject to the Building Control Officer having first approved the design of the beam for the removal of the wall as a wall off centre from the beam was shown on the plan. Some concern was also expressed at the loss of the wall as this formed part of the original plan of the listed building even though the property had been significantly restored in the 1950's.

16. A presentation was given by Mr Philip Clarke on the forthcoming Local Plan deposit. Various issues were raised, some of the following concerns and questions were expressed.

§ How does the Rock Townsend Design Guide fit in to the present Local Plan?

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- § Will there be key sites as in the old plan?
- § Various transport issues were raised.
- § How will SPG's and Article 4's be dealt with in the new plan.
- § Concern over loss of hotels.
- § Control of increase at the number of bars and extended drinking hours.
- § Infilling in the gardens of large houses.
- § Need to adhere strictly to PPG15 in all conservation policies.
- § Tension between different objectives for instance high density housing, use of brown land sites and pressures on conservation areas and listed buildings.

Philip Clarke explained the next stage of the process for the deposit of the plan and the likely programme after that. Mr Clarke was thanked for his presentation.

17. **Date of Next Meeting**

The date of the next meeting is 18th December 2003.