

RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM HELD ON 21ST OCTOBER 2004

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

APOLOGIES: There were no apologies.

Record of Proceedings

The record of proceedings of the previous meeting were accepted as a correct record.

Update on Previous Applications

A query was raised as to why the Arno House application had been withdrawn and if this fell within the flood plain, would development still be permitted?

It was pointed out that the Leamington Society meeting on residential development will be on the same date as the next C.A.A.F. Meeting at 7.30 p.m. It was therefore agreed that the meeting on 11th November should be brought forward to start at 5.30 with a view to finishing the meeting by 7.30 p.m.

Kenilworth Items

1. **W04/1542/1543LB – Queen & Castle, Beefeater, Castle Green, Kenilworth
Display of various Externally Illuminated Replacement Signs on Building and
Freestanding Sign.**

A hanging sign was considered completely inappropriate in a Conservation Area and the existing timber sign was felt to be more acceptable. Increase in signage and use of orange directional signs was felt to be inappropriate. The use of gold letters on a black background was felt to be inappropriate although the reduction in the amount of lettering was felt to be acceptable. The lighting was also felt to be inappropriate in this location. A more traditional approach to the provision of signage by the use of individual gold letters on the building and a traditional timber public house sign was felt to be the way forward.

2. **W04/1797 – Swimming Pool, Abbey Fields Park, Bridge Street, Kenilworth
Installation and Replacement Roof Covering.**

It was felt that metal sheet in this location would be completely inappropriate as the swimming pool is located in a sensitive position in Abbey Fields and is visible from various vantage points around Abbey Fields and surrounding roads. The roof would be very conspicuous as a metal roof even if it were a dull metal finish. It was suggested that the flat roofed area which the skateboarders who are disfiguring the roof, used to gain access should be replaced with a pitched roof, which may solve the problem of skateboarders accessing the roof and breaking the present tiled roof. It was pointed out that when this building was designed the tiled roof was considered very carefully to provide a sympathetic roof covering in this location.

Councillor Gifford declared an interest as a member of the Executive and left the room for this item.

Leamington Items

3. **W04/1629LB/1631LB/1632LB – 7-9, Spencer Street, Leamington Spa**
Installation of Internal Steel Framed Front Elevation. Display of Illuminated Shop Sign.

The installation of the steel frame support; this felt to be the only way forward without rebuilding the front of the listed building. It was however felt that this needed to be checked to ensure that there needed to be no boltings through the front of the building which would be visible also that the solution would work structurally. It was felt that the lighting proposed in the other application for this building was not appropriate. The more discreet pelmet lighting was felt to be the most acceptable way forward.

4. **W04/16141 – 6 Radford Road, Leamington Spa**
Alteration and Extension to 4 Flats to Provide 5 Flats

It was felt this was an overdevelopment of the building particularly as it involved reconstructing the roof to provide adequate height to the living accommodation at this level. It was felt that the extension to the rear had a poor outlook and may affect the flats on the adjacent site.

5. **W04/1648 – 52 to 60, Warwick Street, Leamington Spa**
Display of set of 400mm High (Maximum Individual Halo Illuminated Letters to Read Rooms and a set of Individual Non-Illuminated Letters to Read Royal Leamington Spa with non-illuminated corporate logo above the word Rooms.

It was felt that the word "Rooms" was inappropriate and should be reinstated with lettering to match the rest of the signage and that the signage should be centered over the main door.

6. **W04/1668 – 14a, Kenilworth Road, Leamington Spa**
Demolition of Existing Outhouses and erection of an extension.

This was felt to be an interesting scheme in this location.

7. **W04/1675/1676CA – 28, Binswood Avenue, Leamington Spa**
Demolition of Existing Garage and Front Boundary Wall

Councillor Gifford, Mr Cave and Mrs Bennion declared an interest as they know the applicant. This was felt to be an improvement in the conservation area, however, it was pointed out that on the adjacent site second hand bricks with a lot of paint on had been used and these should be avoided for the reconstruction work in this particular instance.

8. **W04/1706 – 68, Northumberland Road, Leamington Spa**
Erection of Single Storey Extension with a pitched Roof after Demolition of Existing Flat Roofed Extension.

This was felt to be a reasonable extension to this house.

9. **W04/1707/1708 Victoria Chambers, 132-136 Parade, Leamington Spa**
Alteration and Conversion to Provide 13 No Residential Units and Accommodation.

Concern was expressed at the glazed atrium, being removed which was felt to be a good piece of contemporary architecture at the rear of this building. The replacement a brick tower with a flat roof which was considered inappropriate and retrograde step to the rear of this building. Some concerns were expressed at the poor outlook of the units onto the internal courtyard. It

was also felt that there would probably inadequate bin storage as shown on the drawings. It was felt that the modern atrium feature should be retained if at all possible.

10. **W04/1715 – 82, Regent Street, Leamington Spa**
Construction of a New Dwelling

It was felt that this proposal needed to be shown in conjunction with a site plan of the completed Site E Scheme as it is most likely that these windows would look out to blank walls. This should be presented to the Planning Committee in this way. It was felt that the house did not enhance the Conservation Area and provided very poor living conditions as a detached building at the back of an existing range of shops.

11. **W04/1716 – 2a Eastnor Grove, Leamington Spa**
Erection of a First Floor Side Extension

Councillor Gifford expressed an interest as he knows the applicant. It was felt that the proposal did nothing to improve the appearance of the present house and it was pointed out that at least the roof line should follow the same direction. It was that significant number of improvements needed to be carried out to make the extension blend with the existing property.

12. **W04/1723/24LB – Lillington Manor, Church Lane, Lillington**
Erection of a Detached Garage

This was felt to be acceptable.

13. **W04/1546LB – Warwick Castle, Castle Hill, Warwick**
Installation of Two Handrails to Great Hall Entrance Steps

This was felt to be well done and a good example of how suitable hand rails can be provided in an historic setting.

14. **W04/1654 – Icon House, 12-14, Jury Street, Warwick**
Change of Use from Internet Café to Bar (Class A3)

It was felt that the change of use to a A3 use was inappropriate in this location. A significant number of residential properties have been reintroduced into Jury Street with a conversion of the Heart of England Building Society and there are also existing residential properties in this location and it was felt that an A3 use would be inappropriate in this location. It was felt that this proposal would not improve the Conservation Area in this location and should be rejected.

15. **W04/1667LB/1679 – Shire Hall, Market Place, Warwick**
Works to Front Entrance of Shire Hall, Including Provision of an Access Ramp, Hand Rails Fixtures to Existing Steps and the Automatic Doors in Lobby

It was felt that this was rather an unimaginative way of providing disabled access and resulted in a very long ramp with a large amount of obvious hand rail. One suggestion was that the whole of the steps should be brought forward and a ramp incorporated into a new entrance area. It was also suggested that the ramp could run at the side of the pond coming from the other direction where there is a gap in the pond and the building. An alternative suggestion was that a chair lift be provided in one of the window/door openings on the building. It was also felt that the handrails on the steps were too numerous and detracted from the appearance of the building. The design is also rather crude.

Additional Agenda Items

Leamington Items

16. **W04/1776/1778/1777LB - 72 Regent Street, Leamington Spa
Installation of an Illuminated Fascia Sign and Hanging Projecting Sign, together with a new Shopfront.**

Concern was expressed that this had already been installed. The painting of the shop of the fascia sign in two colours with additional lettering under the main name were felt to be inappropriate and not in accordance with shopfront guidance. The installation of stained timber shopfront rather than painted was also felt to be inappropriate. The use of a projecting pelmet lighting was felt inappropriate as was the fully designed hanging sign and the use of transfers on the window.

17. **W04/1798/1784LB - 84, Regent Street, Leamington Spa
Erection of 2nd Floor Extension, Removal of Existing Stairs between ground and Second Floor, Refurbishment of Existing First Floor Flat, Conversion and Refurbishment of First and Second Floor 2 No Self Contained Flats and enlargement of Ground Floor Retail Units including Re-configuration of Ground Floors.**

The members wished the same comments as the previous meeting to be carried forward and re-issued with this application to Planning Committee with the additional comments that the location of Site E should be superimposed on the site plan and that substandard living accommodation was being created by this proposal.

18. **W04/1788 – Clarendon Hall, Clarendon Street, Leamington Spa
Demolition of Extension, Restoration of Front and Rear Elevations, Erection of Dormer Roof Extension, Conversion of remainder of Building into 8 Self Contained Apartments and Erection of a Three Storey Detached Building Containing 5 Self Contained Flats with Walled Courtyard and Provision of 10 Parking Spaces.**

Concern was expressed at the type of accommodation being created it was felt that the outlook in a lot of cases was substandard. Concern was expressed at the windows on the rear of the new build that would look over the Miles of Tiles building. Concern was also expressed at the narrow living space with minimal outlook on the side elevation of the chapel. Generally there was support for the conversion of the chapel rather than its demolition, however it was felt that it may be better to retain the existing rear extension and extend the chapel rather than providing a new building.

19. **W04/1761/1805LB – 2nd & 3rd Floors 84, Warwick Street, Leamington Spa
Conversion of Second and Third Floors from One to Two Residential Units (Retrospective Applications).**

This was felt to be acceptable.

20. **W04/1809 – Sanford Spa 58-64, Bedford Street, Leamington Spa
External Alterations to Front Elevation and Erection of New Front Boundary Wall after Demolition of Existing.**

It was felt that a wall would be appropriate but the wall as designed was inappropriate with heavy piers in it. It was felt that a simple garden wall with a terracotta coping would be the

most appropriate. Some concern was expressed at the messy area of planting to the South of the site. It was felt some improvement was needed here.

Warwick Items

21. **W04/1810LB/1814 – Bowling Green Inn, 13, St Nicholas Church Street, Warwick**
Display of Externally Illuminated Signs to Front and Rear, Non Illuminated Menu Board and Two Lanterns to Front Elevation.

It was felt that the trough lights to the front elevation and the spotlights used at the back were inappropriate. Concern was also expressed at the amount of lettering on the rear elevation of the building. There seemed to be some confusion with the drawing which showed a new conservatory at the rear although this not part of the application.

22. **W04/1825 – Warwick Combined Court Centre, Northgate Street, Warwick**
Installation of 2 Wall Mounted Condenser Units Adjacent to Existing on South East Wall.

As this is hidden it was felt to be acceptable and there are already some condensers on the wall.

Whitnash Items

23. **67, Whitnash Road**

This item had already received comments although photographs were not shown at the time of the first presentation. Having seen the photographs taken from the neighbours garden it was felt that it would better not to provide a first floor extension as this would both be visible from the neighbours on both sides of the property and would also detrimentally affect the existing rear sloping roof of the building which is visually attractive/

Leamington Spa Items

24. **W04/1807 – Regent Square House, 85-87 Parade, Leamington Spa**
Change of Use of Forecourt Area to Class A3 Installation of New Shop Front and Extract Duct (Amendment to W0030945 which allowed change of use from A1 Retail to A3 Food and Drink).

The use of the forecourt for seating was felt to be inappropriate and could raise all kinds of issues about external heaters and awnings being required. Concern was expressed that the building had already been granted an A3 use. The provision of a shopfront with fully folding doors was felt to be inappropriate in this location in the Conservation Area.

Date of Next Meeting

The next meeting will be held on 11th November 2004 to start at 5.30.