

Draft

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 30 DECEMBER 2010

PRESENT: Councillor Mrs A Mellor
Councillor Barbara Weed
Mr L Cave
Mrs J Illingworth
Mr M Sullivan
Mr P Edwards
Mrs R Bennion
Dr C Hodgetts
Mr M Baxter

APOLOGIES: Councillor N Pittarello
Mr J Turner

DECLARATIONS OF INTEREST

None.

RECORD OF PROCEEDINGS

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

REFERRALS TO PLANNING COMMITTEE

None.

LEAMINGTON SPA ITEMS

1. **W10/1558 – Derwent House, 2 Beauchamp Avenue, Leamington Spa**
Proposed boundary wall, new porous vehicular pedestrian hard standing of driveways and grounds, and removal of existing trees, with a new window to north elevation.

It was felt in general to be a good scheme to restore a traditional boundary treatment to the property and to keep the property as a single dwelling. Some members felt it would be appropriate to restore the balustrades as shown on the 1940s photograph. If this were not possible to at least panel the wall to match the neighbouring property. Concern was expressed that the wall did not become too high. Significant concern was expressed at the loss of the existing trees in the garden. If it is not possible to keep these it was felt the garden area should have more planting beds in it rather than being a total area of hard standing. The

design of the gates was also questioned as to whether this was originally historically correct.

**2. W10/1562/LB/1563- 42 Parade, Leamington Spa
Display of new signage to exterior of building, refurbish existing awning, blind and shop fit interior**

Concern was expressed that the café Nero normal lettering would not be appropriate in this location and that a simpler form of black lettering should be used. The use of lettering and the blue stripe on the etched panel below the window was considered unacceptable. It was suggested that if the existing metal window was taken out and a new timber frame window was inserted, then a better reveal could be achieved to both windows and also the stall riser could be heightened. The need for lettering on the Warwick Street elevation was questioned. The need to use the awning was felt to be completely inappropriate on this building. Concerns were expressed about the use of the upper floor and the fact that this could be affecting original rooms over the original staircase. It was recommended the conservation officer needed to carry out a detailed inspection of the interior of the building. It was also suggested that the rear window and door could be opened up as this part of the building is to be used as the café.

**3. W10/1574 – Flat 2, 1 Avenue Road, Leamington Spa
Proposed removal of existing rotten timber sash window and replacing with new UPVC sash window to match four windows in total. Reinstatement of iron railings and dwarf wall and reconstituted stone plinth and one gate to front elevation of no. 1 Avenue Road.**

The use of UPVC windows in the conservation area was considered completely unacceptable. It was felt if this were permitted it would set a precedent, not only for the rest of the windows in the building itself, but for the whole of the conservation area. It was pointed out that it is possible to incorporate double glazing or have new timber double glazed windows made to match the pattern of the existing windows. The use of railings was felt to be acceptable, subject to further detailing being submitted as there was insufficient detail of the railings and the gate put forward at the present time.

**4. W10/1595 – Land to r/o 7-9 Beauchamp Avenue, Leamington Spa
Construction of four garages, four new dwellings fronting Trinity Street after demolition of conservatory and garages.**

This was not considered to be appropriate; the original scheme with single storey buildings in this location had followed the original policy advice for this site and it was therefore felt this advice should be adhered to and that the building should remain as single storey buildings in this part of Trinity Street. The two storey building proposed in any case was out of character with this part of Trinity Street.

5. **W10/1613/1614/LB – 6 Priory Terrace, Leamington Spa**
Building low flood wall in front of property. Enlarging basement windows and replacing arm grills with glazed units. Creation of doorway to basement with some exterior steps to rear garden.

The workability of the flood wall was discussed, as the returns of the wall are not shown on the plan and whether or not the wall would in fact keep flood water out was also questionable. Concern was expressed that a room is marked in the basement as bed sitting room when at the moment it only has a small inadequate window. If this is to be used then a window would need to form part of a listed building application which may not be appropriate to the front of the property.

6. **W10/1645/LB – r/o 46-48 Bedford Street, Leamington Spa**
Conversion of former health club building into three no. 2 bedroom loft style apartments, and creation of new communal courtyard.

As the front of the building has now been granted permission for residential use, it was felt that the rear would be better as a residential use. The general conversion to three large apartments was felt to be an acceptable way of converting this rather difficult building. One suggestion was that the site could be redeveloped similar to Swan Court in Swan Street, however generally it was felt that these larger apartments would appeal to a certain part of the housing market and therefore would be acceptable.

7. **W10/1517/TC – Telecommunications Cabinet, Albany Terrace, Leamington Spa**

It was felt this would be better moved further down Albany Terrace to avoid being in front of the bay window or even to be on the other side of the road where it did not affect the front or principal element of a house.

8. **W10/1568/TC – Telecommunications Cabinet, Avenue Road, Leamington Spa**

This is currently located in the front of a house elevation and would be very obstructive. It was suggested this could be on the other side of the road adjacent to the blank wall running down the flank of the property on the corner of Avenue Road and Adelaide Road.

9. **W10/1567/TC – Telecommunications Cabinet, Warwick New Road, Leamington Spa**

This was against the fence of the Warwickshire College and was felt to be acceptable.

10. **W10/1569/TC – Telecommunications Cabinet, Northumberland Road, Leamington Spa**

This was felt to be acceptable against the higher stone wall.

11. W10/1572/TC – Telecommunications Cabinet, Brunswick Street, Leamington Spa

This would be better against the wall of the neighbouring building and painted Magnolia.

8. W10/1571/TC – Telecommunications Cabinet, Regent Street, Leamington Spa

This is very close to the front/side door of the listed building. This could either be painted Magnolia or moved further down to the corner of New Brook Street or into New Brook Street and also painted Magnolia.

LEAMINGTON SPA PART II ITEMS

**1. W10/1540/CA – 7 Church Hill, Leamington Spa
Demolition of detached garage at rear of property.**

Part II item no comment.

**2. W10/1516 – 158b Parade, Leamington Spa
Change of use of first floor front use class D1 educational tutoring agency to class B1.**

Part II item no comment.

3. W10/1573 – Boundary Wall Kirren Court, Kenilworth Street, Leamington Spa

Part II item no comment.

**4. W10/1592/LB/1593 – 6 Lansdowne Circus, Leamington Spa
Proposed internal alteration only. Removal of party wall between hall and kitchen whilst supporting structure above with new steel beam. Re-arrangement of doors and sanitary fittings.**

Part II item no comment.

**5. W10/1602 – 28 Denby Buildings, Regent Grove, Leamington Spa
Change of use from A1 to A2.**

Part II item no comment.

WARWICK ITEMS

1. W10/???? – Pre-Application - Jointing Cabinets, Bowling Green Street/Friar Street and Shire Hall/Old Square, Warwick

These are pre-application discussions for new locations for cabinets previously refused. The Bowling Green Street/Friars Street was considered acceptable, possibly subject to the cabinet being moved slightly further down the hill so that the top of the cabinet corresponded with the top of the wall, but did not obliterate the street sign. The Shire Hall/Old Square cabinet was considered acceptable.

2. **W10/1639/LB – 11 High Street, Warwick**
Alterations to existing entrance to provide DDA access including new entrance doors, lowering steps and floor and installing internal ramp.

This was all considered acceptable.

WARWICK PART II ITEMS

1. **W10/1539 – Beauty Retreat, 28 Smith Street, Warwick**
Change of use from domestic to beauty salon.

Part II item no comment.

2. **W10/1552/1553/CA – Castle Hill Baptist Church, Castle Hill, Warwick**
Partial demolition and reconstruction of party wall to 8 Smith Street.

Part II item no comment.

3. **W10/1584/1585/CA – Clarence House, 7 The Courtyard, Bridge End, Warwick**
Converting part of existing garage into kitchen area. Two storey extension to form additional kitchen at first floor internal alterations to create new bathroom. Creation of dormer window

Part II item no comment.

KENILWORTH ITEMS

1. **W10/1545 – 1 Albion Road, Kenilworth**
Replacement of rear conservatory/dining room with pitched roof (retrospective application).

As this is at the rear of the property it was not considered to affect the conservation area in a detrimental way in this particular instance.

KENILWORTH PART II ITEMS

1. **W10/1608/1609/CA – Lower Bridge House, 55a Upper Ladeys Hills, Kenilworth**

Proposed repairs to approximately 75m of existing ranch style wooden fencing with 1mm high brick wall, incorporating two wooden gates for pedestrian access.

Part II item no comment.

DATE OF NEXT MEETING: Thursday 27 January 2011