

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 17 FEBRUARY 2011**

PRESENT: Councillor Mrs A Mellor
Mr L Cave
Mr P Edwards
Mrs R Bennion
Dr C Hodgetts
Mr J Mackay

APOLOGIES: Councillor Barbara Weed
Councillor N Pittarello
Mr J Turner
Mrs J Illingworth

SUBSTITUTE MEMBERS: None

DECLARATIONS OF INTEREST:

Court House, 2 Jury Street, Warwick (W11/0113/0114/LB) - Councillor Mrs Mellor declared an interest and did not take part in the discussion.

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE FOR THE 22 FEBRUARY 2011

W10/1545 – 1 Avenue Road, Kenilworth – no one wished to comment.

W10/1644 – Garage r/o 6 Bertie Terrace/Gulistan Road, Leamington Spa – this has now been altered and no one wished to comment.

W11/0015 – 34 Russell Terrace, Leamington Spa – this was a Part II Item – no one commented.

HOUSES IN MULTIPLE OCCUPATION ARTICLE 4 DIRECTION

Mrs Sally Jones gave a most informative presentation about the Council's proposed Article 4 Direction which would remove Permitted Development Rights for houses of 6 or under occupants to be used as houses in multiple occupation

without Planning Permission. Mrs Jones gave a resume of the survey that had been carried out of the extent of houses in multiple occupation in Leamington Spa and in particular the level of student accommodation. She outlined the discussions that had taken place with students and the university and other agencies. The problems of houses in multiple occupation were highlighted. Mrs Jones pointed out that the notice would be served for a year and after one year the Council would consider whether to confirm the notice of the Article 4 Direction after which time it would be necessary for Planning Applications to be made for houses in multiple occupation of people 6 and under. Mrs Jones was thanked for a very interesting presentation.

LEAMINGTON SPA ITEMS

1. **W11/0109/0110/CA – 60 Plymouth Place, Leamington Spa**
Replacement windows and doors with UPVC double glazed units.

This was considered to be inappropriate and should be timber windows retained with the possibility of a grant being offered. The door should also be retained or restored as a traditional door.

2. **W11/0122 – Victoria Chambers, 132-136 Parade, Leamington Spa**
Change of use from offices to student hall of residents (38 bedrooms and warden flat).

It was pointed out that an earlier approval was given to convert this building into flats which would be much more appropriate. It was considered that the concentration of student rooms in this area was over development of the building. There was concern about access to the building particularly access if there was a fire. It was pointed out that by concentrating students in this particular part of the town which is a commercial area was not good for the economic character of the Conservation Area. It was also felt that the room layouts were very cramped in some cases and certain rooms were only lit by roof lights. It was therefore felt that this was not a good reuse of this building.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0093 – 69 Tachbrook Road, Leamington Spa**
Erection of single storey rear extension

Part II item – no comment.

2. **W11/0106/0107/CA – 283 Rugby Road, Leamington Spa**
Single storey extension and internal alterations to rear of existing property.

Part II item – no comment.

3. **W11/0022/CA – 14 Portland Place West, Leamington Spa**
Proposed single storey double garage situated at rear of property
at bottom of garden.

Part II item – no comment.

4. **W11/0036/CA – 14 Rosefield Street, Leamington Spa**
Erection of single storey rear extension.

Part II item – no comment.

5. **W11/0044/CA – 7 Binswood Street, Leamington Spa**
Erection of single storey rear extension to form bedroom.

Part II item – no comment.

6. **W11/0125/0126/CA – 14 St. Mary's Crescent, Leamington Spa**
Demolish existing outbuildings and lean-to, utility and build new
garden room/study.

Part II item – no comment.

7. **W11/0128/0129/CA – 8 Clarendon Place, Leamington Spa**
Proposed ground floor rear extensions and replacement storage
shed.

Part II item – no comment.

8. **W11/0132 – 24 Russell Terrace, Leamington Spa**
Change of use from commercial to residential.

Part II item – no comment.

9. **W11/0135/0136LB – 3 Clarendon Crescent, Leamington Spa**
Proposed railings and gate adjacent to The Dell. Raise existing
parapet at second floor level.

Part II item - no comment.

10. **W11/0149/0150/CA – 41 Northumberland Road, Leamington Spa**
New dormer window to rear of dwelling.

Part II item – no comment.

11. **W11/0155/LB – 14 Portland Place West, Leamington Spa**
Proposed new single story double garage to rear of property.

Part II item – no comment.

12. **W11/0156 – The Royal Priors, 59 Parade, Leamington Spa**
New signage to shopping centre.

Part II item – no comment.

13. **W11/0160/0161/LB – 16 Russell Terrace, Leamington Spa**
Alterations to ground floor together with internal alterations to
the basement and to lightwells.

Part II items – no comment.

14. **W11/0162/LB/0164/0165 – 12 Milverton Terrace, Leamington**
Spa.
Demolish existing single story garage and replace with new
pitched roof.

PART II ITEM – no comment.

15. **W11/0169 – 95 Radford Road, Leamington Spa**
Rear extensions.

Part II items – no comment.

16. **W11/0118 – 18 Augusta Place, Leamington Spa**
Change of use of first floor accommodation currently vacant,
previously used for Pilates classes to general office use. No
building work facilities or physical alterations required.

Part II item – no comment.

WARWICK ITEMS

1. **W11/0083/LB/0085/0086/LB – 19 Church Street, Warwick**
Alterations and extensions to existing building including erection
of side and rear extension to form new designed studios; the
construction of entrance lobby to replace an existing canopy
together with associated internal alterations.

It was pointed out that this had already been approved as a similar application.

Generally members felt this was an acceptable extension to the existing building to retain this commercial interest in the centre of Warwick. Use of contemporary architecture was considered appropriate in this location. Some concern was expressed about overlooking although it was pointed out that generally there were no neighbours that would be overlooked in this part of Church Street.

2. W11/0143/0144/LB – Marble House, Cocksparrow Street, Warwick
Proposed works in Conservation Area conversion of existing office accommodation to residential private house use.

In terms of the French doors to the garden elevation, it was considered that it would be more appropriate to line through two new openings with the existing sash windows at the ground floor level and create a French door or a pair of French doors or a French type window door rather than the existing proposal which bore no relationship to the fenestration of the property.

Some concern was expressed that the extension to the porch on the front of the building given that it is quite a large building the need for this was questioned, and also the rather inappropriate asymmetrical arrangement that this would create. Looking at the plan it was felt this was an original entrance into this part of the building, which is an unusual house, and this would be destroyed by the insertion of this type of extension.

Concerns were expressed at the garage doors to be inserted into the Marble Lodge. It was recommended that the Conservation Officer should carefully inspect both the main House and Marble Lodge to ensure that no original features are being destroyed before commenting on these proposals further. If possible it was suggested that the item be brought back to the next CAAF after the Conservation Officer has visited.

3. W11/0113/0114/LB – Court House, 2 Jury Street, Warwick
Construction of external ramped access to Castle Street entrance, demolition of redundant toilet block in north west corner of Pageant Garden construction of new store building in same location.

Concerns were expressed about the design of the balustrade to the ramp which it was felt would need intermediate balusters to meet Building Regulations and therefore would need to be a completely different design to that shown on the drawing. Significant concern was expressed at the positioning of the ramp on the pavement at the side of the Court House which is a major Grade I Listed Building in Warwick. Significant concern was also expressed at the demolition of the single storey toilet and replacement with another flat roof building of a larger size which obliterated the rear entrance to the Court House and created an unsympathetic building on this elevation on this important building. It was therefore recommended that the whole scheme should be looked at again particularly in terms of relocating the ramp possibly where the toilets are, if these were demolished, and the opening up of the original rear entrance to the Court House.

WARWICK - PART II ITEMS

1. **W11/0099/0100/LB – Percival House, 17 Gerard Street, Warwick
Replacement doors and windows to 1975 flat roofed extension to rear.**

Part II item – no comment.

2. **W11/0060/CA – 55 Bridge End, Warwick
Remove existing conservatory and replace with single storey rear extension, construction of pitched roof dormers, single storey extension to front**

Part II item – no comment.

3. **W11/0123 – 74 West Street, Warwick
Glazed patio area to rear of property.**

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/0152/0153/LB – The Clarendon Arms, 44 Castle Hill, Kenilworth
Illumination of replacement fascia and gable signs.**

The signage to the side elevation which is to be renewed was felt to be poor lettering, it was suggested that this could be repainted in a more traditional form of lettering. Whilst it was welcomed that the swan neck lamps are to be removed, it was pointed out that the new lamps project 400mm from the fascia and that it would be more appropriate to have some form of pelmet lighting over the fascia which could be reconfigured to accommodate this with the existing gold lettering.

DATE OF NEXT MEETING: 10 March 2011