

RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM HELD ON 30TH SEPTEMBER 2004

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

APOLOGIES: Councillor J. Hatfield

Record of Proceedings

Part 1

Leamington Spa Items

1. **W20041401 – 104 New Street, Leamington Spa**
Demolition of existing building and erection of two terraced houses

This was considered to be inappropriate infill of poor design and the height too great for the locality. The rear addition was also considered to be non-traditional.

2. **W20041442 – 1 & 3 Oxford Street, Leamington Spa**
Alterations and extensions to create flat roof and construction of 4 dormers to front elevation

The room sizes to the attic extension were considered to be too small and the loss of the chimney was felt to be unacceptable. Considerable concern was expressed at the bolt-on rear extension and the large dormer windows to the rear which were considered to be completely unacceptable in the Conservation Area.

3. **W20041448/50LB – 7 Parade, Leamington Spa**
Erection of single storey rear extension and conversion of ground, first, second and third floor offices to five self-contained apartments

Reinstating to residential use was considered acceptable, however, there were concerns about the possibility of internal features due to subdivisions in this Regency property. The question of secondary glazing was also raised as there would be an issue of noise in this location.

4. **W20041467 – 84 Regent Street, Leamington Spa**
Conversion of part of first and second floors to two flats, refurbishment of existing flat and conversion of disused ground floor space to part of retail unit

It was felt this was an unfortunate development as it filled the whole site which was non traditional for this type of building. Access for emergency vehicles would be a major problem and access to flats should be in the traditional manner through the front of the building. The accommodation was considered to be too cramped with no amenity space.

5. **W20041464LB – 4 & 6 Clemens Street, Leamington Spa**
Provision of police lantern to shopfront

The provision of a police lantern was felt to be totally inappropriate.

6. **W20041494 – 64 Russell Terrace, Leamington Spa**
Change of use of residential care home to 18 student bedroom accommodation

A request was made for this application to be represented at the next meeting as there were no drawings. Therefore, no comments were made by the C.A.A.F.

7. **W20041509/10LB – Land to rear of 31 Clarendon Square, Leamington Spa
Erection of 3 dwellings**

It was felt that 3 dwellings were not appropriate on this site and that the set back would destroy the street line. The loss of vegetation was felt to be an issue and it was felt that the 3 houses would not enhance the Conservation Area. It was felt that one dwelling in this location would be most appropriate.

8. **W20041515/56LB – The Sozzled Sausage, 141 Regent Street, Leamington Spa
Erection of a replacement single storey extension, incorporating replacement sash windows; erection of new balustrading to form roof terrace, installation of new doors and windows to rear elevation, new window to side elevation, erection of external bin store and internal alterations comprising installation of new staircase between ground and first floor, removal of w.c. facilities of existing bath on first floor**

The question as to whether change of use was required for the upper floor was raised. There were a lot of concerns about the roof terrace noise from drinkers, canopies and use of umbrellas, heaters and other external clutter, potentially all of which would be detrimental to the Conservation Area as seen from the street scene. The balustrading was considered to be unfortunate but would be necessary if the roof terrace was to be used and would certainly not enhance the street scene or Conservation Area.

9. **W20041525 – Land rear of 7 & 9 Beauchamp Avenue, Leamington Spa
Erection of dwellings incorporating 6 built in garages**

This was considered to be too high and too intensive. Two storeys was considered to be inappropriate. It was felt that the design was too narrow and the garages too small for use.

10. **W20041539/41LB – Rear of 54 Leam Terrace, Leamington Spa
Erection of two storey detached building fronting onto New Street comprising garage for the sole use of 54 Leam Terrace and self-contained studio apartment above and 2 no. bed self-contained flats**

the This was felt to be better than many presented to the C.A.A.F. There was concern at patio area which was felt to be inappropriately too small. The small studio apartment had no external views from the windows, which was felt to be unfortunate. It was felt this would not enhance the Conservation Area as there would be possible access problems and also problems for emergency vehicles. The next door would be affected. Window style and detailing to the front was considered inappropriate.

11. **W20041558 – 22 Avenue Road, Leamington Spa
Erection of a single storey detached building containing 2 no. en-suite bedrooms and garage**

This was considered to be totally unacceptable and an uninspiring design, taking no account of the setting of the Conservation Area.

12. **W20041584 – 10 & 12 Adelaide Road, Leamington Spa
Change of use of 10 Adelaide Road to form additional hotel accommodation to Victoria Park Hotel and alterations comprising the installation of new second floor**

of windows and erection of balcony to rear ground floor windows and construction basement staircase within existing lightwell at rear of 10 Adelaide Road

Generally this was not considered to be an appropriate scheme for the Conservation Area. It was felt very regrettable that the garden had been removed before the application was made and trees had been removed without permission. Attempts should be made to reinstate the trees that had been removed. The car park appears to have been carried out without permission and the extent of the tarmac was considered inappropriate in this location. The ramped access was also considered to be unacceptable. The treatment of the front boundary wall was considered inappropriate and there was a loss of definition between the two distinctively different houses. This was an inappropriate form of treatment for the Conservation Area where individuality of villas should be maintained. The scheme was generally felt to be inappropriate in the Conservation Area.

13. **W20041601/02LB – Victoria Chambers, 132-136 Parade, Leamington Spa Withdrawn**

14. **W20041621 – 71 Warwick Street, Leamington Spa Installation of 2 no. externally illuminated fascia signs fronting onto Warwick Street, together with an externally illuminated projecting sign**

Minor elements and aspects concerning the design of this should be left to the Planning Officers negotiations.

15. **W20041612 - 15 Adelaide Road, Leamington Spa Application for Certificate of Lawfulness for a proposed single storey rear extension**

Some concern was expressed as to whether planning permission was required for this.

Warwick Items

16. **W20041495 – Warwick Boat Club, Mill Street, Warwick Installation of 6 metre high floodlighting to tennis courts 3, 4, 7 & 8**

Generally important views were affected by this application. Very concerned at the height of the columns and whether any more lights were needed for the tennis courts. Question as to whether time limits on the use of the lights should be introduced. It was felt that this was urbanising an important view of the castle. Concern was expressed at this application.

17. **W20041587/79CA – Land adjacent to gymnasium, Kings High School for Girls, Smith Street, Warwick Erection of a new classroom block and 6th Form Centre fronting The Butts, demolition of boundary wall fronting The Butts to be reinstated upon completion of new building works**

Development is considered to be too dominant and out of scale as it is far too high in this sensitive part of the Conservation Area. The effect upon houses in Chapel Street would be unacceptable. The south-west fenestration/articulation with the gable end fronting the street is not acceptable and does not reflect the local vernacular. The design overall seems to be a juxtaposition of pastiche and contemporary which is felt to be somewhat unacceptable in this location. The solair, white render was not liked, also the use of uPVC windows is not acceptable in a Conservation Area. The use of artificial

stone caused concern. There was also some concern at the increase in traffic servicing this building as it was felt a traffic plan should have been produced for the scheme.

Additional Items

18. **W20041287LB – First floor bedroom extension at 67 Whitnash Road, Leamington Spa**

This had been presented to C.A.A.F. members previously but as a Part II item. It was felt that the flat roofed existing extension does not enhance or improve the Conservation Area and assuming that the usual planning objectives i.e. the 45 degree rule etc. were satisfactory, the design was felt to be acceptable.

19. **W20041516LB – 65A Smith Street, Warwick**
Erection of a rear dormer extension and use of a flat roof as a garden

Whilst this application had recently been withdrawn it was felt that Members views would be valuable.

Work had already been completed with the exception of the decking to the flat roof. Members were concerned that the work implemented to a Listed Building did not constitute an enhancement to it. Members were particularly concerned at the use of decking on the flat roof as this was felt to be inappropriate in this area and that the overall scheme did not enhance the rear elevation of this Listed Building.

Date of Next Meeting

The next meeting will be held on