

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 27 JANUARY 2011

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

APOLOGIES: Mr J Mackay
Mr J Turner

SUBSTITUTE MEMBERS: None

DECLARATIONS OF INTEREST

None.

RECORD OF PROCEEDINGS

- The minutes of the previous meeting were accepted as a correct record.
- The Conservation Officer gave an update on the situation with BT Cabinets in Leamington Spa.
- Mrs Sally Jones will attend the next meeting to speak about the proposed Article 4 Direction for Houses in Multiple Occupation.

LEAMINGTON SPA ITEMS

1. **W10/1664/1665/CA – Gulistan Road Garage, Gulistan Road, Leamington Spa**
Convert the double storey part of the building into a single dwelling, to include a lounge/kitchen, a study and bathroom. It is also proposed that the existing single storey part of the building be demolished and this area used for a single parking space and courtyard. Courtyard will be enclosed by an approx. 3m high wall and will be assessed.

It was felt that the two sets of doors should be retained. This was generally felt to be an ingenious solution to preserve this mews building from deterioration.

2. **W10/1658 - Thornbank Centre, 6 Warwick New Road, Leamington Spa**
Change of use to create 10 new apartments.

This was acceptable subject to less car parking and some garden at the front being retained. Also a permeable surface for the car park should be noted.

3. **W10/1662 – 5-7 Dormer Place, Leamington Spa**
Change of use and conversion from (B1) offices to (D3) 4 number 3 bed flats. Proposed third floor extension with new roof.

There were mixed views about the fourth level extension – which if designed with less windows, some members considered acceptable. The roof garden was considered unworkable. It was suggested the 1974 Planning Report be consulted. Parking could be an issue on Dormer Place if residents are allowed permits.

4. **W11/009/LB – Arabella, 33a Parade, Leamington Spa**
To have a sign to the right hand side of my doorway, displaying the name ARABELLA

This was considered out of character. A smaller professional plate with number in the fanlights would be acceptable.

5. **W11/0040 - Clarendon Hall, Clarendon Street, Leamington Spa**
Change of use to a Laser tag play centre.

This was thought to be acceptable.

WARWICK ITEMS

1. **W10/0632 – 13-15 Jury Street, Warwick**
Replacement of timber windows to aluminium.

This was acceptable and well negotiated.

2. **W11/0041 – Hill Close Gardens, Visitor Centre, Bread and Meat Close, Warwick**
To install a photovoltaic micro-regeneration system, comprising 17 PV modules on the roof of the centre building with associated internal plant items for control and mains connection.

Concern was expressed at the impact on the view across the gardens which are Grade II*. The drawings do not adequately demonstrate the impact on the elevations of the visitor centre and views from the higher level gardens.

3. **W11/0051/0052/LB and W10/0903 – Globe Hotel, 8-10 Theatre Street, Warwick**
Retention of external extraction system (as installed). Disabled toilet extension/modified means of escape. Proposed signage.

The flue was considered acceptable. The large number of round signs were considered ineffective and ugly. The green-grass lettering was felt to be unacceptable on this eighteenth century building. The light sources are inappropriately used and detract from the character of the building.

KENILWORTH ITEMS

1. **W10/1675 – 81-85 Priory Road, Kenilworth (adjacent to conservation area).**
Construction of railway station building, two railway platforms, station footbridge with associated car parking, access and landscaping including retention of the 'Lighthouse' building with flexible use for A2 or C3 use.

Station welcomed. Concern about the need for 2 bridges over the line, the poor location of the re-instated window and confirmation of the retention of the nineteenth century goods shed. Some concern about whether the WCC should be determining the whole application.

LEAMINGTON SPA – PART II ITEMS

1. **W11/0015 – 34 Russell Terrace, Leamington Spa**
Converting basement to increase living accommodation. Providing one further bedroom and another smaller room, a living space with kitchenette, breakfast bar, sitting area and a separate shower room – retaining internal access.

Part II item no comments.

2. **W11/0021/0022/CA – 14 Portland Place West, Leamington Spa**
Proposed new single storey double garage. Situated to the rear of the property at the bottom of the garden accessed from Adelaide Road car park.

Part II item no comments.

3. **W11/0023/LB – 41 Binswood Avenue, Leamington Spa**
Conversion of existing ground floor w.c. (rear of property) to create utility room. Removing internal wall to kitchen dining area and reconfiguring external door/windows. Opening of existing 1st to 2nd floor staircase enclosure, converting existing 2nd floor landing space to shower room and reinstating external iron boundary railings to the front of the property.

Part II item no comments.

**4. W11/0024 – 10 Campion Terrace, Leamington Spa
Basement conversion and creating lightwell**

Part II item no comments.

**5. W11/0033/0034/CA – 7 Clarendon Place, Leamington Spa
Car park extension to existing office premises.**

Part II item no comments.

**6. W11/0035/0036/CA – 14 Rosefield Street, Leamington Spa
Single storey extension to rear.**

Part II item no comments.

**7. W11/0043/0044/CA – 7 Binswood Street, Leamington Spa
Erection of single storey rear extension to form bedroom.**

Part II item no comments.

**8. W11/0045 – Flat 4, 51 Lillington Road, Leamington Spa
Change of windows on the side elevation from one steel framed
and one PVC to match arch top Georgian wooden units.**

Part II item no comments.

**9. W11/0066/0067/LB – 9 Clarendon Crescent, Leamington Spa
Proposed timber garden gate access between rear garden and
public park, set within extended stone boundary wall with
proposed boundary metal railings to be added previously
consented dwelling extension ref. W09/1283 and W09/1284/LB**

Part II item no comments.

**10. W11/0070 – 52 Tavistock Street, Leamington Spa
Existing first floor window to be extended to form a new doorway
out onto a new timber deck. 1100mm high brickwork wall to be
built off existing parapet wall to fall enclosure.**

Part II item no comments.

**11. W11/0088/0089/LB – 77 Regent Street, Leamington Spa
Repainting of shop front with a new colour – dark green.**

Part II item no comments.

WARWICK – PART II ITEMS

1. **W11/0002 – 30-34 West Street, Warwick
Proposed ground floor extension.**

Part II item no comments.

2. **W10/1552/53CA – Castle Hill Baptist Church, Castle Hill, Warwick
Partial rebuilding of rear wall.**

Part II item no comments.

3. **W11/0059/0060/CA – 55 bridge End, Warwick
Remove the existing conservatory to the rear and replace this with
a single storey rear extension to accommodate an en-suite
bathroom. Construct new pitched roof dormers to front elevation
to replace one flat roof over the existing garage. Construct new
bay window to lounge area. New single storey extension to front
elevation to eliminate flat roof element and provide porch area.**

Part II item no comments.

4. **W11/0072/0073/LB – 30 High Street, Warwick
Remove the damp and uneven solid floor in the cellar and replace
with a new concrete floor incorporating a damp proof membrane.
Remove the worn and dangerous brick and stone stairs to the
cellar and replace with a new flight of timber stairs.**

Part II item no comments.

5. **W11/0079 – Marble House, Cocksparrow Street, Warwick
Proposed change of use from offices to residential.**

Part II item no comments.

KENILWORTH – PART II ITEMS

1. **Tudor Cottage, 2 Castle Green, Kenilworth
To provide new glazed lantern to new flat roof and new flue to the
roof. Refurbishment of rear building to incorporate new kitchen,
internal alterations/refurb to remove existing kitchen and provide
study and refurbishment of bathroom. Replacement external
windows/doors with new oak glazed screening/doors.
Replacement of slate roof/flat roof to rear elements.**

Part II item no comments.

DATE OF NEXT MEETING: Thursday 17 February 2011