

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 4 MARCH 2010**

PRESENT: Councillor Mrs A Mellor
Councillor Mrs J Falp
Councillor A Wilkinson
Councillor W Gifford
Mrs J Illingworth
Mrs R Benyon
Mr P Edwards
Mr J Turner
Mr L Cave
Mr M Baxter

APOLOGIES: Dr C Hodgetts

REFERRALS FROM PLANNING COMMITTEE

The following Planning Committee referrals were considered:

W09/1529LB – 6 Regent Street (The CAAF had not yet commented on this).
W09/1478 – 41 Northumberland Road (no one wished to speak).
W09/1546 – Black Horse, 18 Princes Street, Leamington Spa (no one wished to speak).
W09/0825 – 40 Russell Terrace (no one wished to speak).
W10/0037 – 1a Oswald Road, Leamington Spa (Part II item, no one wished to speak).
W09/1283 – 9 Clarendon Crescent, Leamington Spa (no one wished to speak).

RECORD OF PROCEEDINGS

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

LEAMINGTON SPA ITEMS

1. **W09/1529LB – 86 Regent Street, Leamington Spa**
Installation of awning at fascia level (retrospective application)

No information was available (the conservation officer had not provided the information). The item was therefore not discussed.

2. **W10/0129/0130/CA – 18 Augusta Place, Leamington Spa**
Demolition of existing rear storage building, erection of new mews house and change of use of ground and first floor from class B1 (office) and class D1 (Pilates studio) to two flats.

Councillor Gifford declared an interest as he lives in Augusta Place and left the room. It was felt the new build to the rear was a poor design which did not reflect the quality of the original Victorian building. It was felt that the two flats were in fact designated as houses in multiple occupation rather than two family units. It was felt this was not the best use of the building and that it would be better to remain as a studio or offices.

- 3 **W10/0154 – York Corner, 21 Adelaide Road, Leamington Spa**
Proposed demolition of single storey store and erection of two storey rear extension to form new kitchen/dining area, bedroom with ensuite shower room.

It was felt that the extension of the rear of the building created an awkward extension to the main house which out of scale with this building. It is an interesting Edwardian House designed to accentuate the corner plot and not a house to reflect the longer rear wings of the semi-detached houses adjacent. It was felt the way in which the rear wing of this house stepped down to a single storey house with a small corner window had been well designed. However, by extending it and re-using the corner window this created an awkward design which no longer reflected the interesting detailing and scale of the original house. The long box dormer window would be visible from the road and this again was out of character with the buildings in the conservation area. The use of a Juliet balcony on the rear elevation was also out of character. The drawings were considered to be poor quality and did not reflect enough detail for what was being proposed. It was felt this was an unsuitable design for this location.

- 4 **W10/0164/0165/CA – 3 George Street, Leamington Spa**
Renewal of planning permission W04/1847 for the erection of three new houses and three new apartments after demolition of existing show room; demolition of all existing buildings in George Street.

It was felt that, although parking may now be an issue, this was not something for CAAF to consider. It was felt that some changes could be made if there were any way improving the existing buildings prior to a new approval being given. It was felt there was a need for good detailing to all the properties, in particular the railings and the possible incorporation of a front door step to reflect the steps on the other properties, if this did not contradict disabled access.

- 5 **W10/0176/LB/0177 – The Sausage Public House, 141 Regent Street, Leamington Spa**
Form new roof terrace, external area access from new staircase from rear yard.

It was felt the blue stripe and canopy over the door were completely out of character on this fine listed building and should not be permitted. It was felt that the balcony did not add anything to the character of the building and was in fact not the area where one would expect a balcony on this type of building. There will also be disturbance caused to residents of the Angel Hotel on the other side of the road and the possibility of umbrellas and other features appearing on the balcony as viewed coming down Kenilworth Street.

- 6 **W10/0178 – 121 Leam Terrace, Leamington Spa**
Single storey side extension.

No comment

- 7 **W10/0192 – 117-119 Warwick Street, Leamington Spa**
Replacement of windows and installation of three air conditioning condensing units.

It was felt that the replacement windows produced a very lifeless image and there was scope for improving the appearance of this building in the conservation area. It was felt that if the windows were set in to a reveal and possibly a better design of window used, this would enliven and enrich this rather drab building. It was also suggested by one member that the building could be rendered and painted magnolia to reflect more of the image of Leamington.

- 8 **W10/0233 – 76 Regent Street, Leamington Spa**
Change of use to allow A1, A2 and A3 business class currently A1.

It was generally felt the rear extension could be acceptable if appropriate materials and detailing were used, and more appropriate rear windows were used. Concerns were expressed as to where the bins would be stored. Concern was also expressed that this could become an A3 restaurant with the use of the large upper floor and needed to be weighed up against the A3 policies for this part of Regent Street.

LEAMINGTON SPA – PART II ITEMS

1. **W10/0100 – 34 Russell Terrace, Leamington Spa**
Conversion of existing cellar into self contained accommodation, provision of lightwells for access and egress to front and rear.

Part II item – no comments.

2. **W10/0211 – 2 Greatheed Road, Leamington Spa**
Loft conversion for bedroom

Part II item – no comments.

3. **W10/0225/LB – 76 Regent Street, Leamington Spa**
Extension of existing retail unit with additional ground floor retail space and first floor stock/garage.

Part II item – no comments.

4. **W10/0141 – The Coach House, 34a Kenilworth Road, Leamington Spa**
Replacement first floor conservatory.

Part II item – no comments.

5. **W10/0157/0159/LB – 5 Euston Place, Leamington Spa**
Display of new sign letters to be 50mm high built up steel letters with internal LED strip lighting to provide halo effect lighting

Part II item – no comments.

6. **W10/1082– 3 Union Road, Leamington Spa**
Removal of existing single storey outbuildings at rear of property.
Erection of single storey rear extension for form new kitchen at rear of property.

Part II item – no comments.

7. **W10/0184 – Edmond House, Rugby Road, Leamington Spa**
New office signage

Part II item – no comments.

8. **W10/0186 – 71 Clarendon Street, Leamington Spa**
Amendment of existing approved planning application W09/0296 with conversion of three bed duplex flat. Two roof lights to new changing area.

Part II item – no comments.

WARWICK ITEMS

1. **W10/0209/LB – Shop and Premises, 13 Market Place, Warwick**
Interior and exterior alterations.

It was felt it would be better if the signage could be more integrated as a whole on to each of the fascias. It was felt that the “Love Labels” signage

could be a more standard form of lettering in cream with the actual promotion about designer outlets being placed in a balanced way either side of the main signage, also in a more classic form of lettering.

WARWICK – PART II ITEMS

1. **W10/0125/0126/LB – 18 Mill Street, Warwick**
Proposed covered glazed area on north west elevation

Part II item – no comment.
2. **W10/0198/LB– Globe Hotel, 8-10 Theatre Street, Warwick**
To erect enclosure around existing flue

Part II item – no comment.
3. **W10/0118 – Globe Hotel, 8-10 Theatre Street, Warwick**
To install new duct with duct to rear yard.

Part II item – no comment.
4. **W10/0146 – 6 Oken Court, Theatre Street, Warwick**
Construction of new porch to rear of property

Part II item – no comment.

KENILWORTH ITEMS

There were no Kenilworth items.

DATE OF NEXT MEETING: Thursday, 25 March 2010