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AJM/hd

27th January 2003

**WARWICK TOWNS CONSERVATION AREA ADVISORY FORUM**  
**RECORD OF MEETING HELD ON 23RD JANUARY, 2003**

**PRESENT:** Councillor W. Gifford, Councillor Mrs. C. Hodgetts, Councillor G. Darmody, Mr. L. Cave, Mr. D. Brown, Mr P Edwards, Mrs. J. Illingworth, Mr M Sullivan.

**APOLOGIES:** Councillor Mrs P Edwards, Mr John Turner

**SUBSTITUTE MEMBERS:** Mr P Birdi representing the Royal Leamington Spa Chamber of Trade.

1. **Record of proceedings of Previous Meeting**

These were accepted as a correct record.

2. An update of previous applications was circulated.

3. **Pedestrian Priority Scheme For The Parade**

All members had been circulated with the current proposals. The Chairman requested members to indicate as to whether they wished to discuss the proposals in detail at this meeting or respond individually to Warwickshire County Council. It was decided after discussion that a collective response from the C.A.A.F. would be of value and it was therefore agreed to set up a separate meeting with representatives from the County Council to discuss both proposals for The Parade and also the current Warwick Traffic proposals. Members are to notified of a special meeting date.

4. **Conservation Area Advisory Forum Review**

Members had already submitted written comments to the Conservation Officer however the Chairman invited an open discussion on the value of the C.A.A.F. Concerns were expressed at the length of the additional agenda as it was felt that members did not come prepared to discuss these items particularly when they were large developments.

Whilst it was appreciated that items must meet planning deadlines it was suggested that large schemes should not be included on the additional agenda. Concerns were expressed that often the minutes of the C.A.A.F. were not recorded in full to the Planning Committee and that to an extent the C.A.A.F. was not taken seriously enough by the Council compared with C.A.A.F. in Birmingham whose views carry significant weight. It was however pointed that the early comments of the C.A.A.F. can be of

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significant use in negotiating prior to applications coming before the Planning Committee. Concerns were expressed at the quality of the slides on some occasions and discussion took place as to possible use of digital photography together with the possibility of reducing the number of photographs to reduce the time taken in preparing for the meeting. It was agreed to try various options including less photographs and possibly a better slide camera and some digital colour print photographs. Concerns were also expressed at the quality of drawings presented to the Forum and as accepted as planning application drawings. It was agreed that more items could be put on part II agenda where they are non contentious or minor. Discussions concluded by stressing that members were able to offer in considering issues relating to the conservation area.

5. **W20021872/3CA - 26, Binswood Avenue, Leamington Spa**  
**Demolition of Existing Garage and Garden Walls and Erection of a New Double Garage With Private Graphic Studio in Loft above, With Vehicular Access onto Trinity Street.**

It was considered this was not a great deal smaller than the previous application which had been refused at appeal. It was felt that the inspectors report following the appeal did not leave a great deal of scope for any future alternatives. Some concerns were expressed at the possible use of the studio area. Concerns were also expressed at the effect of the building on the tree in the adjacent garden. It was generally felt the building was inappropriate in this location.

6. **W20021874/5LB - 46 Grove Street, Leamington Spa**  
**Erection of Single Storey and Single Storey Extension and Single Storey Attached Garage, and Various Internal Alterations.**

Concerns were expressed at the new gable to the rear of the building which was three storeys in height. It was felt that if this were a two storey gable, this together with the lightweight garden structure would be acceptable in this location. Some concerns were expressed at the level of works already being carried out at the building.

7. **W20021879 - 31, Portland Street, Leamington Spa**  
**Re-instatement of Railings and Gates to Frontage**

Mr Edwards withdrew from the meeting as he was the agent. Councillor Gifford and Mr Cave declared interest as they know the applicant.

Members felt that this was a satisfactory re instatement of railings and it was suggested that the bottom rail should be bedded on a waterproof membrane to avoid stonework deterioration. It was suggested that other properties could be encouraged to match do similar reinstatements.

8. **W20021887-101, Willes Road, Leamington Spa**  
**Erection of First Floor Side Extension and Construction of Pitched Roof over Single Storey to Rear.**

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This was generally felt acceptable subject to appropriate materials being used.

9. **W20021891 - 54/56, Warwick New Road, Leamington Spa**  
**Alteration and Conversion of 54, Warwick New Road to 8 Number Self Contained Flats and 56, Warwick New Road, to 7 Number Self Contained Flats, Erection of a detached building containing 2 Number Self Contained Flats, Erection of a Detached Building Containing 2 Number Self Contained Flats, Erection of a Terrace of 3 Number Split Level Town Houses fronting onto Rugby Road and Creation of New Vehicular Access to Warwick New Road.**

The fine quality of both of these interesting houses was expressed by The Forum. It was generally felt that the proposed extensions to Number 54 were inappropriate and detracted from the character of the rear of the building, similarly the smaller extensions to the rear of Number 56, did not relate to the property. The stable building and the new build onto Rugby Road were generally felt to be out of character with the setting of these buildings and poorly designed. Some concerns were expressed at the future of the trees on Rugby Road due to the extent of excavation proposed at the front of these buildings. Although it was appreciated the buildings were not listed some concern was expressed at the possible loss of the interesting staircases inside the properties. The need to provide vehicular access to all of the properties on the site from the front also necessitated the loss of a great deal of garden area. It was generally felt that a much more sensitive scheme was needed in this location.

10. **W20021893 - Leam Side/South Bank House, Warwick New Road**  
**Erection of 4 Dwelling Units, Conversion of Leam Side to 5 Dwelling Units and South Bank to 4 Dwelling Units.**

The extension to the rear of Leam Side was considered to be too large as it is in effect a three storey building. It was felt that as an extension it overwhelmed the main building and may be better if treated as a separate building detached from the main house.

11. **W20021901 - 122/124, Parade, Leamington Spa**  
**Construction of Ramp, Lowering of Entrance Door and Internal Door to Form Ramp.**

This was considered to be acceptable. (It was pointed out that the front of the building has been badly damaged by water staining which could be controlled with better rainwater discharge).

12. **W20021904 - 32, Russell Terrace, Leamington Spa**  
**Erection of Two Storey and Single Storey Pitched Roof and Extensions, (After Demolition of Outbuildings).**

The extension of the property onto Plymouth Place was accepted in principle, the design was considered to be rather inappropriate, as currently the rear of the building is

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fairly understated behind a high wall and a traditional example of the rear of this type of small dwelling in a town centre. Significant concern was expressed that the front garden may be sold off as a separate plot of land once the house had been given a new frontage onto Plymouth Place.

13. **W20021907 - 66, Greathead Road, Leamington Spa**  
**Conversion of Loft to Habitable Room and Insertion of Roof Lights in Front Elevation.**

The roof lights and small dormer were considered acceptable however, the staircase dormer was considered too large and also difficult to construct as it crosses the roof valley.

14. **W20021906 - 45, Warwick Street, Leamington Spa**  
**Change of Use to Two Number Restaurants and Function Room, Installation of Windows and doors on Front and Side Elevation.**

In terms of the change of use, some concerns were expressed that this would be become a wine bar once an A3 use had been granted. It was felt that if it was to be used as a restaurant then this must be tightly controlled in the planning conditions. Significant concerns were expressed at the provision of a function room which was felt the use of could have an adverse effect on the conservation area if not properly controlled and may even be converted into a night club. In terms of the design it was felt that the ground floor windows were too fussy and the upper floor windows and treatment of the front and part side elevation inappropriate. It was felt the windows should line through with the adjacent property and be continued round the corner into Tavistock Street and the attempt to create the appropriate Regency detailing omitted.

15. **W20021980LB - 17/19, Waterloo Place, Warwick Street**  
**Conversion of Fourth Floor to Open Plan Office With Interconnecting Door Between Number 17 and 19 and Replacement Staircase Between Third and Fourth Floors including Formation of a Lobby on the Third Floor.**

Some concerns were expressed at the opening up of the attic between the buildings, however it was agreed to leave the issue to the Conservation Officer to visit and negotiate.

16. **W20021928/9LB - Lloyds TSB Bank Plc, 4-6, Victoria Terrace**  
**Replacement of Surround and Illuminated Sign on ATM Machine.**

It was agreed to leave this up to the Conservation Officer to negotiate an appropriate design.

17. **W20021934/5LB - Binswood House, Binswood Avenue, Leamington Spa**  
**Formation of Two Number Lightwells, Installation of Two Basement Windows, Enlargement of Gate on North Boundary Wall and Various Other External Alterations to Rear.**

Concerns were expressed at the double gate to be provided at the rear as this could not be used as a vehicular access. It was felt that the window in the end elevation would destroy the character of this elevation and concerns were also expressed at the light

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wells to the front of the house which traditionally would not have formed part of the detached villa. It was felt that the basement lightwells below the existing windows would interfere with the elegance of the existing windows. Concerns were expressed that no plans had been submitted for the use of the basement, where windows were being requested. The plastic rainwater goods should also be replaced by cast iron.

18. **W20021902 - 8-16 and 24, Russell Street, Leamington Spa**  
**Variation of condition of PW2000814 to Extend Opening Hours to 12 Midnight, Thursdays to Saturdays and Sundays Preceding Bank Holidays, Christmas Even and New Years Eve.**

It was considered this should be kept to the existing opening hours as extended opening hours could have a detrimental effect on the character of the Conservation Area.

19. **W20021866 - 1865/66 Brandon House, 52/54 Holly Walk, Leamington Spa**

Concern was expressed at the green sign to be erected on the fascia which it was felt would be inappropriate in this location, however, the alterations to the ramp and the glazed porch was considered acceptable.

20. **W20030034 - 70, Russell Terrace, Leamington Spa**  
**New Single Storey Entrance Hall and Cloakroom at Side of House and Increase in Height of Rear Boundary Wall.**

This was considered acceptable however, it was considered that the garage doors to other side of the house should be replaced with something more appropriate.

21. **W200062 - Rear of 53, Clarendon Street, Leamington Spa**  
**Proposed Erection of Two Number One Bedroomed Flat**

It was considered a house in this location was acceptable, it was not considered appropriate to build two flats in this limited location, particularly as the first floor flat had only one proper window.

22. **W20021915 - The Coach House, Kenilworth**  
**Conversion of Existing Coach House into Single Dwelling;**

It was considered to be generally well handled and it was stressed that the dovecote on the top of the building should be retained.

23. **W20030013 - 4, Castle Hill, Kenilworth**  
**Erection of Extension to Provide First Floor Accommodation, Pitched Roof Over Existing Garage, Rear Conservatory and Front Canopy.**

It was not felt that the first floor extension was appropriate and in character with the style of the existing bungalow. It was suggested that possibly the bungalow should be demolished and a new house built on the site. Concerns were also expressed at the design and scale of the conservatory.

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24. **W2003002 - 3, St Andrews, Upper Laydes Hill, Kenilworth**  
**Erection of a Double Garage.**

Mrs Illingworth declared an interest as she knows the applicant.  
It was felt to be acceptable in principle, however, concerns were expressed at the style of the garage door which could be divided into two and should be timber.

25. **W20030030 - Site Adjacent to Fire Station, School Lane, Kenilworth**  
**Construction of Seven Houses for Residential Use.**

Concerns were expressed that the design did not take account of the contours of the land which would result in the terrace being stepped or needing to be significantly raised up. The design was generally felt to be rather uninteresting and the porch designs rather weak. It was suggested that chimneys could be introduced. Some concern was expressed at the loss of the junior fire fighters building which currently occupies the site and also the fact that the majority of properties would overlook the fire station.

26. **W20030055 - 12, Clinton Lane, Kenilworth**  
**Vehicle Footway Crossing. Demolish Wall and Drop Kerb to Create Drive For Private Vehicle.**

Mr Brown declared an interest as the property neighbours his own house. Concerns were expressed that it was an inappropriate use of the front garden in a sensitive location, however, some discussion took place on the existing use of several gardens for this purpose and the need to get cars off the road. It was still however felt that a case could be made against this form of parking as had been done in the past with other properties in the road.

24. **Date of Next Meeting**

**13th February 2003**