

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 24 NOVEMBER 2011**

PRESENT: Councillor Mrs C Sawdon
Councillor J Weber
Councillor N Pittarello
Dr C Hodgetts
Mr J Mackay

APOLOGIES: Mr N Stevens

SUBSTITUTES: Mr J Gillett acted as substitute for Mrs R Bennion
representing CLARA
Mr R Taylor acted as substitute for Mr P Edwards
representing the Leamington Society

DECLARATIONS OF INTEREST

Councillor Pittarello declared an interest in 22b Clarendon Square, Leamington Spa and 111 Rugby Road, Leamington Spa as they are in his Ward.

Councillor Weber declared an interest in 1-3 Satchwell Court and 28 Warwick Street as they are in his Ward.

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE

138 Parade, Leamington Spa this was referred with a recommendation to grant. Architecturally this scheme had been altered and therefore no one offered to speak.

Zizzi Restaurant, 85-87 Parade, Leamington Spa - recommendation for refusal of signage, umbrellas and wind shields and recommendation for enforcement action. Mr Mackay offered to speak in favour of the recommendation.

Dale Street Methodist Church – this item was now for grant following CAAFs acceptance of the revised location of the photovoltaic panels.

LEAMINGTON SPA ITEMS

1. **W11/1045 – 22b Clarendon Square, Leamington Spa**
Removal of garage, widening of access, replacement of gates, garden landscape, provision of car parking, removal of Conifers and part of Laurel Hedge (separate TPO Application submitted)

It was felt this would be an improvement if the Laurels were cut back however it was pointed out that they may need to be significantly reduced in order for the sliding gate to operate inside the wall. Generally the proposal was felt to be acceptable subject to detail in particular that the gates were designed as timber gates to match the originals albeit now sliding rather than hinged.

2. **W11/1288 – 1-2 Satchwell Court, Royal Priors Shopping Centre, Leamington Spa**
Change of use of three existing retail units (use Class A1) into single mixed use A3 restaurant and retail purposes (use Class A3 and A1), erection of a two storey extension to rear, removing existing condenser units and installation of 6 condenser units to rear elevation; and installation of roof mounted intake and extract.

This was felt to be an improvement. Members were uncertain about the use of blinds as it was pointed out there would need to be a consistency in terms of the way in which other applicants for blinds have been treated in this area.

3. **W11/1332 – 48 Warwick Street, Leamington Spa**
Change of ground floor and basement from Health Spa use Class D1 to a Coffee Shop use Class A3 alterations to shop front and alterations to rear elevation including construction of ground floor terrace (retrospective of application revised scheme following Planning Permission W10/1405)

Members were concerned that the application was for the change of shop front which was the most significant alteration to the building however this was not shown on the application. It was recommended that if an application was not forthcoming for the shop front then enforcement action ought to be taken. Whilst generally the shop front with the folding doors was considered reasonably acceptable the signage was not considered acceptable and it was suggested that the applicant be encouraged to produce a narrower fascia with more acceptable lettering.

4. **W11/1371 – 1-8 Squire Hill Place, Russell Terrace, Leamington Spa**
Removal of existing windows and supply fitted woodgrain effect windows in UPVC. New windows to be fitted in all flats. Opening to be same as original windows.

Members felt there was not a problem with the use of brown UPVC windows in this particular location.

5. **W11/1383 – 1 Coach House, rear of Lillington Road, Leamington Spa**
Proposals to loft conversion to two number pitch roof dormers to front and one number to rear.

This was felt to be very out of character and not an attractive addition to the property in any way. These were felt to be attractive simple buildings which would be spoilt by the large dormer windows.

6. **W11/1356/TC – Highway Verge on Farley Street and side of 81 Radford Road, Leamington Spa**
Installation of 1.6 metre high openreach broadband cabinet within public footpath on Farley Street to side of 81 Radford Road, Leamington Spa.

It was felt this would be better against the section of wall by the gable end of the house as it would be less visible. The present location was very visible adjacent to the wall to the front garden of the house which was not considered acceptable. An alternative suggestion was that it was located against the other cabinet which was further down Farley Street by the high wall.

7. **W11/1404/1405/LB – 111 Rugby Road, Leamington Spa**
Proposed rear extension at basement and first floor levels.

As this was all at the rear of the property it was felt this was best considered by the Conservation Officer after a visit to the property and taking account of the neighbours' views.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0897 – 25 Binswood Avenue, Leamington Spa**
Construction of additional driveway with gravel.

Part II item – no comment.

2. **W11/1362 – 122 Warwick Street, Leamington Spa**
Change of use of rear part of property from office to student accommodation.

Part II item – no comment.

3. **W11/1379/1380/CA – 21 Northumberland Mews, Northumberland Park, Leamington Spa**
Replacement of two windows with two doors at east elevation.

Part II item – no comment.

4. **W11/1382 – 7 Bedford Street, Leamington Spa**
Change of use from shop A1 to Sui Generis mixed-use consisting of shop (A1) and cafe (A3).

Part II item – no comment.

5. **W11/1135 – 1 Hyde Place, Leamington Spa**
Demolition of existing chimney. New doors to rear elevation and associated works.

Part II item – no comment.

6. **W11/1375/1376/CA – 37 Sherbourne Place, Clarendon Street, Leamington Spa**
Construction of single storey rear extension following demolition of existing kitchen and WC.

Part II item – no comment.

7. **W11/1193/LB – Flat 2, 19 Lansdowne Crescent, Leamington Spa**
Partial removal of plaster finish stud frame partition between kitchen and sitting room whilst retaining original cornicing blocking up internal door.

Part II item – no comment.

8. **W11/1398/1399/LB – Flat 3, 46 Kenilworth Road, Leamington Spa**
Installation of four number Conservation style roof lights.

Part II item – no comment.

WARWICK ITEMS

1. **20-24 High Street and 2-8 Swan Street, Warwick**
Change of use of first and second floor offices to 9 residential flats; alteration to windows to first and second floor, construction of wall and gate across vehicular access. Construction of garage and three bay carport.

As this is an early 1970 building it was felt to be a building of its time which made a contribution to the Conservation Area and had been designed to take account of the widths of traditional buildings that it had originally replaced. Comments were first made about the gap between this building and the Building Society in Swan Street which is a large gap and ideally would be better with an additional building, which it was suggested could have a carriage arch through the centre to gain vehicular access. The positioning of the bin store in this position and the provision of gates created a very suburban appearance and was out of character with the Town Centre location. It was suggested that the bin stores could certainly be located elsewhere and a better use made of this space. In

terms of the changes to the buildings significant concern was expressed at the alterations made at roof level to the dormers. The present building has a rhythm of dormers which works well with the style of building. The proposal to combine some dormers introduced terracotta tiling and set back some of the openings into the roof created an altogether different roof appearance together with a glazed balcony which will be visible and change completely the roof line of the building. This was felt to be out of character with this very sensitive location in the centre of Warwick and it was felt that this part of the building should be completely reconsidered. It was felt that as the dormers do contribute to the original design of the building it would be preferable to leave the roof level as it is. Concerns were also expressed at the change of window pattern which is currently a sash type window to casements which were of an unequal framing and also included Juliet balconies which again were out of character with this sensitive location in the centre of Warwick. Generally it was felt that the change of use to flats of a significant size was acceptable however the external treatment of the building needed to be completely reconsidered.

WARWICK PART II ITEMS

1. **W11/1344 – The Courtyard, Bridge End, Warwick**
Erection of a 8.9 x 3.5 metre single storey glass room on side

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/1321/1322/CA – Land adjacent to 26 Fieldgate Lane, Kenilworth**
Erection of a detached house and car port, construction of vehicular access on land adjacent to 26 Fieldgate Lane.

The Committee were shown the previous proposal for a bungalow to the rear of the existing property with a long driveway access across the site of the proposed house, which had been refused and the refusal upheld at appeal. The inspectors main concerns were the effect upon the trees on site in particular the very old Oak tree to the front. It was felt that the present proposal would still have a significant effect upon the roots of the tree and even if the property was set back there would still be issues with the driveway access as raised by the inspector at the original appeal. It was therefore felt that this site was very difficult to develop for property without affecting the trees.

2. **W11/1317/LB – The Ivy Cottage, Coventry Road, Kenilworth**
Installation of PV panels to modern wing and erection of rear porch canopy.

This was considered acceptable in this location.

**3. W11/1268/CA - 19 Lower Ladyes Hills, Kenilworth
Refurbishment and enlargement of existing garage.**

This was felt to be a better design than the existing garage, however should have a wooden door rather than a metal up and over door.

**4. W11/1406 – The Queen and Castle, Castle Green, Kenilworth
Kitchen and ventilation equipment to be housed in new enclosure in the rear yard.**

This was felt to be acceptable in this location.

KENILWORTH PART II ITEMS

**1. W11/1307/1308/LB – Lower Ridge House, Upper Ladyes Hills, Ladyes Hills, Kenilworth
Proposed internal alteration. Proposed ground floor kitchen, breakfast extension. Proposed external alteration (new windows, replacement flat roofs). (Revised scheme for reference W11/0693).**

Part II item – no comment.

NOTE: Dr C Hodgetts pointed out that the organisation of the Warwickshire Gardens Trust has now taken out an insurance for its members who acted on behalf of the Society and were liable to be challenged by applicants or members of the public who disliked their comments. She recommended that other organisations should look to take similar action.

DATE OF NEXT MEETING: 15 December 2011.