

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 11TH NOVEMBER 2004**

PRESENT: Councillor Mrs C. Hodgetts, Councillor Smith, Councillor W Gifford, Councillor J Hatfield, Mrs R Bennion, Mr H Gilmore, Mr P Edwards, Mr P Birdi, Mr M Sullivan, Mr M Faulkes, Mr L Cave, Mr M Baxter, Mrs J Illingworth.

There were no substitute members. The Chairman welcomed Mr Hugh Gilmore as a representative of Coventry and Warwickshire Society of Architects.

1. **Review of the Kenilworth Conservation Area**

Mr Mayes gave a presentation of slides setting out the areas which had been reviewed and recommended for inclusion in the Conservation Area. There followed some discussion on the proposals. It was suggested that Southbank Road should be linked into the Abbey Fields Conservation Area in view of the fact that the area currently not recommended for inclusion could be redeveloped in the future. It was also suggested that the slip road at the back of Castle Road should be included as this had now been taken out of Greenbelt. It was also suggested that the station wall and the station buildings could be considered for inclusion, together with the Police station in Smalley Place which was designed by Eric Davies. This was considered to be the best piece of contemporary architecture in Kenilworth. Generally, the proposals as suggested were welcomed by the Forum.

Leamington Items

2. **W04/1833 – 51, High Street, Leamington Spa
Alteration to Shopfront to Incorporate New Doorway.**

The overall principal was generally felt to be acceptable, although there were some reservations about whether the door would be 900 mm wide in the existing opening. It was felt the existing opening should not be widened as it had original chamfered bricks. Concern was expressed about wheelchair access although the existing door could still be used.

3. **W04/1847/1910 – 3, George Street, Leamington Spa
Erection of 3 No Houses and 3 No New Apartments After Demolition of Existing
Showroom.**

The elevational treatment was felt to be poor and lacked innovation and did not respond to the existing listed buildings alongside. It was felt that the three apartments made the scheme over development as there is no amenity space at the rear. Concern was expressed where the bins would be stored as there were no extra external space. It was felt that the scheme needed to be reconsidered in terms of its scale and relationship to the existing buildings in George Street. A stronger building was needed on this corner. Some regret was expressed at the loss of the existing building.

4. **W04/1852/1853 – Mumbai Bluu – 4, Bedford Street, Leamington Spa
Erection of a Retractable Canopy. Display of 1 No. internally illuminated
Projecting Hanging Sign and Set of Individual Halo Illuminated Fascia Letters to
read “Mumbai Bluu” (Retrospective Application).**

The lettering was felt to be unacceptable. As the projecting sign was an illuminated box which is not generally permitted, and the fascia lettering is mirrored letters which are felt unacceptable in a Conservation Area. Concern was expressed that the rear yard is not properly closed off and the rubbish area can be clearly seen from the road. Some concern was also expressed at the erection of the canopy as this would be seen from the road unless a gate was put across the rear yard.

5. **W04/1859 – 16, Newbold Terrace, Leamington Spa**
Erection of 2.6 metre high access gates Fronting onto Rosefield Street.

Concern was expressed as to why a rear access was needed when these properties have the front access for vehicles. It was felt that if the rear access was absolutely necessary the high wall should not be spoilt for this purpose.

6. **W04/1863 – 11, Lillington Avenue, Leamington Spa**
Conversion of Basement into Two Bedroomed Apartments.

The lightwell was felt to be quite large at the rear. Some concern was expressed at the lightwell at the front of the railings. It was felt that this should be treated as the lightwell on the adjacent property which did not have vertical railings.

7. **W04/1878 – Aylesford House, 70-72, Clarendon Street, Leamington Spa**
Conversion to Form 6 no Apartments.

Mr Birdi declared an interest as it is a neighbouring property to his business. Concern was expressed at the rear buildings in the former car park which it was felt made the scheme overdevelopment. Generally the conversion of the property back to apartments was considered to be acceptable with the exception of the removal of one chimney breast. It was felt that the scheme would be acceptable without the two new apartments to the rear.

8. **W04/1885 – 7, Radford Road, Leamington Spa**
Two Storey Side Extension, Ground and First Floor Rear Extension, Installation of Basement Lightwells to the Front and Rear Elevation and Conversion to 7 No Self Contained Flats (Amendment to Planning Application W04/1091 For extension and conversion to 6 No Self Contained Flats.

It was felt that the additional flat created overdevelopment and there was an odd match between the detailing on the new side extension and the existing house.

Warwick Items

9. **W04/1824 – Warwick Castle, Castle Hill, Warwick**
Installation of New Electrical Mains: Construction of Meat House.

This was felt to be acceptable with the exception of the route of the cable which it was felt went too close to a mature Oak tree. This should be carefully monitored to ensure the tree is not damaged. It was also suggested that the sample of the colour of the new door should be approved.

10. **W04/1759 – 60, Smith Street, Warwick**
Application for Certificate of Lawfulness for the Proposed Use of Sandwich Bar/Tea Shop, Restaurant and Takeaway Services (Class A3 for 1800 hours to 2300 hours daily).

Members could not comment on the period of time that this property had been operating as an A3 premises. There was some concern that it may not have been used for the statutory period.

11. **W04/1815 – Ground Floor, 3 St John's, Coten End, Warwick**
Change of Use from Office (A2) to Hot Food Takeaway (A3)

It was felt there were too many A3 uses in this part of St John's. A further takeaway would aggravate the parking situation in this area and would reduce the number of day

time uses of the shops in this area. It was felt that this area must now be reaching its agreed percentage of A3 uses as set out in the Local Plan. Concern was also expressed at the proposed duct for the rear of the building which it was considered would be unacceptable.

Kenilworth Items

12. **W04/1864LB – “Thatchings”, 9, Castle Hill, Kenilworth
Erection of a Hardwood Conservatory to the Rear.**

This was felt to be not appropriate and it was also commented that the previous approval would probably now not be permitted under current considerations. It was felt that if a conservatory was to be permitted this should be a specific design. Possibly a crisp contemporary design would be more appropriate on a thatched cottage than a Victorian style conservatory as designed for any type of property.

Additional Items

13. **W04/1869 8 St Mary’s Terrace, Leamington Spa
Formation of Additional Bedroom in the Roofspace**

This was felt not to enhance or conserve the Conservation Area and would set a difficult precedent if permitted being a large box dormer window. It was therefore felt to be inappropriate.

Warwick Items

14. **W04/1834/1835LB 61, Bridge End, Warwick
Alteration to Roof and Installation of Dormer Window**

It was felt that the drawings did not adequately show what was being proposed at this property as concerns were expressed about the state of the roof and whether original timbers would be affected. It was felt that more information was needed concerning the affects of the installation of the dormer on this historic roof.

15. **Kenilworth Swimming Pool, Abbey Fields, Kenilworth**

Mr Mayes explained that the application for the swimming pool had been withdrawn, however, the District Council Property Services had provided a sample of the metal roof tiles to be used and these were presented to the Forum. These were generally not felt to be acceptable for the building and it was pointed out that they are not of particular strength and may actually fracture if used by skateboarders.

16. **General Note**

The Chairman pointed out that an end of year report will be drawn up for the workings of the C.A.A.F. and that at the next meeting some time would be spent on discussing content of the report and any ways in which the Forum could be pro-active.

17. **Date of Next Meeting**

The date of the next meeting will be 2nd December 2004.