

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

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

PRESENT: Councillor N Pittarello
Councillor Barbara Weed
Mr L Cave
Mr Paul Edwards
Mrs R Bennion
Mr M Sullivan
Dr C Hodgetts
Mr J Mackay
Mrs J Illingworth

APOLOGIES: Councillor Mrs A Mellor
Mr J Turner

SUBSTITUTE MEMEBERS: None

Councillor Pittarello took the Chair.

DECLARATIONS OF INTEREST

Councillor Pittarello declared an interest in the Station Approach car park application and did not take part in the discussion. Dr Hodgetts declared an interest in 12 Emscote Road and did not take part in the discussion.

RECORD OF PROCEEDINGS

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

REFERRALS TO PLANNING COMMITTEE

- 104 Northumberland Road: a revised drawing was circulated, however it was still felt this was unacceptable. Mr Mackay agreed to speak on this subject.
- 5 Old Square jointing chamber: Mr Mackay agreed to speak on this subject.
- General note: significant concern was expressed at the type of drawing considered acceptable for 104 Northumberland Road.
- It was suggested that a BT engineer be invited to speak to CAAF regarding positioning of jointing chambers and why these cannot be moved or placed in private land.

LEAMINGTON SPA ITEMS

1. **W10/1264 – Car Park, Station Approach, Leamington Spa (Adjacent to conservation area), display of information, tariff and directional signage associated with use of land as station car park facility.**

It was felt that the large sign with the picture of a train on was unacceptable in this location, and that the information sign could be smaller. Concern was expressed at the loss of parking for Alfonso's restaurant and the Jehovah's Witness church. It was suggested that, if approved, it could be on a limited period of time.

2. **W10/1273 – Next Retail, 46 Parade, Leamington Spa Display of illuminated fascia signs and window vinyls**

It was felt that the lettering could be smaller. Whilst the new style of lettering was considered generally acceptable there was some support for a classical type face. The white on black lettering over the door was not considered to be necessary.

3. **W10/1317 – Fountain House, 4 Willes Road, Leamington Spa Creation of new access**

Concerns were expressed over having an access quite close to the traffic light junction, although it was pointed out traffic does generally go slowly in this area. Significant concern was expressed at the loss of the domestic character to this part of Willes Road by allowing parking in the front gardens. This was not providing a positive approach to maintaining the conservation area and set a difficult precedent for other gardens in this area.

4. **W10/1358 – 2 Portland Street, Leamington Spa Proposed refurbishment of existing building and revision to residential use (3 new flats). Enlargement of windows to rear elevation. Reinstatement of basement area to rear and sash windows to rear elevation. New windows to gable elevations.**

Residential use of this property was welcomed. It was felt the ramp and hand rails needed to be sorted out and better windows used to refenestrate the rear of elevation of the building. Also it was felt that at least some of the internal walls could be returned to recreate at least one original room on each floor, thus making a better use of the accommodation, which it was felt would provide high quality flats in the present open plan arrangement. It was suggested that care should be taken to maintain the cast iron caps to the pillars on the front of the building and that possibly some modest landscaping could be introduced adjacent to the building between the car parking and the rear elevation.

5. **W10/1370 – 13-70 Kenilworth Street, Leamington Spa**
Proposed demolition of existing commercial building and construction of new building with two retail units at ground floor level and residential student accommodation on the upper floors, the student accommodation to be in conjunction with the student accommodation currently under construction at 118-120 Warwick Street (W10/0097). Alterations to existing staircase and new lift to rear of 118-120 Warwick Street to facilitate above. Provision of car parking to rear.

Although attempts had been made to try and copy the adjacent building, it was pointed out that the paired window arrangement had not been copied and therefore the design of this building significantly falls short of the quality of the neighbouring building. The very deep nature of the building provides very long small bedrooms, unlike the better sized bedrooms in the existing accommodation. It was felt this needed to be rethought. The mansard roof, it was felt, was out of character and raised the building too high and created a very awkward junction with the adjacent building. If permitted the mansard would set a precedent for a mansard being provided on the rest of the building which would be completely out of character with this part of the town. The fascia sign over the new shop should be narrower. Some concern was expressed at the car parking access on to Warwick Street, which would be increasing vehicular movement in this area.

6. **W10/1389/1390 – 18 Augusta Place, Leamington Spa**
Demolition of existing rear storage building, erect new mews house, and change of use of ground floor and first floor from class B1 office to class D1 Pilates studio to two flats.

It was felt to be overdevelopment of the site providing such a density of accommodation. There was also concern expressed that it was next to a public house and a takeaway shop and that sub-standard accommodation was being produced by the very small nature of some of the rooms. Concern was also expressed at the number of roof lights that would be visible coming up Augusta Place.

7. **W10/1404/1405 – 48 Warwick Street, Leamington Spa**
Change of use from A1 to C3 dwellings and change of use from A1 retail health spa to A5 hot food takeaway.

It was felt that it was not good to have another takeaway in this part of the town and it would be preferable to try and retain this in retail use. The flats were felt to be acceptable, although the access using as an open metal staircase at the rear with seven flights of steel steps was not a good way to access living accommodation. Concerns were also expressed at the flue that would be needed for the takeaway, which, although indicated on the drawing, was very close to bedroom windows on the new accommodation and also needed to be disguised in some way.

8. **W10/1322 – 136 Parade, Leamington Spa**
Change of use from retail class A1 to financial and professional services class A2.

Concerns were expressed that if this became a financial services it could be changed also without the need for another application into a betting shop. It was therefore felt that this should not be permitted and that it would be better to retain retail at the bottom end of the Parade in this way.

LEAMINGTON SPA PART II ITEMS

1. **W10/1226/CA – 24 Binswood Avenue, Leamington Spa**
Proposed side kitchen extension and alterations to rear elevation

Part II item no comment.

2. **W10/1295/1296/CA – 5 St Marks Road, Leamington Spa**
Rear single storey extension.

Part II item no comment.

3. **W10/1283 – 19 Brownlow Street, Leamington Spa**
Re-roofing of existing ground floor extension, proposed loft conversion, increase in ridge height and hipped gable configuration.

Part II item no comment.

4. **W10/1326 – 18/19 Willes Terrace, Leamington Spa**
Erection of roof conversion to existing garage to habitable room, removing existing garage door, bricking up opening and inserting a window

Part II item no comment.

5. **W10/1334/LB – 6 Priory Terrace, Leamington Spa**
Retrospective: re-roofing in slate, insertion of new glazing bars, alterations to front door and replacement of concrete steps

Part II item no comment.

6. **W10/1311 – 80 Leam Terrace, Leamington Spa**
Single storey rear extension.

Part II item no comment.

7. **W10/1314/1315/LB – 13 Bath Street, Leamington Spa**
Addition of staircase to rear of property

Part II item no comment.

8. **W10/1339 – 22 Milverton Terrace, Leamington Spa**
Conversion of second floor (rear of property), existing storage roof space to create new bathroom resulting in proposed new dormer window.

Part II item no comment.

9. **W10/1347/LB – L2 Regent Court, Leamington Spa**
Fire exit to be removed to create toilet area but door will still open into inside of building.

Part II item no comment.

10. **W10/1380 – 20 Livery Street, Leamington Spa**
1 no. fascia sign and one no. hanging sign.

Part II item no comment.

11. **W10/1369 – 36 Avenue Road, Leamington Spa**
Alterations to basement including new lightwell and access.

Part II item no comment.

12. **W10/1388 – 3 Beauchamp Hill, Leamington Spa**
Proposed basement conversion and proposed lightwell.

Part II item no comment.

13. **W10/1355/LB – 30 Regent Street, Leamington Spa**
Replacement signage.

Part II item no comment.

14. **W10/1367 – Kellys Public House, 7 Court Street, Leamington Spa**
Fascia sign and projecting sign.

Part II item no comment.

15. **W10/1369/LB – 6 Priory Terrace, Leamington Spa**
General refurbishment including conversion of attic to master bedroom and alterations to staircase.

Part II item no comment.

16. **W10/1424/LB – 85 Holly Walk, Leamington Spa**
Demolition of garage to side of property, also demolition of outside toilet to rear of garage, install double doors into opening in corridor, remove interior walls between bathroom and the WC, create new toilet in corridor.

Part II item no comment.

WARWICK ITEMS

1. **W10/1332/1333/CA – 12 Emscote Road, Warwick**
Proposed French door on rear south elevation, metal railings at back of pavement, line on side car parking, removal of holly tree hedge, pruning and cherry tree pruning.

The French door was felt to be out of character and a different style should be considered.

2. **W10/1330/LB – 1305 Shop and Premises, 13 Market Place, Warwick**
Paint the external woodwork to return it to its original colour ie black. Paint existing fascia board lettering and fit new lettering.

It was felt that black was not an appropriate colour for a traditional shop front and it would be better to use a dark brown or perhaps a darker colour, as advised in general shop front guidance.

3. **W10/1348/LB – Landor House, Kings High School for Girls, Smith Street, Warwick**
Erection of dining room extension and link corridor, insertion of mezzanine dining floor with related alterations.

As this is being required to meet the needs of the expanding school, it was pointed out that possibly a new green transport plan is required for the school as this impacts greatly on the traffic movement in the town, otherwise the alterations and insertion of the new mezzanine floor were all considered to be acceptable.

4. **W10/1412/1413/CA – Post Office Buildings, Old Square, Warwick**
Proposed external and internal alterations. Change of use of second floor and part of first floor to form two apartments.

Concern was expressed that this was not a complete application for the building and no indication was given of what might be proposed for the ground floor. It was suggested that this might become a public house. A full application for the whole building should be put forward.

WARWICK PART II ITEMS

1. **W10/1352/1353/CA – 93 West Street, Warwick**
Erection of single storey rear extension after demolition of existing conservatory.

Part II item no comment.

2. **W10/1418/1419/LB – St Johns House, St Johns, Warwick**
Installation of false panelled wall and ceiling plate to suspend a model aeroplane. Both located in discovery room at St Johns Museum.

Part II item no comment.

KENILWORTH ITEMS

1. **W10/1288 – Land between Abbey End and Southbank Road adjacent to conservation area, Kenilworth**
Erection of care accommodation for the elderly, 51 units, Senior Citizens club communal facilities, landscaping and car park.

Concerns were expressed that this significant development, although not in the conservation area, would be seen from the conservation area, particularly across Abbey Fields where the taller buildings may rise above the existing buildings which are in the conservation area. It was felt that the new buildings facing Abbey End were not particularly distinguished in design and that possibly a better contemporary building could be designed. Some concerns were expressed that Wilton House is to be demolished in Southbank Road and it was suggested that this could be retained and converted with traditional extensions to it. It was pointed out that the replacement building, although a traditional design, is much larger than Hibberd Court next door and also much larger than any of the other houses in Southbank Road.

Generally it was felt the contemporary building needed to be treated as a prominent building which would make an impact in the area and therefore needed a better approach to the design. Generally the maintenance of the trees on the site was supported and it was felt that possibly there could be more paths in the garden for the residents to use.

2. **W10/1409/1410/LB – Tudor Cottages, 2 Castle Green, Kenilworth**
Refurbishment of rear building to incorporate new kitchen.
Internal alterations, refurbishment to remove existing kitchen and to provide study, refurbishment of bathroom. Replacement of external windows and doors with new oak glazed screens/doors.
Replacement of slates roofs/flat to rear elevation.

If materials are good quality; this would be an acceptable alteration to the building. Some discussion took place on the black flue pipe, however this was felt to be acceptable.

KENILWORTH PART II ITEMS

1. **W10/1298/1299 – 9a Abbey Hill, Kenilworth**
Removal of ground floor walls between kitchen and study which are both located at the rear of the property.

Part II item no comment.

2. **W10/1324 – 11 Waverley Road, Kenilworth**
Proposed Edwardian conservatory in place of flat roofed original building.

Part II item no comment.

3. **W10/1331 – 98 Waverley Road, Kenilworth**
Single storey side extension to create bathroom.

Part II item no comment.

4. **W10/1395 – 184 Warwick Road, Kenilworth**
Erection of timber building (retrospective application).

Part II item no comment.

5. **W10/1400/LB – 57 Field Gate Lane, Kenilworth**
Replacement of timber stair between first floor and second floor
attic, additional dormer window, new pitched roof to existing two
no. dormers and two no. conservation roof lights.

Part II item no comment.

GENERAL ITEMS

Some discussion took place on the study into student dwellings in houses in multiple occupation in Leamington, and it was suggested that a Policy Officer from the Council be invited to give a short presentation at the next meeting. Concerns were expressed at a shop front painted orange in the High Street, Leamington.

Some concern was expressed at confusion over an address of a property in Little Virginia which it was felt was listed. Discussion took place on whether some work could be done on checking out places on old lists by voluntary groups in the town.

It was pointed out that a new sign has appeared at the Cross public house in New Street, Kenilworth which does not accord with the application that was put in.

DATE OF NEXT MEETING: Thursday 2 December 2010