

Mr. A. Mayes
6508 (Direct Line: 01926 456508)
alan.mayes@warwickdc.gov.uk
AJM/hd

10th March 2003

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH MARCH, 2003

PRESENT: Councillor W Gifford, Councillor G Darmody, Councillor Mrs P Edwards, Councillor B Kirton, Mr J Turner, Mrs R Benyon, Mr P Edwards, Mr M Sullivan, Mr L Cave, Mr M Morris

APOLOGIES: Councillor Mrs C Hodgetts, Mrs J Illingworth

SUBSTITUTE MEMBERS: Councillor B Kirton acted as substitute for Councillor Mrs C Hodgetts and Mr M Morris acted as substitute for Mrs J Illingworth.

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

Record of proceedings of the special meeting held on 12th February and the ordinary meeting held on 13th February were accepted as correct records. It was pointed out that the minutes of the special meeting had been forwarded to the relevant parties concerned with Parade proposals and the Warwick Town Centre Management Study.

A request was made for the application for The Quicks Garage site at Station Approach be brought to the Conservation Area Advisory Forum as per the previous application although it is not actually in the conservation area.

Warwick Items

2. **W20030201/2LB – 33 – 35, Jury Street Warwick**
Display of Externally Illuminated Fascia and Projecting Hanging Sign Advertisements.

It was felt that the lettering was not appropriate to this building. Particular concern was expressed at the use of the lettering on the projecting sign which formerly held the Porridge Pot. Concerns were still expressed that the Porridge Pot had not yet been returned to the exterior of the building.

...../continued

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH MARCH, 2003

3. **W20030252/3LB & W20030255 – The Millwright Arms, 69, Coten End, Warwick**
Erection of Single Storey Kitchen/Restaurant Extension. Erection of 10
Bedroomed Motel to Rear of Building.

In terms of the restaurant extension it was felt that there was no objection in principle to a sympathetic extension for restaurant use. It was however felt that the proposal could be handled in a better way possibly by removing some of the existing toilet buildings enabling the extension to integrate in a better way with the existing building. It was felt that the access to the restaurant was poor, having to pass the kitchen and the outlook also unsatisfactory. Concerns were also expressed at the long blank wall which would be visible from Emscote Road. It was felt that this extension could be done in a much more imaginative and interesting way.

Concerns were expressed at the new porch shown at the side of the building which breaks through existing historic fabric.

In terms of the motel building concerns were expressed that it had been designed in a mock half timbered fashion which it was felt was inappropriate in this location. Concerns were expressed at the loss of the garden and also the proximity of the building to the rear of the listed building.

Concerns were also expressed that the drawings for both projects were inadequate to show the level of detail required for this kind of sensitive proposal.

4. **W20030261 – Post Office, 4-14 Old Square, Warwick**
Conversion of Existing Building to Form Four Residential Units

Initial concerns were expressed that the building would have been better used as office space as the rooms are so large. However, the conversion to high quality flats was generally supported. Detailed concerns were expressed at the fenestration of the rear elevation particularly the proximity of the new bay window to an existing sash window. It was also stressed that the original lantern at the front of the building should be retained and also the original double front doors to the left hand side which the present proposals replace.

Kenilworth Items

5. **W20030219 – 178, Warwick Road, Kenilworth**
Erection of new Car Port (Retrospective Application)

Although the car port was considered to be rather basic in construction it was not felt bad enough to suggest refusal. Concerns however were expressed at the solid rear gates. It was felt that these may have been better as higher gates possibly in timber to create some form of interest. An alternative view was expressed that the original open gate would have been more interesting giving a view into the property.

6. **W20030259 – 4, Castle Hill, Kenilworth**
Erection of a Pitched Roof Over Garage, Rear Conservatory and Single Side
Extension.

This was felt to a great improvement on the previous application for this building. Although not shown on the drawing the possibility of an in and out drive access did cause some concern it was highlighted this would need to be a separate application if it is to be carried out.

Leamington Items

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH MARCH, 2003

7. **W2002186 – 91, Fairlawn Close, Leamington Spa**
Conversion of Basement to a Self Contained Flat and Installation of Roof Lights.

It was generally felt to be acceptable at this particular corner location as it would not set a precedent as part of a continuous terrace.

8. **W20030197/8LB – 89, Clarendon Street Leamington Spa**
Change of Use of Hotel to Residential Use; Insertion of Front Light Well, Alterations to Rear Windows, Instalment of Front Door and French Doors at Rear.

The reversion back to a dwelling house was supported. Concerns however were expressed at the loss of the original front door and the bay window. It was felt that in both cases the original features should be maintained, together with the fan light over the door. It was also felt that the light well should be discreetly detailed.

9. **W20030212 – 10, Beauchamp Avenue, Leamington Spa**
Conversion of Basement to Self Contained Flat and Creation of Light Well with Railings, New Windows and External Staircase to Front Elevation, Courtyard Lightwell to rear with Railings, New door/Window Openings, Installation of a Sash Window to Replace French Windows at Ground Floor Level in the Rear Elevation and the Installation of French windows to Replace Existing Sash Windows to Provide Access.

W20030214 – 8, Beauchamp Avenue, Leamington Spa
Creation of Light Well with an External Staircase, Installation of Railings and Basement Windows.

These two applications were considered together as the external alterations to the front of the buildings are the same. It was felt that subject the pair carrying out the works identically and to a high standard, with appropriately detailed basement windows, the proposals would be acceptable and would not set a precedent for other properties in Beauchamp Avenue. There are already some other similar pairs of properties with their own discreet light wells. It was stressed that a high standard of detailing would be required at both properties.

10. **W20030229 – 38, Clarendon Avenue, Leamington Spa**
Erection of a Three Storey Rear Extension, Creation of a Roof Terrace on The Second Floor, Installation of One Metre High Railings to Basement Lightwell and New Basement Window.

The basement light well was considered acceptable as the adjacent properties have similar small light wells which are only suitable to serve non habitable rooms. It was suggested that the front dormer window should be modified to a more appropriate design as part of the scheme. Concern was expressed at the scale of the rear extension and the high level balconies which completely change the rear elevation of this traditional property. It was felt that this was not acceptable in this location and should be modified to a more traditional format.

11. **W20030233 – 68, Upper Holly Walk, Leamington Spa**

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 6TH MARCH, 2003

Erection of a Ground Floor and First Floor Side and Rear Extension, Insertion of 2 No Dormer Windows, Erection of a Detached Double Garage and Entrance Gate.

This was generally considered to be overdevelopment and too large an extension on this property. Concerns were expressed at the relationship with No 66 and also the intrusion beyond the building line of the proposed new garage.

12. **W20030279 – Club Land, Adelaide Road, Leamington Spa**
Proposed Public Club Parking

Councillor Gifford declared an interest as a Member of the Council and Councillor Kirton declared an interest as a Member of the Executive and withdrew. Concerns were expressed that the plan showed no form of landscaping or the location of railings.

It was felt that a further scheme was required to show this level of detail. Concerns were expressed at the visibility of cars parked in the new area of car parking adjacent to the river. It is felt that these would be visible both from the river and from Adelaide Road and if they were to be retained significant screening would be needed. Concerns were also expressed at the level of signage that would be required for this new car park.

It was pointed out that this is currently a semi-rural part of Leamington and these proposals if not handled properly could destroy the character of this part of the town.

Date of Next Meeting

27th March 2003