

*Mr. A Mayes
6508 (Direct Line: 01926 456508)
amayes@warwick.ac.gov.uk
AJM/KW*

25th January 2002

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JANUARY 2002

PRESENT: Councillor W. Gifford, Councillor Mrs. C. Hodgetts, Councillor G. Darmody, Councillor G. Guest, Mr. L. Cave, Mrs. R. Benyon, Mr. D. Brown, Mr. P. Edwards

SUBSTITUTE MEMBERS: Mrs. R. Benyon acted as substitute for Mr. G. Goddard-Pickett, representing C.L.A.R.A.

1. Minutes of meeting held on 20th December 2001. These minutes were accepted as a correct record.

2. **Matters arising from the minutes**

- (a) The Conservation Officer explained that he was still awaiting information concerning the C.C.T.V. cameras.
- (b) The Conservation Officer explained that the amended constitution for the C.A.A.F. is to be sent to the Town Council's, amenity societies and Chambers of Trade in the other towns involved. It was suggested that a copy should also be sent to the Chartered Trustees for Leamington Spa.

3. **Consultation on new bus shelters**

The Conservation Officer explained that a series of new bus shelters were to be introduced on the Parade for the Route 66 Service.

Some concern was expressed that the bus shelters were to be replaced and it was questioned whether the existing shelters could not be used and new matching shelters introduced. It was pointed out that these are no longer obtainable. It was considered important that new shelters should be used consistently and not in conjunction with old shelters in the same part of town.

Cont...

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JANUARY 2002

It was generally felt that the flat roofed version was preferable to the domed roof in the Conservation Area as it was simpler in design terms. It was suggested that the end large panels should be omitted completely and the timetable and indicator flag incorporated into the short side panels. It was considered important that the shelter should be integrated with the proposals and consultations for the pedestrian priority works being proposed for the Parade.

4. **W20011647 - Yates Wine Lodge, 44-46 Warwick Street, Leamington Spa**
Installation of new ground floor shopfront

It was considered these alterations would be a retrograde step which would not enhance the Conservation Area. Some concern was expressed that the signage may also change.

5. **W200116660 - 39A Avenue Road, Leamington Spa**
Erection of a double garage with storage space over

This was generally considered to be acceptable subject to the door being changed to two leaves and a condition being added to the approval that the building could not be used as a dwelling in the future.

6. **W20011669 - 66 Russell Terrace, Leamington Spa**
Conversion of dwelling to 8 bedsits/flats (retrospective application)

It was generally felt that the conversion of the building would not enhance the Conservation Area in this location and, therefore, should not be permitted. Concern was expressed at the unfinished nature of the front elevation and it was questioned whether any action could be taken in this respect. It was felt that the conversion shown on the plan was generally quite poor.

7. **W2001673 - Moo, 24 Russell Street, Leamington Spa**
Retention of premises without compliance with condition 6 relating to opening hours beyond 7.30 p.m.

This was not considered acceptable, as it was pointed out restricted hours were conditioned to safeguard residents and other users of the town centre. It was also pointed out that this particular establishment has already violated the conditions of its licence.

8. **W20011675/6LB - The Garden Flat, 32 Portland Place West, Leamington Spa**
Retention of rear conservatory (retrospective application)

The revised plan was still considered to be inappropriate in this location for a conservatory. It was generally felt that any form of conservatory was not acceptable in this location, as this is a designed elevation clearly visible from the road.

Cont...

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JANUARY 2002

8. **W20011687LB - Basement Flat, 2A Warwick Terrace, Leamington Spa**
Installation of an extractor fan

This was considered acceptable if the hanging basket upbracket could be removed from the location.

9. **W20011702 - 40 Russell Terrace, Leamington Spa**
Formation of a basement lightwell to front elevation and installation of new windows and new entrance

This was considered to be acceptable in its present form subject to railings being provided to a traditional design to back of pavement and the basement area not being increased in size.

10. **W20011707LB - Regent House, 50 Holly Walk, Leamington Spa**
Erection of one and two-storey linked detached extension to rear of elevation to provide additional office accommodation; erection of an external fire escape staircase and new gates to car park entrance

This was considered to be a better scheme than the previous proposal. The new extension was considered to be acceptable, although some concern was expressed at the location of windows on the side elevation overlooking the boundary. Some concern was expressed at the design of the fire escape stair, otherwise the scheme was felt to be satisfactory.

11. **W20011708 - 1 Warwick New Road, Leamington Spa**
Partial demolition and conversion of former office building into 10 no. self-contained apartments, alteration to facade including installation of new doors and windows; erection of new block comprising of 6 self-contained apartments with a link to terrace of 5 no. two storey houses; provision of car parking and boundary treatment, felling of trees and new planting

This was generally considered to be a good scheme well suited to the site and in accordance with the Design Brief. It was felt, however, that the pairs of windows to the bay windows of the new front block should be replaced by single windows, which it was considered would improve the design.

12. **W20011716 - 38-40 Regent Street, Leamington Spa**
Retention of new fascia and alteration to shopfront (retrospective application)

This was considered to be unacceptable as both the canopy and the projecting sign were against normal policy. It was, therefore, felt this should be refused.

Cont...

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JANUARY 2002

13. **W20011720 - 74 Warwick Street, Leamington Spa**
Display of externally illuminated fascia sign and projecting sign

This was considered acceptable subject to the colour being conditioned. Some concern was expressed as to whether the external lights would remain as they were not in accordance with the normal form of lighting considered acceptable.

14. **W20011721 - 6 Lillington Avenue, Leamington Spa**
Erection of 1.8 m high brick boundary wall, together with the retention of timber panel and gate adjoining existing tree

It was considered that the new brickwork should be a similar colour to that on the adjacent 1970's development.

15. **W20011723 - 45 Bath Street, Leamington Spa**
Conversion of ground floor to form Bistro and 7 flats to upper floor; erection of a new shopfront; internally alterations, provision of new fire escape door and exhaust flue

The new shopfront was considered to be acceptable, subject to the detail and the columns being recessed as far as the existing pilaster on the adjacent shopfront. Very significant concern, however, was expressed at the fact that the shop would now become an A3 use by incorporating the former club to the rear. It was requested that guidance should be sought as to whether the shop in fact required a change of use to A3 use.

16. **W20011765 - Land rear of 35 Kenilworth Road, Leamington Spa**
Erection of a dwelling and creation of vehicular access to Onslow Croft

The design was considered to be totally inappropriate for this location, being a pseudo historical design of many mixed details, which was too large for the site and completely unacceptable. It was felt that some form of development would be appropriate, similar and following the building line of the adjacent buildings.

17. **W20011607 - 30 Charlotte Street, Leamington Spa**
Change of use of basement to accommodation

Some concern was expressed that this would set a precedent as there are no similar basement areas in this part of the street. It was, therefore, felt that the proposal to form a basement area at the front was unacceptable. The rear basement area, however, was considered acceptable.

Cont...

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JANUARY 2002

18. **W20011614 - Public Open Space, Newbold Terrace East, Leamington Spa**
Construction of a 3 m wide stone surface footpath/cycle path (shared use) for
pedestrians and cyclists

The Conservation Officer explained the background of the cycleway/footpath which is part of the national network, other areas of which have been agreed through Leamington Spa. A plan showing the route through Leamington Spa was displayed and discussed. It was felt that there were no other viable alternatives that could be suggested given the use of the adjacent carriageway in Newbold Terrace would not be suitable. It was, therefore, felt that the new pathway should be integrated into the landscape in the best possible way and this could be achieved by increasing the landscaping around the boundary of the comyn adjacent to the footpath and also introducing a better kerbing material than the concrete kerbs shown on the drawing. Some concern was expressed at the mixed use of the footway for both pedestrians and cyclists, from a safety aspect. It was considered that as there are footpaths along the roadway at Newbold Terrace East and other footpaths on the comyn, it was unnecessary to have an integrated use footpath and, therefore, the width of the cycleway could be reduced from 3 m to a more acceptable width. Samples of surface materials were inspected by members of the Forum and it was felt that a dark neutral colour material was preferable.

19. **W20011782 - The Town House and Garden Café, 2 Kenilworth Road, Leamington Spa**
Erection of 4 no. new build dwellings, refurbishment (including partial
demolition) of 3 dwelling annexes to rear of hotel and formation of amended car
parking layout

Significant concern was expressed that this was overdevelopment of the site. Concern was expressed that the car park would be used by the hotel which now had a separate approval for the use of the ground floor as A3 which could be in the form of a public house. It was considered unfortunate that the rooms from the dwellings overlook the car park which would be in use until quite late at night. The proposals were generally considered to be overdevelopment of the site. It was, however, accepted that some form of development in this location could improve the corner which is particularly open and possibly some of the later additions at the rear of the hotel could be removed. It was felt that architecturally the proposals needed to be reconsidered.

20. **W20011783 - Feldon Veterinary Surgery, 1 Guy Street, Leamington Spa**
Modification of existing centre including extension to existing services and
creation of new vehicular access

Some concern was expressed that whilst the scheme was far better than the previous proposal, it still removed a significant number of original windows. Concern was expressed that the high level windows in the rear wing would be lost. It was felt that the scheme still needed further refinement and retention of its existing features.

Cont...

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 20TH DECEMBER 2001

21. **W20020003 - 45 Binswood Avenue, Leamington Spa**
Consent for upgrading bathrooms and removing modern partitions and suspended ceilings from two rooms

This was considered to be acceptable and welcomed.

22. **W20020004 - 5 & 6 Clarendon Avenue, Leamington Spa**
Downlighter to shopfronts

This was generally considered to be unacceptable and further details were felt to be necessary to give adequate consideration to any form of lighting in this location.

23. **W20020014 - Adj. garage, Church Street/Chapel Street, Leamington Spa**
Erection of G.R.P. control cabinet

Some concern was expressed at the size of the cabinet although it was accepted that this particular site would most likely be redeveloped.

24. **W20020015 - Adj. 1 Mill Street/Adj. Urquhart Hall, Leam Terrace, Leamington Spa**
Erection of G.R.P. control cabinet

Concern was expressed at the size of the cabinet which would be very visible against the brickwork of the Urquhart Hall. It was suggested that location on the area of land adjacent to the Elephant Walk may be better and could possibly be landscaped into the area.

Note: Two items of concern were raised at the end of the meeting:-

- (a) The proliferation of meter boxes at the new flat development in Chapel Street.
- (b) Works being carried out inside 26 Portland Street, which may not have appropriate consents.

Date of next meeting

14th February 2002.