

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

28th July 2003

RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 24TH JULY 2003

PRESENT: Councillor Mrs C. Hodgetts, Councillor B. Gill, Councillor J. Hatfield, Councillor C Davis, Mrs. J. Illingworth, Mr. Paul Edwards, Mrs. Ruth Bennion, Mr. L. Cave, Mr. J. Dunn, Mr. J. Turner, Mr. M. Sullivan

There were no Substitute Members or Apologies and the Record of the Proceedings of the previous meeting were accepted as a correct record.

Kenilworth Items

1. **W20031029 – 38 High Street, Kenilworth**
Erection of detached car port and garage store.

It was felt that this was to be constructed of inappropriate materials and that the size was excessive. It was felt that possibly a flat roof garage similar to the neighbouring ones in Elmbank Road would be more appropriate and less intrusive to the neighbouring properties.

2. **W20031053/4LB – Stamford House, Upper Ladyes Hill, Kenilworth**
Internal alterations and creation of a balcony to rear elevations; erection of an extension to existing garage block with studio over.

In terms of the alterations to the house, it was felt that the detailing of the balcony iron work balustrade was inappropriate and out of character with this type of building. It was felt that the scale of the garden room and the size of the windows were out of scale with the rest of the building and also the symmetry of the pair of houses. Concerns were expressed that the proportions of the glazed windows in the garden room did not match those on the existing bay window.

It was felt that the garage extension would be acceptable without the mono-pitched studio building at first floor.

3. **W20031004 – Plot 6, Feildgate Lawn, Kenilworth**
Erection of a dwelling.

Concerns were expressed that although there had been previous applications on this site no details were submitted with this application, particularly as it is within the Conservation Area and also on the edge of the Green Belt from which the new property

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JULY, 2003

would be viewed. It was felt that a new detailed application should be made in this instance in order that appropriate comments in line with current guidance could be made.

4. **W20031047 – 198 Warwick Road, Kenilworth**
Erection of two storey rear extension.

Concern was expressed at the height of the rear wing which had now been taken up to the height of the existing ridge on the front of the building. It was suggested that if the rear wing is to be extended it remains at the existing height.

5. **W20031077 – 20 Clinton Lane, Kenilworth**
Construction of vehicular access.

Regrettably it was felt that this could be permitted as the garden area is already slabbed and many other houses have similar treatments. Concerns were expressed that unfortunately there is no uniformity with the parking areas that are being created in this way.

Warwick Items

6. **W20031058LB – 5-8 Market Place, Warwick**
Installation of two 13m antennae on roof and two equipment cabinets on rear first floor balcony.

Councillor Davies expressed an interest in this application as he sits on the Police Committee, and did not express any comments.

It was felt that the antennae proposed would be acceptable in this instance, however, it was pointed out that this should not lead to a proliferation of additional applications for other equipment on the same building. Cabinets would be suitably hidden round the back on the flat roof.

7. **W20031067TC – Warwick Police Station, Priory Road, Warwick**
Installation of one 15m high mono pole mast with three airwave mono two antennae; two ground based equipment cabinets and ancillary works for a temporary period of two years.

Councillor Davies declared an interest as he sits on the Police Committee and did not comment on this application.

Concerns were expressed that this would be seen from the road and that it would be a significant mast seen against the trees in Priory Park. It was pointed out that the Police Station had been carefully designed in the 1960's to blend with Priory Park and that this would destroy the existing setting. It was suggested that the Police should seek alternative locations, possibly in conjunction with the masts that were originally on the County Hall.

8. **W20031048 – 17-21 Market Street, Warwick**

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JULY, 2003

Display of three internally illuminated replacement fascia signs.

It was felt that these were inappropriate and that the existing signs were more appropriate and should be retained. The alterations to the door was considered acceptable. It was considered unfortunate that there are so many posters in the window which do destroy the appearance of the building.

9. **W20031082 – 15 Emscote Road, Warwick**
Alterations and extensions to existing coach house to form first floor living accommodation.

There were no objections to the proposed alterations, however, it was suggested that any approval should be linked with a use connected to the main house in Emscote Road.

Leamington Spa Items

10. **W20031027/8LB – 47 Portland Street, Leamington Spa**
Conversion and refurbishment from nine to eight flats.

The improvements to the exterior with more traditional windows was to be welcomed. It was however considered unfortunate that at least the original large rooms on the ground and first floor at the front of the building could not be returned to their original size, possibly by incorporating the kitchen within the living room and removing the existing divisions.

11. **W20031038 – 10 Clarendon Place, Leamington Spa**
External alterations and refurbishment of premises comprising installation of two new replacement windows and erection of pitch roof to flat roof of single storey rear extension.

The external alterations to this building were to be welcomed. It was however felt that the building was rather intensely used for flats and that a better layout could be achieved in these large houses particularly trying to maintain the principle front rooms as single space.

12. **W20031042 – 28 Park Street, Leamington Spa**
Display of halo illuminated fascia lettering from Satchwell Court and Park Street elevation together with internally illuminated projecting signs and individual lettering wrapped around column.

The signage at fascia level was felt to be generally acceptable but the internally illumination of the projecting sign was not acceptable and the signage on the column was considered inappropriate. This contravenes current policies. Concerns were also expressed at the new canopy as this was considered to be wholly inappropriate on the building.

13. **W20031074 – 9 Charlotte Street, Leamington Spa**

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JULY, 2003

Conversion of basements into two dwellings incorporating new lightwell and reinstate windows in front elevation.

The principal of this was to be welcomed. However, concerns were expressed that the new basement windows appeared to be wider than the ground floor windows and of a different window pattern. It was suggested that this would need to be checked out on site in particular with the type of traditional window in the similar properties in Charlotte Street.

14. **W20031125 – 50 Radford Road, Leamington Spa**
Conversion of basement to self-contained flat; bed-sitting (first floor front room) with ground floor room; remainder of first and second floor as pre-school day nursery; erection of verandah to rear.

The background of this application was explained. It still however was felt that the usage was intense for this property and constituted over-development and also there would be inadequate parking. Concerns were expressed about fire safety and means of escape for the numbers of children using the building.

15. **W20031104 – 28 Grove Street, Leamington Spa**
Conversion of basement to one bedroom self-contained flat.

It was suggested that a survey of the number of other basement flats should be carried out as it was felt that there were not that many basement flats relating to these small dwellings. The window shown at the rear basement level was felt to be inappropriate as it was considered that a normal sash window could be installed at the back at this level.

16. **W20031109 – Milverton House Hotel, 1 Milverton Terrace, Leamington Spa**
Erection of one storey rear extension; alterations to existing doors to form French doors, reduction to size of ground floor rear windows; electric sliding gate and railings on wall.

This was considered to be acceptable.

17. **W20031145 – 7 Clarendon Place, Leamington Spa**
Erection of a new entrance porch and enlarged entrance hall area; insertion of new basement windows in front and side elevations and provision of new front balcony walls and pillars and railings.

This was considered to be acceptable.

18. **W20031097 – r/o 52 Warwick New Road, Leamington Spa**
Proposed erection of a pair of semi-detached houses, including vehicular access into Rugby Road.

The porches were considered to be inappropriately detailed and a more Victorian porch or doorway similar to the adjacent houses was suggested. It was felt that the roofline would be too high and some of the other detailing on the buildings inappropriate. It was generally felt that the buildings would be better if they could be brought right forward to line through with the other Victorian houses on the adjacent site.

19. **Leamington Spa Railway Station, Old Warwick Road, Leamington Spa**
Modifications to buffet area and new signage.

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JULY, 2003

Concerns were expressed at the retention of only the illuminated box sign outside the building. It was felt that this should be returned to more traditional lettering possibly fitted to the stonework. Concerns were also expressed at the logos to be applied to the inside of the glass on the doors and windows. It was felt that this should be omitted as it would destroy part of the 1930's detailing.

Concerns were expressed at the level of alterations proposed inside the café. It was felt that now this is a listed building and as most of the internal fittings are mentioned in the listing, this area should be restored and enhanced rather than modified. Concerns were expressed at the loss of the full length of the counter and the loss of the mirrors behind the counters. It was felt that the laminated wall covering proposed at the back of the counter was inappropriate in this setting and also the brushed stainless steel backing to the area with the coffee making equipment. It was also felt that the standard cupboards at the back of the counter and also the use of the standard newspaper racking in front of the existing panelling was inappropriate and could be designed to match the panelling. The logos and signage above the counter were considered to be completely inappropriate in this location and similarly the large pumpkin logo proposed for the middle of the counter.

It was suggested that in order to provide more seating area, a suitable doorway could be made through to the waiting room which could be restored and used as an extension to the café and also remain as a waiting room accessible from the platform. In the evenings it may then be possible to shut off the waiting room when the additional space is not required. It was generally felt that this was unique interior and one which should be retained and restored rather than modified.

20. **Bread and Meat Close Proposals, Warwick.**

This was a second submission of the revised scheme.

It was generally felt that the scheme was still too intensive and there would be significant overlooking and impacting on Hill Close Gardens which is a Grade II* garden. It was felt that the roofs were far too large and over-powering and out of character with Friars Street which is a vernacular street. The architecture was considered to be inappropriate. It was felt that the proposals were not in harmony with the brief and that significant reworking was still required.

21. **Safety Demonstration Project on the Parade, Leamington Spa**

Members had been sent the latest consultation document. It was felt that with the amount of additional traffic signalling and controlling that would be installed, there would be little reduction in the amount of street furniture. It was also felt that the central lighting columns should be kept as a whole and not removed in part as this would look out of character.

It was stressed that the Parade is a very elegant street with many listed buildings in it and this should be the essence of any project. It was felt that by reducing the traffic level to 20 miles an hour, there was scope for reducing the scale of all the signage particularly by

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 24TH JULY, 2003

making this a specially signed area with special signage at the entrances to the area. It was felt that high quality material must be used with the use of quality paving and pedestrian priorities wherever possible.

Some concerns were expressed about both proposals for the area to the south of the Town Hall and also the area at the front of the Parish Church both of which were not yet fully resolved.

It was felt that the scheme was now entering an important phase where the choice of materials, reduction in level of street furniture are all going to impact significantly on the outcomes of this scheme.

Date of Next Meeting

The date of the next meeting is 14th August 2003.