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AJM/SW

8th April 2002

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 5TH APRIL 2002

PRESENT: Councillor W. Gifford, Councillor G. Darmody, Councillor Mrs C. Hodgetts, Mrs. R. Benyon, Mr. Paul Edwards, Mr. L. Cave, Mr. M. Baxter, Mr M Sullivan.

APOLOGIES: Councillor G. Guest and Mr. David Brown. As Mr. Brown is in hospital in was agreed to send best wishes from the Forum.

SUBSTITUTE MEMBERS: None.

1. **Minutes of meeting held on 7th March 2002.**

The minutes were accepted as a correct record.

2. **Matters Arising**

The Conservation Officer gave an update on the position of the Help Points. Comments had been received back following the CAAF comments at the last meeting. Unfortunately, it had not been considered possible to incorporate the Help Points into existing poles as it is not possible to combine the electrics for two different functions within one pole. The only pole this may be possible on is the one at the corner of Dormer Place where an existing non-illuminated sign could be incorporated onto a new pole. Members felt that the matter still needed further investigation as to the possibility of combining the electric within a pole and the Conservation Officer agreed to take back these comments for further consideration as significant concern was expressed at the increasing clutter on the Parade.

The Conservation Officer pointed out that he would try to arrange for officers from the County Council to attend the next meeting to discuss the proposals for the Parade and the Route 66 Bus Stops together with Mr. Ian Coker the Town Centre Manager to further discuss the Help Points.

3. **W20020302 - 7-13 High Street, Leamington Spa**
Retention of site of sale of vehicles without compliance with Condition (1) of

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planning permission W92/597 (time restriction for use on a permanent basis)

It was considered that this site should not become a permanent car sales lot. It was suggested that a temporary permission be granted for no longer than two years to enable the site to be considered for future development of a more appropriate nature in this sensitive location in the Conservation Area.

4. **W20020304 - Shalimar Restaurant, 31 Augusta Place, Leamington Spa**
Display of 2 externally illuminated projecting signs (retrospective application)

The Chairman withdrew from the meeting and the Chair was taken by Councillor Mrs. Hodgetts. The bracket signs with pelmet lighting were considered unacceptable in this location. It was felt that this was not the type of signage that was supported elsewhere in the Conservation Area and therefore should not be permitted in this location.

5. **W20020303 - Kasa Wine Bar and Bistro, 25 Augusta Place, Leamington Spa**
Illuminated fascia lettering

It was considered that the word 'Kasa' was too large and the strip lighting above both lap sign and the smaller sign inappropriate. The drawings do not show the door detailing as constructed. It was felt that the door detailing should be as shown on the drawings and smaller lettering used. It was also pointed out that the temporary sign on the gable end of the building should be removed together with the large frame of a former sign also on the gable end of the building.

6. **W20020307 - 8 Campion Terrace, Leamington Spa**
Erection of a rear conservatory and replacement garage fronting Earl Street

The improvement to the building by the removal of the greenhouse and first floor door on the flat roof was to be encouraged. There was, however, some concern at the loss of garden where the conservatory is to be built, however, it was felt that the conservatory and garage could be improved upon if the small existing flat roof building was also re-roofed with a sloping roof at the same plane as the conservatory and that conservatory should be taken to the full length of the plot to the garage thus avoiding the narrow unusable slot between the conservatory and the garage. The garage roof could then be at the same angle as the conservatory roof.

7. **W20020330 - 30 Avenue Road, Leamington Spa**
Change of use from house and maisonette to maisonette and flats

Members had some difficulty in understanding the drawings and the new accommodation to be created. However, it was generally felt that these type of houses should accommodate only one flat per floor and therefore the maximum number of flats should be three in a property of this size.

8. **W20020331 - 87 Warwick Street, Leamington Spa**
Change of use from retail shop (Class 1) to (Class A2) offices on the ground floor and (Class 1B) offices on the second floor. Installation of replacement door in western outside elevation and repainting of shopfront and western side of elevation

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There was some confusion as to the use of the shop as it was shown as retail on the proposal drawings whereas the description is for A2 use. There was some concern at the loss of retail frontage in this area but no objection to the change of use for upstairs. It was suggested that the new door on the side elevation could be given a door case to enhance the appearance of the entrance to the upper floors. Provision could also be made for a small professional plate to be incorporated into the door case. It was also suggested that the side gates could also be improved in appearance. There was no objection to the painting of the render.

9. **W20020334LB - 11 Clarendon Square, Leamington Spa**
Provision of lead roof and timber doors to garden/bin store

This was considered acceptable.

10. **W20020345 - 6 Augusta Place, Leamington Spa**
Conversion of three storey dwelling into ground floor offices and two storey flat above

Some concern was expressed at the right of access to the side passage however, it was on balance felt that this was perhaps a more suitable entrance if the owner has a right of way than off the street. It was generally felt that office use was possibly more appropriate at ground floor level than residential given that residential was to be retained on the upper floors. An alternative means of entrance to the residential unit was suggested as a joint front door to both offices and residential area by having two inner doors inside the existing front door.

11. **W20020347 - Albemarle Residential Home, 50 Kenilworth Road, Leamington Spa**
2 No. bedrooms and W.C.'s, bathroom and 4 No. dormer windows

It was felt that the additional storey extension to the rear wing was inappropriate. The houses have been designed with the rear wings stepping down from the main house and the increased height of the rear wing did not maintain the proportions of the building adequately. It was suggested that possibly the accommodation could be provided at a lower level, possibly incorporating the existing flat roofed extensions which were also inappropriate at the side of the building. The dormer windows were also considered to be inappropriate in this location where there are no other traditional dormer windows in this type of building.

12. **W20020368 - 36 Gaveston Road, Leamington Spa**
Erection of a rear conservatory

This was considered acceptable as it is a timber conservatory, which should be painted.

13. **W20020383LB - Birch Cottage, 20 Kenilworth Road, Leamington Spa**
Provision of upstairs access and rooflights to attic

Some concern was expressed as to whether the roofspace was adequate to become an additional room. Concern was also expressed that the staircase to the new attic is off the bedroom. It was, however, felt that the provision of rooflights was acceptable subject to this remaining as the only light source to the attic room.

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14. **W20020388 - 98 Warwick Street, Leamington Spa**
Replacement of existing shopfront and shop signage with new signage. New shopfront to incorporate ramped approach and new security shutter

The improvement to the shopfront was to be welcomed, however, the Conservation Officer did point out that there was a standard design for traditional shopfront in this location which could be incorporated into this design. Some concern was expressed at the use of an external roller shutter. It was felt that this could be incorporated inside the building and avoid a large external box as well as avoiding an external shutter.

15. **W20020346 - 22-24 High Street, Leamington Spa**
Change of use of retail shop storeroom/workshop to a self-contained flat comprising installation of 1 No. windows and 2 No. rooflights

Councillor Darmody recorded a non-pecuniary non-substantial interest and withdrew from the discussion. Members felt that the resubmission of this application had not improved the situation and that the accommodation being provided in the flat was still very substandard with no adequate outlook to any of the rooms. Concern was also expressed at the loss of the workshop and the reduced shop sign even though it was understood a user has now been found for the shop. There is a significant loss of space to the other shops as well. It was felt that the application should be refused.

16. **W20020246 - r/o 52/52A Warwick New Road, Leamington Spa**
Two dwellings for domestic use built to reflect the design of the adjoining detached and semi-detached Victorian dwellings

Some revised drawings had been received and were passed around for Members to reconsider. Improved drawings were welcomed, however, Members felt that the buildings should be brought forward to the building line rather than set back as it was felt there would be a significant difference between the Victorian terraced houses and the set back properties as shown particularly with the car port/garages at the front. The principle of building on the site, however, was considered acceptable subject to the new buildings being on a similar line to the existing.

Note - Mr. Cave raised the issue of the new Building Regulations and their impact upon historic buildings. The Conservation Officer agreed to bring some information to a subsequent meeting or possibly introduce a speaker on the subject.

17. **Date of next meeting**

Thursday 18th April 2002.