

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 3RD MARCH 2005**

PRESENT: Councillor Mrs C Hodgetts, Councillor B Gifford, Councillor J Hatfield, Councillor R Smith, Mr. P. Birdi, Mr. M. Sullivan, Mr. L. Cave, Mr. D. Stocks, Mr. A. Forward, Mr. A. Pitts, Mr. J. Turner

APOLOGIES: Mrs. J. Illingworth, Mrs. R. Bennion, Mr. P. Edwards, Mr M Faulkes

Mr. A. Forward acted as substitute for Mrs. R. Bennion and Mr. A. Pitts acted as substitute for Mr. P. Edwards.

1. **Record of Proceedings**

The record of proceedings of the previous two meetings were accepted as correct records.

2. The update on applications was circulated.

3. **Warwick District Towns Conservation Area Advisory Forum Annual Review**

A copy of the annual review had been circulated to Members. The background to the report concerning representation at the Forum and officer time, length of agendas were accepted by Forum Members

It was suggested that shopfront applications which had been negotiated by the Conservation Officer, should not be presented as Part 1 items to allow for more time for larger items. After discussion, a vote was taken and all Members were in favour of the proposal that all shopfront items should be put on Part 2 unless at the discretion of the Conservation Officer they are put on Part 1. If any were linked with a change of use to A3 these should remain as Part 1.

Discussion took place on the issue of a proactive approach by the CAAF, especially to Development Briefs and proposals for sites in the town. Discussion took place as to how this could relate to the new Planning Act and Development Plans. It was felt that under the "Value and Effectiveness" part of the report section relating to works proposed by the CAAF should be changed to read that the Forum strongly recommended that a Development Brief should be prepared for specific sites and that the Forum should take a proactive part in this process. It was recommended that Philip Clarke should attend a meeting to explain the new planning process and how it might be possible for the CAAF to have a proactive and positive input into proposals for specific sites in the district. It was suggested that these may not be full blown Development Briefs. The Conservation Officer did remind Members that there could be staff time implications, however, it was felt that in the longer term there may be staff time saved by the preparation of briefs for certain sites.

It was also suggested that from time to time the CAAF needed to be updated on various policy issues and that visits could be made by officers to give updated information in these respects. In this respect, concerns were expressed on certain issues such as car parking and possible use of Housing Conversion Restrained Areas. It was felt that these were the kind of areas which could be looked at by and the CAAF and updated from time to time.

It was also felt that there should be an annual report each year in the future rather than this being considered as the last one.

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 3RD MARCH 2005**

Leamington Spa Items

4. **W05/0117 - 79 Northumberland Road, Leamington Spa**
Erection of ground and first floor extensions to front and rear elevations and
erection of dormer window, extension to front roof slope.

It was felt that the proposals to this well designed 1930's house detracted from the architectural quality of the building and did not enhance the conservation area. There was a loss of the 1930's cat slide roof over the garage which is typical of these sorts of houses and also truncation of the tall staircase window on the front elevation. It was felt that there could be some scope for extensions to the rear not affecting the front of the property.

5. **W05/0126LB – 63 Parade, Leamington Spa**
Installation of fascia sign (Abbey National).

It was felt that subject to the height of the lettering being no more than 300mm for all the capitals this signage was acceptable.

6. **W05/0120 – The Slug and Lettuce, 38 Warwick Street, Leamington Spa**
Display of two illuminated fascia and projecting signs to Warwick Street and
Windsor Street elevations.

Concerns were expressed about the continued use of the handwritten script which did not blend well with other signage within the Conservation Area. Concerns were expressed that this type of script would be difficult to properly illuminate with halo letters. Concerns were also expressed at the length of the fascia panel which was not properly shown in relation to the windows. Also it was felt that a more classic type of lettering style would be appropriate on both the fascia and hanging signs.

7. **W05/0129 – Mumbai Bluu, 4 Bedford Street, Leamington Spa**
Extension to garden bar.

The bar was felt to be acceptable as extended, however, it was suggested that as part of the approval the installation of solid gates to the side street elevation should be conditioned, to close off the view into the service yard area.

8. **W05/0135 – 72 Regent Street, Leamington Spa**
Change of use from A2 (financial and professional services) to mix of Class A1
(retail) and Class A3 (food and drink). Retrospective Application.

It was felt that the change of use if granted must be restricted to that of the coffee bar use to avoid the premises being used in a wider A3 sense. CAAF Members supported the use of enforcement in respect of the signage which is understood does not have the benefit of listed building consent.

9. **W05/0156/0157LB/0158/0159LB – 37 Warwick Street, Leamington Spa**
Conversion of basement to form a self contained flat and erection of a single
storey and two storey link detached building to rear to form 3 no. retail shop units
with a dwelling. Conversion of first floor to 3 no. bedsits (retrospective
application), conversion of other floors to bedsit.

It was felt that the three shops to the Covent Garden access would be acceptable although they had very little facilities, with no toilets for the retailers. It was felt that the living accommodation above the shops, however, was unsuitable and that the shops

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 3RD MARCH 2005**

could be designed as single storey buildings. The basement flat it was felt was quite substandard and the bedroom was in fact underneath the bin store and very few rooms would have natural light. In terms of the proposals for the interior of the main building it was felt that a number of bedrooms particularly on the third floor were very substandard in size and also the subdivision of certain of the rooms at principal level may detract from the quality of the listed building. It was felt the property should either be used as a single dwelling or two flats.

10. **W05/0163 – 1 Willes Terrace, Leamington Spa**
Conversion of basement to create a two bedroom flat with separate access

It was pointed out that this could be in the flood risk area. Concern was expressed that there was not enough detail of the drawings to show the impact of the lightwells on the property or how the steps downward relate to the property or design of the new windows. Concern was expressed that the lightwells could be prominent and also the new staircase down to the basement access would also be prominent and out of character with the rest of the properties along Willes Terrace. It was felt that basement area on this property would not enhance the conservation area. Concern was also expressed at the loss of the small cast iron windows currently in the basement.

11. **W05/0174LB – 36 Parade, Leamington Spa (Adams)**
Installation of new shopfront and signage to read 'Adams Kids'.

This had been discussed and commented upon at the previous meeting and the comments remain the same.

12. **W05/0185/0186 – 53 Leam Terrace, Leamington Spa**
Replacement of Rear Dormer Window and Installation of two rooflights to front and rear slopes.

It was felt that the roof lights on the front elevation would be unacceptable on this listed building. It was also felt that the roof lights to the rear and also alterations to the dormer window were unacceptable although the existing dormer was not ideal it was felt this was better than the proposed intervention into the roof design. Concern was also expressed at the loss of the original staircase to the attic, which should be retained in a listed building.

13. **W05/017 – 40 Grove Street, Leamington Spa**
Demolition of Garage Buildings and Alterations to the main house.

Demolition of the garage and alterations in this area were considered acceptable. Generally the alterations to the house were considered acceptable, however it was felt that the rooflights to the roof area should be reduced to two small rooflights at the back slope of the building only. It was also felt that the bathroom window at second floor level should be reinstated as a sash window as other windows were being in the building.

Warwick Items

14. **W05/0104/0179 – 61 West Street, Warwick**
Conversion and Extension of 4 Bedroom Terrace into 2 No Bedroom houses and conversion of workshop into 2 bedroom dwelling.

Mr John Turner withdrew from the meeting as the property neighbours his house.

The increase in height of the buildings to the rear of the property was felt to be unacceptable and would be un-neighbourly and also increase the scale of the buildings

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION
AREA ADVISORY FORUM HELD ON 3RD MARCH 2005**

disproportionately. It was felt that conversion of the barn was completely unacceptable as it did not bear any resemblance to the original building and the design was out of character for a barn conversion. Concern was also expressed upon the implications to the section of the Castle kitchen garden wall which remained in these premises which would be affected by the proposals for the barn. Generally the proposals were considered to be un-acceptable.

16. **W05/0139/0143LB – Icon House, 12-14 Jury Street, Warwick**
Restaurant sign and 2 No Projecting Signs to front elevation and restaurant sign to rear elevation internal alterations and installation of extract duct to rear.

Concerns were expressed at the two illuminated projecting signs and the height of the signs as it was felt these would be too low and affect pedestrians. It was felt that one projecting sign was adequate. Concerns were also expressed at the new lettering to the front elevation as shown and whether it could be adequately halo lit. Further details of the lettering would be needed. Internally concerns were expressed at the hole being made from one room to the other which would affect the oak paneling in the middle room. Some concern was also expressed at the rather tortuous route to the disabled toilet, whether this could not be re-planned in some way to be more convenient. The proposal for the extract fan was considered acceptable.

Concerns were expressed at the rear illuminated signage onto Castle Lane which was felt would be inappropriate in the conservation area.

17. **Residential Design Guide**

It was noted that this was on the Planning Committee Agenda, for public consultation and that once this had been agreed for public consultation it would be brought to C.A.A.F for comments.

Date of Next Meeting

The date of the next meeting will be Thursday 3^{1st} March 2005.