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AJM/KW

24th February 2003

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 13TH FEBRUARY 2003

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

APOLOGIES: Councillor Mrs. P Edwards, Mr. J. Turner, Mr. M. Sullivan

SUBSTITUTE MEMBERS: There were no substitute Members.

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

It was pointed out that Mrs. Benyon had been present.

The end of item 4 should include reference to Members collective experience.

2. **Future of the C.A.A.F.**

The Chairman explained that a report had been taken to the Executive on Monday and that it had been agreed to maintain C.A.A.F. in its present form. The collective expertise of the group had been recognised by the Executive. A few modifications would include the inclusions of more items on Part II and a reduction in photographs where appropriate in order to maintain staff input at its present level. A further report was to be taken to Strategy Committee in a years time.

3. **W20030132 – Former Driving Test Centre, 6 Dormer Place, Leamington Spa**
Demolition of existing building and erection of 12 no. two bedroomed
apartments and parking

The principle of demolition of the existing building was considered first. This was considered to be an interesting 1930's building which fitted well into the Leamington street scene and respected the neighbouring buildings. It was suggested that the building should be put forward for possible listing. It was felt to be a very honest and an interesting building of its period. Significant concerns were expressed at its demolition and it was felt that it should be retained and converted. It was also pointed out that this application was for a change of use as the present building is a commercial building and it may be preferable to retain it as a commercial building as the majority of this part of Dormer Place is in commercial use.

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In terms of the proposed new building, whilst the flat layouts were generally considered acceptable, the design of the building was considered to be very inappropriate. The north elevation did not match the south elevation in style and it was felt to be a very poor attempt at some form of post modernist building. It was felt that a much simpler building would be more appropriate if demolition of the existing building were to be considered acceptable, which at present it is not by the C.A.A.F. Concern was also expressed at the loss of the trees at the front of the building and also the poor quality landscaping around the building.

It was felt in terms of PPG15 this building neither preserved nor enhanced the Conservation Area in terms of the criteria which should be used against replacement buildings in the Conservation Area.

4. **W20030136CA – 11 Lillington Avenue, Leamington Spa**
Conversion of student accommodation into 7 apartments and the erection of 3 dwellings at rear

It was felt that it would have been more appropriate to show greater detail of the adjacent building and the relationship of the new houses on that site to the existing.

Concern was expressed that this was rather overdevelopment of the site. It was also felt that the character of the existing building had been lost as the proposed extensions were rather too cottagey in character and the house at the bottom of the site bore no relationship to the main house in any respect.

5. **W20030115/116LB – 29 Clarendon Street, Leamington Spa**
Vehicular access

Significant concern was expressed at the loss of the front garden and conversion into parking area. It was felt that this would be detrimental to the character of the Listed Building and did not preserve or enhance the Conservation Area. It was felt that it would also set a significant precedent for other parking areas to be created at the front of buildings.

6. **W20030127/8LB – 23 Dale Street, Leamington Spa**
To change Flat 1 (approval of W20020084LB) from a one bed single storey flat into 2 beds on 2 storeys

It was felt that if this did not alter the front elevation onto Dale Street any more significantly then the raising of the parapet shown on the drawing this was acceptable in this location.

7. **W20030083 – Emanuel Evangelical Church, Heath Terrace, Leamington Spa**
Form vehicular access for minibus parking

If done properly this was felt to be acceptable. It was felt that the replacement gate piers and new gates should be conditioned as part of any approval.

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8. **W20030142 – 7 Tachbrook Road, Leamington Spa**
Erection of 2 storey rear extension and conversion of dwelling to a house in multiple occupation

It was felt that this was overdevelopment as these small houses were never intended to be used in this way. The property had already been converted into 2 flats and extension and intensification of use in this way was considered to be inappropriate and the accommodation produced substandard.

9. **W20030160 – 34 Russell Terrace, Leamington Spa**
Conversion of basement to habitable room; including insertion of windows and construction of lightwell

It was felt that the lightwell was inappropriate at the front of the building in this location as the adjacent semi-detached Victorian properties never had lightwells and currently do not have lightwells. The lightwell at the rear would be appropriate.

10. **W20030162LB – 21 Portland Street, Leamington Spa**
Conversion of ground floor from retail to form enlarged residential unit (ground floor and first floor) including insertion of a new window, new staircase and removal of internal walls

Mr. Cave expressed an interest as he knew the applicant.

It was felt that the existing shop window, which had only been inserted when the building became an Antique Shop in recent times, should be removed and a proper sash window reinserted. Some concern was expressed at the insertion of a new staircase in a Listed Building as it encroached onto principle rooms of the house. It was suggested it would be more appropriate for the building to be reverted back to a single dwelling rather than trying to maintain 2 flats in the property, given the complications of the staircase.

11. **W20030177LB – 35 Clarendon Square, Leamington Spa**
Internal alterations to layout of Flat 4 (First Floor and Second Floor) to provide enlarged bathrooms and raised kitchen/dining areas

This was considered to be acceptable.

12. **W20030996LB – 16 Willes Road, Leamington Spa**
Construction of new vehicular access onto Willes Road

This was not considered acceptable as it would be detrimental to the Listed Building. It was pointed out that these buildings had been Listed since the adjacent property had received permission for vehicular parking and, therefore, the changed circumstances was a good reason for not allowing the front gardens to be spoilt by car parking.

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13. **W20030021LB – 37 High Street, Kenilworth**

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Conversion of offices into 2 apartments

It was generally felt that this proposal created a torturous plan form with internal kitchens and a study hall with no windows. It was felt that it would have been better to sub-divide the building in two halves with a flat at the front and a flat at the back, rather than splitting it down the middle which would probably result in less disruption to the building itself. Some concern was also expressed that an application for the complete building had not been received, as a previous application had been dealt with on another part of the building for residential use.

14. **W20030187LB – 52 High Street, Kenilworth**
Internal and external alterations, including demolition of internal walls

Mr. Brown withdrew as he knew the applicants and Mrs. Illingworth expressed an interest as she knew who the applicants were.

It was generally felt that this was an improvement with the garage being removed and a domestic room reinstated. Concern was expressed at the French windows as they broke into the dairy at a lower level and it was felt that a better form of conversion for maintaining the dairy would be more appropriate in this location.

15. **W20030042LB – 16 High Street, Kenilworth**
Display of non-illuminated fascia board and projecting sign above shopfront
(retrospective application)

Discussion took place on the fact that this had been to C.A.A.F. previously, however, it was felt that the modification to the sign was now appropriate and, therefore, permission should be granted.

Date of Next Meeting