

## **RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM HELD ON 13<sup>TH</sup> MAY 2004**

**PRESENT:** Councillor Mrs C Hodgets, Councillor W Gifford, Councillor B Gill, Mrs J Illingworth, Mr M Faulks, Mrs R Bennion, Mr P Edwards, Mr L Cave.

**APOLOGIES:**

**SUBSTITUTE MEMBERS:** Councillor B Gill acted as a substitute for Councillor Smith.

**ELECTION OF CHAIR:** Councillor Mrs C Hodgets was nominated as chair by Councillor Gill and seconded by Councillor Gifford, there being no other nominations Councillor was duly nominated as Chair for the forthcoming year.

Councillor Smith was nominated as Vice Chair by Councillor Gill and seconded by Councillor Gifford, there being no other nominations Councillor Smith was duly elected as Vice Chair for the forthcoming year.

### **Update of Previous Applications**

The update list on previous applications was circulated, Mr Cave stressed that 42 Regent Street, which was still being negotiated and should only be granted with restaurant use.

### **Record of Proceedings**

The minutes of the previous meeting were accepted as a correct record.

### **Leamington Items**

1. **W20040325 – 108/108, Northumberland Road, Leamington Spa**  
**Demolition of Existing Dwellings and Erection of 3 No Blocks Containing 45 two and three bed self contained apartments.**

The Conservation Officer explained that following negotiation by the Planning Officer this had now been withdrawn.

2. **W20040662 – Land Rear of 4 Beauchamp Avenue, Leamington Spa**  
**Renewal of Planning Permission for Demolition of Redundant Garaging and construction of a two storey dwelling.**

It was felt that the design could be renegotiated to be made more interesting. It was stressed the choice of brick would be important in this area. The garage was also felt to be very narrow.

3. **W20040663 – Imperial House, Holly Walk, Leamington Spa**  
**Erection of Glazed Porch and Canopy to Main Entrance. Installation of Entrance Ramp and Provision of Roof Mounted Lift Housing and Plant Comprising of 4 No Extraction Fans Etc.**

This was considered to be acceptable once the rest of the building had been carefully refurbished. It was hoped that this would be carried out throughout the whole building. It was hoped that air handling units would not be visible from ground level.

4. **W20040667 – 14, Clarendon Crescent, Leamington Spa**  
**Erection of a Single Storey Front Extension, Dormer Window Extension to Front Roof Slope and First Floor Side Extension.**

Councillor Gifford expressed a non substantial interest in this application as he knows the applicants, and did not comment.

It was felt that the dormer was too large and would possibly dominate the roof. It was felt bathroom could be incorporated elsewhere within the first floor, thus omitting the dormer.

5. **W20040696 – 45, Warwick Street, Leamington Spa**  
**Variation of Condition 2 of Planning Permission W20020351 to omit the pitched roof.**

This was felt to be an improvement as the building now looked much better and did not need a roof structure on it. It was pointed out that we were negotiating rendering the existing tower and this was supported by members.

6. **W20040698 – Rear of 52, Warwick New Road, Leamington Spa**  
**Erection of Pair of Semi-Detached Houses With Vehicle Access onto Rugby Road.**

It was felt that the only way to develop this site was to continue the terrace similar to those on Rugby Road with just a small front garden rather than to try to achieve parking in front of the properties. The stepping of the properties back to the 1960's buildings was not satisfactory in the Conservation Area.

7. **W20040702LB – 15, Dormer Place, Leamington Spa**  
**Position of Replacement Signage to Building Frontage and on Projecting Bracket.**

It was felt that in this instance lettering on the wall would be acceptable if a more appropriate script type of lettering were used. It was felt that there was a difference between the restaurant and the adjacent professional offices in terms of signage. The proposed large hanging sign however was not considered appropriate in its present format. It was suggested that a smaller rectangular sign without the large "L" would be more appropriate.

8. **W20040545 – 47, Bedford Street, Leamington Spa**  
**Retention of Two CCTV Cameras.**

These were felt to be too large and obtrusive on a single building. It was pointed out that where other retail premises have cameras they are more discreet or set within doorways.

9. **W20040609 – 100, Northumberland Road, Leamington Spa**  
**Erection of Two Storey Side Extension and Single Storey Rear Extension to Existing Dwelling.**

It was felt that the garage conversion should have a window to match the existing bay window rather than the proposal with the brick column in the middle. The rest of the proposal was considered acceptable.

10. **W20040716 – 139, Leam Terrace, Leamington Spa**  
**Erection of a Single Storey Rear Extension and Loft Conversion (Revised Application).**

This was now considered acceptable in this location.

11. **W20040724/725 – 86, Warwick Street, Leamington Spa**  
**Installation of New Shop Front and Erection of Non-Illuminate Signage, Sarah**  
**Horn Flowers, and panel above Door.**

It was felt that this a significant improvement, however, the fascia needed to be narrowed down to match that of the adjacent shop to the left.

12. **W20040728 – 28, Beauchamp Avenue, Leamington Spa**  
**Erection of Rear Extension and Installation of Two Dormer Windows to Rear Roof**  
**Elevation and balustrade to First Floor Window at Rear.**

This was generally considered acceptable.

13. **W20040731 – 2, Spencer Street, Leamington Spa**  
**Alteration to Ground Floor Façade Comprising Application of New Smooth**  
**Render Finish and Brick Coins.**

This was considered to be an acceptable improvement.

14. **W20040735 – 8, The Grange Mews, Beverley Road, Leamington Spa**  
**Proposed Replacement to Turret From Timber to Metal.**

Some concerns were expressed that the metal may look too flimsy and/or be the wrong colour. It was felt that if this was to be allowed samples would be needed to ensure appropriate appearance. It was suggested that Oak could be used as an alternative as this may not require any form of maintenance.

15. **W2004076 – 100, Parade (Pastimes), Leamington Spa**  
**Display of Internally Illuminated Fascia Sign and Illuminated Projecting Sign.**

The illumination of the fascia sign it was felt was an illuminated sign, as was the projecting sign. Both were considered inappropriate forms of signage within the conservation area. It was felt that the applicant should be encouraged to maintain the signage in its present format.

16. **W20040567 – Kingsley School, Beauchamp Avenue, Leamington Spa**  
**Erection of Two Storey Extension to Replace Existing Temporary Changing**  
**Facilities and Provide a Music Room.**

It was felt that the building was rather uninspiring although an improvement as it replaced portacabins.

17. **W20040517 – 48, Kenilworth Road, Leamington Spa**  
**Conversion of Dwelling to 5 Flats.**

It was felt that the subdivision of rooms internally was unfortunate. It was felt that although the building is not listed at least the front room should be retained as single spaces and also the staircase not be sectioned off with a bathroom at the side. It was felt that subdivision of these large properties in this way was not beneficial to the conservation area.

18. **W20040770 – 59, Clarendon Street, Leamington Spa**  
**Alteration and Extension to form 3 No Additional Flats and Refurbishment of Existing Three No Flats.**

This was felt to be overdevelopment in such a small building. There was no improvement of the Conservation area as no attempt has been made to replace the existing unsightly windows with more appropriate forms of window. The accommodation provided is also very small and the rear extensions take up a large amount of a very small garden.

19. **W20040771 – Land Rear Of 25, Beauchamp Avenue, Leamington Spa**  
**Demolition of 2 Number Garages and Garden Wall and Erection of One House.**

It was felt that the design was an improvement on the previous but still rather unimaginative. It was felt that the accommodation would be better with only one room at ground floor rather than two very small rooms.

20. **W2204077 – 32, Kenilworth Road, Leamington Spa**  
**Conversion of Nursing Home to Form 7 Apartments.**

It was felt that the subdivision of the large rooms was unacceptable and that the large front room should be maintained as single space. Concern was also expressed at the amount of car parking at the front, it was felt that this should be softened by more planting to improve the setting of this building.

21. **W20040780 - 10, Warwick New Road, Leamington Spa**  
**Demolition of Existing Bungalow and Erection of Two Detached Buildings Comprising a Total of 12 No Self Contained Apartments.**

Though some improvements had been made to the access and measures taken to reduce noise to the adjacent properties it was still felt the buildings were inappropriate in the Conservation Area.

22. **W20040799/802 – 47, Parade, Leamington Spa**  
**Installation of New Shopfront and Display Window to Parade and Upper Mall Elevations.**

It was considered that the new lettering needed to be looked at in detail particularly as it is proposed to have it illuminated. It was also felt that fixing this to a metal panel rather than having a rendered fascia above the shopfront did not bring the shopfront in line with its adjacent properties. It was felt that the shopfront needed to be reconsidered to match the adjacent buildings.

23. **W20040808 – Land Rear of 7 and 9 Beauchamp Avenue, Leamington Spa**  
**Erection of 4 Dwellings Fronting Trinity Street.**

This was considered to be very small and the accommodation provided inadequate. It was considered that two dwellings would be more appropriate in this location.

24. **W20040783 – 6, Bedford Street, Leamington Spa**  
**Change of Use of Ground Floor Offices into Two Shop Units, Installation of Two Shopfronts, New First Floor Window to Existing Retail Unit.**

It was felt that the proposed change of use was acceptable although there is very little trading opportunity in Windsor Place. The shopfronts however it was felt were uninspired and should be reconsidered. As they are in the conservation area timber shopfronts would normally be required.

25. **W200408007CA/A10 – 6, Dormer Place, Leamington Spa**  
**Demolition of Existing Building and Replacement with Block of 12 Flats.**

There was strong opposition to the demolition of the existing building which it was felt could be converted into residential or retained in office use. It was felt this was an important interwar Government building which made a good contribution to the Conservation area. It was felt that the design of the replacement building did not contribute in the same way to the appearance of the Conservation Area and was a poor quality design.

26. **W20040812 – 40, Wathen Road, Leamington Spa**  
**Loft Conversion**

It was felt that this proposal would be better without the dormers but on balance the dormers could be kept below the ridge and as small as possible. This was a more acceptable approach than many that have been put forward for much larger dormers.

#### **Warwick Items**

27. **W20040660/661LB – 61, Bridge End, Warwick**  
**Erection of a Two Storey Rear Extension**

Significant concern was expressed at the loss of the cat slide roof and the size of the extension at the back of this small listed building. It was felt that the original roof structure would need to be significantly altered to achieve this form of extension which would overwhelm the existing roof and therefore was considered to be inappropriate.

28. **W20040685 – Priory House, Priory Park, Warwick**  
**Change of Use from Residential to Office Accommodation.**

This was generally considered acceptable.

29. **W20040726 – Telecommunications Mast at Asp Farm, Banbury Road, Warwick**  
**Installation of a Radio Base Station Comprising of 23 Metre High Monopole, 3 Airwave Antennae, 1600 Airwave Dish, Equipment Cabin and Ancillary Development.**

Concerns were expressed that there would now be two masts at this site adjacent to the conservation area. It was felt that this was not the most appropriate place for it but attempts should be made to combine the two masts in this sensitive location alongside a Grade I listed park and the boundary to the conservation area.

30. **W20040768 – 38-40 Market Place, Warwick**  
**Conversion of First Floor and Extension to Roof to Form Seven Flats (Woolworths).**

This was felt to be a well worked out plan making good use of the upper part of this building. It was felt there needed to be good sound insulation in this central part of the town.

#### **Kenilworth Items**

31. **W20040583 – 186 Warwick Road, Kenilworth**  
**Extension of a first floor extension**

As the wrong building had been photographed and insufficient drawings were presented, it was requested this item be taken to the next meeting.

32. **W20040658 – Alma House, Upper Spring Lane, Kenilworth**  
**Erection of replacement dwelling**

Whilst some concern was expressed at the loss of the existing 1950's house, which it was felt was a substantial building with some architectural interest, it was felt that in this location there were little other reasons for preventing a replacement dwelling, which would maintain the present garden and would not really be visible from the main road.

33. **W20040679 – Abbey Fields Park, Bridge Street, Kenilworth**  
**Erection of a control box**

This was considered acceptable, but it was felt it should be coloured green.

34. **W20040704 – Tainters House, Water Tower Lane, Kenilworth**  
**Erection of a garage extension to first floor**

Concern was expressed at the new gable that would be visible across Water Tower Lane and the flat roofed extension in front of it. It was felt that a more appropriate form of extension would be to roof the whole over with a pitched roof with a hipped end thus encompassing the flat roof and softening the view across the public open space in front of Water Tower Lane.

#### **Date of next meeting**

Wednesday, 9<sup>th</sup> June 2004.