

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 10 MARCH 2011

PRESENT: Councillor Barbara Weed
Mr M Baxter
Mrs J Illingworth

APOLOGIES: Mr J Turner
Mr L Cave
Councillor Mrs A Mellor
Councillor Mr N Pittarello

The Chair was taken by Councillor Barbara Weed.

SUBSTITUTE MEMBERS: None

DECLARATIONS OF INTEREST: None

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE

W10/1644 – 46-48 Bedford Street, Leamington Spa – this had been supported by the Committee and therefore no one wished to speak.

W10/1405/1404 – 48 Warwick Street, Leamington Spa – although the CAAF did not support the use originally no one wished to speak on this item.

LEAMINGTON SPA ITEMS

- W11/0158 – Buckland Lodge Hotel, 35 Avenue Road, Leamington Spa**
Change of use of basement, ground floor and first floors of hotel to three residential apartments. Alterations to car park, railings, landscaping and changes to three windows

There were no objections to the change of use. It was suggested that at least the two side windows on to Station Approach which are unsympathetic and should be changed to traditional sash windows to match the two new timber sash windows. It was also suggested that the UPVC windows should all be changed to timber particularly on the front elevation. This would then provide a significant improvement to the Conservation Area. The insertion of railings was welcomed however it was pointed out that these must be to the correct design.

2. **W11/0179/0180/LB – The Commonwealth Club, Church Street, Leamington Spa**
Conversion, extension and alterations for a change of use from offices to three residential units. Demolition of existing single storey rear extension, erection of two and three storey rear extensions incorporating undercroft car parking, alterations to rear parking layout.

Generally the change of use to residential was supported. Subject to appropriate detailing the extension was considered to be acceptable with exception of the high level rustication around the staircase at the side of the building. It was suggested that this could have been incorporated into the main roof of the extension. Appropriately detailed timber windows would be needed and where possible all internal features should be restored and maintained.

3. **W11/0188 – 1 Willes Road, Leamington Spa**
Loft conversion with two dormer windows to rear included raised eaves and ridge height. Additional horizontal brickwork moulding to front elevation.

The raising of the roof was not considered to be significant. It was pointed out that the roofs do have an undulating pattern in this part of the Conservation Area. Some concern was expressed that possibly the dormers may be visible from the opposite side of the road, this detail needs to be checked out, to ensure that these are not visible.

4. **W11/0200/0201/LB – 55 Leam Terrace, Leamington Spa**
Installation of 10 number solar panels on roof of existing garden shed.

Whilst it was considered that the installation of panels on a garden shed were to be welcomed, it was pointed out that the structural stability of the shed roof would need to be checked out. It was also questioned how effective the panels would be facing east.

5. **W11/0202/LB – Yeoman's Outdoors, 146 Parade, Leamington Spa**
Proposed new signage.

The fascia was felt to be an improvement on the existing fascia, together with the removal of the hanging sign. Concerns were expressed at the sign above the door indicating 'Number one for Tent' which is unacceptable and should be removed.

LEAMINGTON SPA - PART II ITEMS

1. **W/11/0129 – 8 Clarendon Place, Leamington Spa**
Proposed ground floor rear extension and replacement storage shed.

Part II item – no comment.

2. **W11/0132 – 24 Russell Terrace, Leamington Spa**
Change of use from commercial to residential

Part II item – no comment.

3. **W11/0175 – 45 Granville Street, Leamington Spa**
Erection of single storey side extension and rear dormer window in loft extension.

Part II item – no comment.

4. **W11/0107/CA – 283 Rugby Road, Leamington Spa**
Demolition of store/outbuilding.

Part II item – no comment.

5. **W11/0182 – Warwickshire Justice Centre, Newbold Terrace, Leamington Spa**
Installation of new Louvre to side elevation at fourth floor as indicated on attached drawing.

Part II item – no comment.

6. **W11/0190 – 15 Dormer Place, Leamington Spa**
Change of use from office suite to be used as Osteopathic Clinic to D2 Planning consent.

Part II item – no comment.

7. **W11/0192 – Flat 1, 61 Clarendon Street, Leamington Spa**
Change of use of basement, ground and first floor offices into three self-contained apartments.

Part II item – no comment.

8. **W11/0198/LB – 28 Grove Street, Leamington Spa**
Erection of a blue plaque.

Part II item – no comment.

9. **W11/0206 – St. Peter's Catholic Primary School, Augusta Place, Leamington Spa**
Erection of new external classroom and ramps.

Part II item – no comment.

10. **W11/0230 – 24 Waller Street, Leamington Spa**
Proposed basement conversion and three number proposed light-wells.

Part II item – no comment.

- 11. W11/0150/CA - 41 Northumberland Road, Leamington Spa
New dormer roof to rear of dwelling.**

Part II item – no comment.

- 12. W11/0162/LB – 12 Milverton Terrace, Leamington Spa
Demolition of existing garage and erection of replacement garage.**

Part II item – no comment.

- 13. W11/0233/CA/0239/0240/CA – 45 Clarendon Avenue,
Leamington Spa
Excavation of front garden in order to introduce a fair escape
window at basement.**

Part II item – no comment.

- 14. W11/0234 – 87 Wathen Road, Leamington Spa
Two storey side and rear extension.**

Part II item – no comment.

- 15. W11/0243/CA – 4 Willes Road, Leamington Spa
To restore a full length balcony at rear of property and demolition
of conservatory.**

Part II item – no comment.

- 16. W11/0251 – 48A Warwick Place, Leamington Spa
Pitched roof to replace flat roof over existing garage, single storey
rear extension and pitched roof.**

Part II item – no comment.

- 17. W11/0290 – 65 Leicester Street, Leamington Spa
Two storey rear extension.**

Part II item – no comment.

- 18. W11/0291/0292 – 19 Hyde Place, Leamington Spa
Single storey rear extension and loft conversion.**

Part II item – no comment.

WARWICK ITEMS

1. **W11/0184/0185/LB – 9 Market Place, Warwick**
Change of use at first and second floor for use of classes B1A offices to use classes residential to create four number two bedroomed apartments.

It was felt the additional window to the rear could be designed to a more sympathetic style. The removal of the rear railings and external staircase was welcomed. Generally the conversion of the upper floors to dwelling units was welcome. Some concern was expressed at the straightening off of walls and creation of blank space behind walls, which is unnecessary; this is an historic building and none of the rooms will be square. Concern was also expressed that this would interfere with any existing cornices. The building should be inspected internally by Conservation Officer to ensure no cornices are to be destroyed by this conversion.

WARWICK - PART II ITEMS

1. **W11/0072 – 30 High Street, Warwick**
Construction of replacement solid floor to basement and replace solid steps with wooden stairs.

Part II item – no comment.

2. **W11/0099 – Percival House, 17 Gerard Street, Warwick**
Replacement doors and windows to 1970 flat roofed extension at the rear.

Part II item – no comment.

3. **W11/0278 – 3 Church Street, Warwick**
Change of use of existing office building to a dwelling.

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/0163 – Abbey Meads, Forrest Road, Kenilworth**
Convert the existing external swimming pool into a games room and gymnasium. Construct a new flat roof over existing pool and external steps to gain access.

This was felt to be an ingenious scheme. Some concern was expressed at the structural stability of excavating further the depth of the swimming pool given its closeness to the retaining wall along Borrowell Lane. Whilst the trees are in place it was felt that the slight protrusion of the new roof, on this scheme would not be visible. It was suggested that it could be a flush roof with the existing patio, possibly with a green roof which would be less visible if the trees are removed.

2. W11/0236 – 1 Castle Hill, Kenilworth
Convert existing house to four apartments.

The importance of this as an arts and crafts house in Kenilworth was expressed by Members. It was suggested that given the importance of the interior and that there is now a known architect, the status of the property should be raised to Grade II*.

Significant concern was expressed at the affect of the conversion on the interior and the loss of the integrity of the interior by the sub-division into four flats. It was felt that every effort should be made to maintain this property as a single dwelling. Whilst the restoration of the garden was to be welcome, this was not felt to be a priority over the maintenance of the property as a single dwelling.

It was felt that in terms of the effect of this proposal on the significance of the property, it was not acceptable and should be refused.

DATE OF NEXT MEETING: 31 March 2011

It was to be noted that at this meeting an update will be given on progress with the Local Plan.