

Mr. A. Mayes
6508 (Direct Line: 01926 456508)
amayes@warwickdc.gov.uk
AJM/SW

5th July 2002

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 5TH JULY 2002

PRESENT: Councillor W. Gifford, Councillor G. Darmody, Mr. L. Cave, Mr. J. Turner, Mr. M. Baxter, Mr. Darwin, Mrs. J. Illingworth, Mrs. R. Bennion.

APOLOGIES: Councillor Mrs. C. Hodgetts and Councillor Mrs. Edwards

The Chairman welcomed Mr. Darwin who will be representing the Georgian Group.

1. **Record of proceedings**

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

2. **Application Update**

As a new update of past applications was not available, it was agreed that this would be circulated at the next meeting.

Warwick Items

3. **W20020752 - Shire Hall, Market Place, Warwick**
Erection of one 30cm dish mounted on a pole

It was pointed out by the Conservation Officer that this was a limited response time application and therefore a decision had already been made. A photograph was circulated indicating that the dish would have no detrimental impact on the Shire Hall.

4. **W20020831 - 2 Stuart Close, Warwick**
Erection of a single storey side extension to replace the conservatory

This was considered acceptable.

5. **W20020745 - Totally Thai, 16 Market Place, Warwick**
Wooden painted fascia with individual plastic lettering

This was considered acceptable, with the exception that it was considered the fretwork above the fascia should be painted either red or gold.

6. **W20020776 - Rose and Crown Public House, Market Place, Warwick**
New extract to rear elevation

Some concern was expressed that the size of the extract required would be out of character with the building and also undesirable for neighbouring properties. It was pointed out that as a listed property in the Conservation Area, there were limitations in terms of restaurant usage and the provision of adequate extract facilities which may render the building unsuitable for this purpose. If an extract were to be provided it was suggested that this could be encased in brickwork as a chimney attached to the rear gable.

7. **W20020918 - Warwick Boat Club, 33 Mill Street, Warwick**
Relocation of 4 no. flood light columns and alteration of light fittings. Erection of 1 new floodlit type column.

Some concern was expressed at the intrusion of the light poles particularly when the trees are bare in the winter and the impact of the poles on views from Mill Street properties and the Castle. It was felt that the situation could be improved, particularly at night, by the provision of better down lighters to stop light spillage.

Kenilworth Items

8. **W20020825 - 37 High Street, Kenilworth**
Alteration and extension to flats

The restoration of the building was generally supported. Significant discussion took place as to the best form of window reinstatement for the building. It was felt that the small paned windows shown throughout the building were not necessarily appropriate for the whole property. It was felt that each individual period of the building should be treated separately. The Georgian core and the three storey house to the west should be restored with small paned windows. The Edwardian Convalescent Home building, however, it was considered would be better suited with larger paned sash windows possibly omitting glazing bars in the ground floor rear windows altogether. The french doors at first floor level were considered to be inappropriate. Concern was also expressed at the style of railing to be added to the balcony and the possible introduction of planters and tables and chairs onto the balcony which would be unsightly when

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

RECORD OF MEETING HELD ON 4TH JULY 2002

viewed from the church yard and Abbey Fields. It was therefore felt it may be better to discourage the use of the flat roof as a balcony. It was felt the windows in the new rear extension could also be simplified. It was suggested that the rear garages should be included within the proposal and therefore shown on the drawings being either improved or removed.

9. **W20020933 - 6A Upper Rosemary Hill, Kenilworth**
Conversion of loft space to form separate studio apartment

It was considered that the rear dormer extension was non-traditional and that the balcony would be visible from Upper Rosemary Hill and was completely out of keeping with the Conservation Area and therefore should not be approved.

Leamington Spa Items

10. **W20020757 - 7 Clemens Street, Leamington Spa**
Alterations to shopfront and rear elevations to form retail shop (A1) with flat above

It was felt that the existing front door with the arched head should be retained. It was also suggested that the window was too wide and a more sympathetic arrangement should be negotiated possibly with a moulded cornice above to continue the improvement to shopfront that has now made progress in Clemens Street. The double garage doors on the side elevation was considered inappropriate. It was felt that two single garage doors would be more appropriate as there is already one single garage door existing. Concern was expressed at the metal staircase running down into the side passage. It was felt that this should either be set behind a high wall with a gate within it or the internal staircase should be retained by accessing the flat from a double use front door arrangement. It was also suggested that the arch head window to the rear of the window should be retained rather than converted into a first floor door.

11. **W20020798 - Marks & Spencer, Bedford Street, Leamington Spa**
Replacement of existing 'collect by car signage; associated swan neck lighting and canopy

Concern was expressed at the use of a fixed canopy and swan neck lamps both of which are contrary to normal policy within the Leamington Town Centre. It was suggested that the existing doors could be recessed to make a shelter area within the building which could then be protected by a gate or external shutter at night time. It was pointed out that there are two external roller shutters over the rear doors of Marks & Spencer which do not have the benefit of planning permission.

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

RECORD OF MEETING HELD ON 4TH JULY 2002

12. **W20020845 - Craighaven, 4 Heath Terrace, Leamington Spa**
Erection of ground floor extensions to provide additional bedrooms, day room, bathroom and office

Whilst the approach to the extension was considered generally acceptable, some concern was expressed at the quality of the design. It was felt that some improvements could be made to the design to create more robust traditional buildings. It was pointed out that even a modern approach to the extensions could be acceptable in this location.

13. **W20020846 - Milverton Primary School, Greatheed Road, Leamington Spa**
Erection of 1 no. 27 x 21cm flatplate antenna and 1 no. 10 x 9cm flatplate antenna

This was considered acceptable.

14. **W20020855 & W20020870LB - Royal Priors, Parade, Leamington Spa**
Display of non-illuminated fascia sign and logo to Parade and Satchwell Walk entrance canopies; various non-illuminated signage to Park Street elevations and illuminated logos to Warwick Street and Satchwell Street entrances

These were considered not to be dignified or to have any association with Leamington Spa. It was considered that the Satchwell Walk entrance to the Royal Priors had been designed without a logo in the first instance and that any form of large logo as proposed would destroy this attractive modern building. It was felt the lettering was inappropriate to the Listed Buildings and also to all the other signage. It was considered very ugly and out of character with the Conservation Area. Significant support was expressed for the existing lettering on the various buildings and entrances.

15. **W20020857LB - Winstons Public House, 44-46 Clarendon Avenue, Leamington Spa**
Installation of new door with timber surround and projecting canopy, incorporating side and down lights and 2 no. extraction vent louvres to Clarendon Avenue elevation; installation of replacement new doors and windows to enlarged openings with timber surrounds and projecting canopies, incorporating side and down lights and 1 no. extraction vent louvre to Oxford Street elevation

Whilst it was felt there was a scope for improvement of the Oxford Street elevation, it was considered that the proposals still needed further refinement. The floor length glazed doors was considered inappropriate and difficult to construct in timber. It was suggested that the access door to the first floor could be incorporated into the timber doors surrounds. It was felt that low level glazing on the two glazed screens would soon be damaged and higher stall risers would be more appropriate. Concern was expressed at the introduction of projecting canopy with down lighters, which did not appear to be adequately detailed on the drawings.

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

RECORD OF MEETING HELD ON 4TH JULY 2002

16. **W20020873 - 45 Bath Street, Leamington Spa**
Display of an externally illuminated fascia sign

This was considered acceptable, subject to large scale detailing.

17. **W20020887 - Shalimar Restaurant, 31 Augusta Place, Leamington Spa**
Erection of conservatory to front entrance; removal of existing stepped entrance; partial demolition of front boundary wall/railings and creation of new access footpath; alteration and reinstatement of boundary wall railings

Councillor Gifford recorded a non-substantial non-pecuniary interest in the application but remained in the Chair as the meeting would be non quorate without his presence. He did not take part in the discussion.

It was generally felt that a glazed conservatory at the front of the building was inappropriate. Some discussion took place as to the introduction of a metal canopy if it were possible to detail this in accordance with traditional Leamington canopies. It was also suggested that possibly the canopy be omitted altogether and the two entrances be designed as individual architectural features, which may improve the blank wall at the ground floor of the building. Concern was expressed as to how the chair lifts would work over the staircases and still provide access for ambient people. Concern was also expressed as to why the sub-division into two restaurants did not require planning permission. It was suggested that a ramp could be introduced from the north end of the building where the pavement is higher avoiding the need for steps.

18. **W20020891LB - 14 Avenue Road, Leamington Spa**
Insertion of replacement door and window and construction of pitched roof to replace existing flat roof (north elevation)

This was considered acceptable subject to appropriate materials.

19. **W20020923 - 33 Warwick Street, Leamington Spa**
Extensions to existing offices

Concern was expressed at the introduction of a third storey to the rear wing which it was felt would obscure the rear elevation, in particular, the staircase windows. It was felt that the original proposal to extend the building was significantly more appropriate than the present proposals. Of most concern was the introduction of the third storey.

20. **W20020963 - 7-8 Euston Place, Leamington Spa**
Illuminated sign

Members supported the suggestion that no signage be permitted on the portico now or in the future.

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

RECORD OF MEETING HELD ON 4TH JULY 2002

21. **W20020936 - 48 Warwick Street, Leamington Spa**
New shopfront

This was considered acceptable subject to the shopfront being painted in an appropriate colour.

22. **W20020964 - 37A Campion Terrace, Leamington Spa**
Conversion of house into two flats

This was considered acceptable.

23. **W20020954 - 18 Dale Street, Leamington Spa**
Demolition of single storey rear extension, lowering of front garden and new retaining wall and new basement windows

It was considered that the existing policy adopted for this short terrace of houses should be continued, which would ensure the retention of the front gardens and not permit the basement area to be excavated in the way proposed. With exception of the works to the basement area and front garden, the other proposals were considered acceptable.

24. **W20020956 - 26 Leam Terrace, Leamington Spa**
Conversion of dwelling into six flats and extensions to rear

The rear extension was considered to be acceptable subject to detailing. The proposed dormer windows to both front and rear of the building was considered completely unacceptable as it was felt this would destroy the character of the villa. It was felt that the roofspace could not be converted without the introduction of large dormers, then this flat should be omitted.

25. **W20020913 - 28 Clarendon Avenue, Leamington Spa**
Removal of Condition 1 and 2 of pp W20011790

Retention of these conditions was supported as it was felt that this was an area of traditional walls and moulded copings and not railings and therefore the railings should be removed.

26. **W20020885 - 50 Warwick Street, Leamington Spa**
Change of use of part of premises fronting Bedford Street from Class A1 retailing and ancillary café restaurant to Class A3 (food and drink)

It was considered that if permission is granted it should have a restriction put on it restraining the A3 use to restaurant use and not public house use.

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

RECORD OF MEETING HELD ON 4TH JULY 2002

27. **W20020882 - Rear of South Terrace, Whitnash**
Erection of two dwellings

It was explained by the Conservation Officer that this area has been approved as Conservation Area, however, the application was submitted prior to the approval, however, the Planning Officer had requested comments. It was felt that these dwellings bore no relationship to Heathcote Road and that their design and detailing was inappropriate. It was felt that the area should either be retained as open space with the existing retaining wall or if considered appropriate for any form of development, very small scale terraced properties with no vehicular access could be provided similar to the existing South Terrace arrangement.

Date of next meeting

The next meeting will be held on Thursday 25th July 2002.