

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM
RECORD OF PROCEEDINGS HELD ON 8 MARCH 2007

**WARWICK DISTRICT TOWNS
CONSERVATION AREA ADVISORY FORUM**

PRESENT: Councillor Mrs C Hodgetts
Councillor R Smith
Mrs J Illingworth
Mr J Turner
Mr G Welsh
Mr M Sullivan
Mr L Cave
Mr M Baxter

APOLOGIES: Councillor W Gifford
Mr O Brock
Mrs R Benyon
Mr P Edwards

SUBSTITUTE MEMBERS: Mr G Welsh acted as substitute for Mrs R Benyon

A record of the previous meeting was accepted as a correct record.

Waste Management

Mr Cave raised the issues of how wheelie bins would be accommodated under the new Waste Management system in properties that had no garden and/or direct access to the rear, particularly listed buildings and buildings in conservation areas. Mr Mayes had spoken to Mrs Jackie Webb and pointed out that in situations where there was no accommodation for wheelie bins, a bag collection could still be accommodated and in certain areas of the town this may be more appropriate and each situation would be looked at according to its own merits. Advice would also possibly be sought from other Authorities successfully operating a wheelie bin system.

It was felt by Members that a dialogue should be kept open with Warwick District Council's Waste Management advisors, in particular in respect of buildings in conservations areas.

KENILWORTH ITEMS

1. **WO7/0245 The Gardens, Fieldgate House, Fieldgate Lane, Kenilworth**
Erection of pitched roof over workshop to replace flat roof

It was felt that the original design with a garden wall effect in front of the workshop was still the most appropriate way of treating this area. Concern was also expressed that at the shallow pitch shown; only artificial slate could be used whereas in a conservation area this should be natural slate. It was suggested that a shallow pitched metal roof could be hidden behind the parapet wall if it was felt there was a need to replace the flat roof.

2. **WO7/0277 9 School Lane, Kenilworth**
Extension of pitch roof over front entrance and rear terrace, front and rear glazing and use of ground floor as communal garden room (retrospective application)

(Mrs Illingworth asked for this item to be discussed from Part 2.) It was felt that the building presented an overbearing structure and that appropriate enforcement action should be taken in respect of this building.

3. **WO7/0300 14 Abbey Hill, Kenilworth**
Erection of ground floor and second floor rear extensions

It was felt that the back extension as second floor level was rather a towering feature which was inappropriate at the back of this type of house and that it may be possible to accommodate a smaller bathroom in the storeroom at the front of the building at this level. It was also felt the new parapet wall at the side of the garden room is very high, and may adversely affect the neighbouring property.

4. **WO7/0313 1-7 Abbey Court, Abbey End, Kenilworth**
Erection of single storey two and three storey building comprising of six shop unites and fourteen flats (after demolition of existing building)

This building is not in a conservation area, however, there would be some affect on the adjacent conservation area.

It was felt that the design was not particularly inspiring and that in many ways this was a lost opportunity. It was also considered unfortunate that the design did not relate to the larger 1960s building at the back which is not being redeveloped at this time; a more integrated approach could be achieved to the overall design of this area.

LEAMINGTON SPA ITEMS

1. **WO7/0210 10 Clarendon Avenue, Leamington Spa**
Change of use from Bridal wear retail (Class Use A1) to Hot Food Takeaway (Class Use A5)

Some concerns were expressed at the introduction of a take-away shop in this area which is currently a run of retail shops from the Parade to the White Horse Public House. Concerns were also expressed that there is living accommodation above the shops and there is a lack of parking near the shop. Suggested the terrace of shops could be put forward for listing as they do present a good 19th century terrace in this area.

2. **WO7/0211 Units SU1b, SU4, SU7b, SU8, SU9b and SU20 Livery Street/Regent Court, Leamington Spa**
Installation of new shop fronts to various units within Regent Court

These are in line with the agreed shop front design and it was felt that it was appropriate for the installations to be carried out and the shop fronts integrated into the scheme as a whole. It was pointed out that further information would be required concerning actual signage once the units were let.

3. **WO7/0228 8 Clarendon Crescent, Leamington Spa**
Erection of two parking spaces and shrub planting

After discussion it was felt that this could be intrusive into the conservation area and would affect a feature which currently enhances this part of the conservation area. Although

parking spaces would be provided, it would not remove cars from the road as it was pointed out that a resident's parking scheme had been suggested for this area, and had subsequently been dropped. Generally therefore it was felt that it would not improve or enhance this part of the conservation area.

4. **WO7/0263 York Corner, 21 Adelaide Road, Leamington Spa**
Erection of single storey extension to rear garage (resubmission of WO6/1142)

The CAAF agreed that their comments for the previous application should be carried forward addressing their concern at the structure which does not improve or enhance the conservation area and should be refused.

5. **WO7/0287 The Pig and Fiddle Public House, 45 High Street, Leamington Spa**
Alterations to front elevation and internal alterations to first and second floor and to outbuildings

The main concern was the detailing of the new opening windows to the front elevation which it was felt could be inappropriate as it involved alterations to existing doors in the Victorian frontage. It was suggested that just opening the doors may be equally appropriate.

6. **WO7/0291 3a Swan Street, Leamington Spa**
Erection of 7 dwellings after demolition of existing building

It was felt that this constituted overdevelopment on this small site with significant overlooking from each flat. Flats and bedrooms had very poor outlooks, the courtyard was particularly small with very small yard areas adjacent to certain bedrooms. The bin store, as shown, is very small and there is no parking. It was also felt that this would not be possible under the Housing Moratorium.

7. **WO7/0298 35 Oxford Street, Leamington Spa**
Erection of a three storey office building

It was felt that the design had no bearing on Leamington Spa at all. Although Members felt a contemporary building could be inserted in this location, it was felt that the pattern of windows, roof detailing and height and use of materials were not sympathetic to the Leamington Spa conservation area. It was felt that a building similar in scale and proportion to the 19th century building to the south of the site would be more appropriate in this location.

8. **WO7/0320 10 Percy Terrace, Leamington Spa**
Erection of front and rear light well for a cellar conversion

Concerns were expressed that a habitable room was being created at the front and that the light well as shown on the drawings would not meet building regulation approval and therefore a large light well may be required at the end of the day. The light well has already been constructed, in the photograph is shown as larger than that on the drawing, which also raised some cause for concern. It was also pointed out that there were inconsistencies on the drawing indicating that the railings were to be around the light well rather than at the back of pavement which again would be inappropriate. If permitted, it was accepted that this would set a precedent for Percy Terrace, therefore, should be kept as narrow as possible with a horizontal grill over the top, if protection is needed.

- 9.4 **WO7/0341 Corner of Holly Street/Vincent Street at rear of 18 Lansdowne Circus, Leamington Spa**
Reconstruction of former Coach House and two garages to form a new dwelling (Amendment of WO4/2079)

This was generally felt to be acceptable as an alternative design for this location.

WARWICK ITEMS

1. **WO7/0223/241LB 25 Mill Street, Warwick**
Erection of conservatory and shower room, lantern light over kitchen and replacement garaging, oriel window to bedroom 3, replace tile hanging and mock timber framing and installation of window in south gable

Generally it was felt that the extensions and alterations to the rear elevation were appropriate for the building with the exception of the new shower room created at first floor level which would obliterate the lateral stack which is a prominent feature on the rear elevation of the 18th Century part of the house. It was therefore felt that that extension should be omitted. In terms of the garage, it was felt that this could be appropriate as the scale would be similar to the Boat Club Pavilion which it is very close to, however, use of timber cladding and hipped ends to the roof were felt to be not a Warwickshire detail and a gable ended building would be more appropriate using more appropriate material for the actual structure.

2. **WO7/0231LB Priory House, Priory Park, Cape Road, The Cape, Warwick**
Painting of rendered area, porch, windows and surrounds

This was generally felt to be acceptable subject to the paintwork colours being checked and being considered appropriate.

3. **WO7/0327 22 Coten End, Warwick**
Mixed development (two storey) comprising ground floor retail and first floor residential (10 number flats)

This proposal is not in the conservation area but affects the setting of the conservation area. Generally the use of a two storey approach with shops at ground floor was welcomed as this appeared to be less intensive than the previous schemes for the site. Some concerns however, were expressed at the amount of car parking at the front of the development which pushed the shops to the back of the site and in fact, one shop would be hidden behind the existing buildings fronting onto Emscote Road. It was therefore suggested that the scheme should be reconsidered in terms of bringing forward the shops and possibly providing parking to the rear.