

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 11th April 2024
14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford (Chair)
Cllr Judith Falp (Vice-Chair)

Mr Gordon Cain (RICS)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Mr Angus Kaye (The Victorian Society)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Ms Susan Rasmussen (The Leamington Society)
Ms Gill Smith (Warwick Society)
Mr Mark Sullivan (RTPI)

Ms Jane Catterall (WDC)

Apologies:

Mr Robert Dawson (WDC)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting** (7 March 2024)

Agreed.

4. **Planning Committee Agenda**

It was agreed that CAF would send a representative to speak on Application W/23/1775 – 24 Kenilworth Road as this is recommended for approval however CAF previously raised an objection to the application in January 2024.

It was noted that Application W/23/0841 – Woodloes Farm was not discussed at CAF but would have made an interesting case to consider as it concerns a Grade II*-listed Farmhouse. The Forum was encouraged to propose any cases that could form important conservation discussion topics, regardless of if the application's location fell outside the remit of the representative's specific amenity group.

5. **Planning Applications**

5.1 W/24/0380 – Removal of an existing carport and replacement with single storey side extension to form a new entrance porch, rendering of external elevations, installation of rooflights, pillar to front boundary and associated external landscaping – Joncaro, 33A Avenue Road, Leamington Spa, CV31 3PG

The Forum agreed that the existing car port was not a positive element within the Conservation Area nor within the setting of the neighbouring listed buildings, and as such, the proposal would be an improvement to the existing.

It was considered however that the design of the proposal would not reflect the grammar of the street, with the pitch exacerbating the increase in prominence of the side extension which is intended to be much closer to the street scene. It was agreed that a hip would be less intrusive, reducing the visual impact of the side element whilst also reflecting the roof form of the principal building. The proposed roof covering was also considered to be unclear, as it was labelled as tiles, with it being recommended that natural slate should be explicitly stated to ensure that the materials are sympathetic to the conservation area.

Overall, provided the recommended design elements were implemented, the Forum would have no reason to object to this proposal.

5.2 W/24/0291 – Replacement of 2no. double glazed timber framed windows with UPVC double glazed windows (Retrospective Application) – 11 Castle Gate Mews, St Nicholas Church Street, Warwick, CV34 4JD

The Forum strongly opposes this application and would urge Officers to refuse the application on conservation grounds. As a retrospective application, the proposed windows are currently in situ therefore the harm can be appropriately assessed. Whilst the application site is not a historic building, it sits in a prominent position within the conservation area as well as being in the setting of neighbouring listed buildings. The windows have altered in form from a more traditional three light fenestration comprising of a central fixed light and two side hung casements of equal width, to a modern style split window comprising a large side hung casement to one side and a smaller top hung casement and fixed light to the other. This form isolates the ground floor flat from the wider building, as well as undermining the intended character of the entire Mews.

It was also considered by the forum that the use of uPVC not only results in visual harm but also requires the use of unsustainable material, with timber being both repairable and having a lower environmental impact, therefore having wider benefits beyond visual quality. Overall, it was considered that this has the potential to set a harmful precedent for the wider conservation area and the district as a whole, not just in terms of poor design and inappropriate material but also in encouraging works to be undertaken without permission and to be applied for retrospectively. Finally, the Forum also noted that should this application be refused, it would be important for the Enforcement Team to ensure reinstatement within a timely manner.

6.0 **Any Other Business**

The proposed alterations to the Conservation Area Advisory Forum were discussed and considered appropriate overall. It was suggested however that wording regarding the "removal of unresponsive groups" could be altered to "defunct groups" to allow the potential for societies to easily attend if a representative became available.

The potential to hold occasional meetings in-person was welcomed, with the expressed desire to hold one within the next 6 months supported.

Date of next meeting: 16th May 2024

Enquiries about the minutes please contact:

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