

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 11th August 2022

14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford
Cllr George Illingworth

Dr Christine Hodgetts (Warwickshire Gardens Trust)
Ms Cathy Kimberley (CPRE)
Ms Gill Smith (Warwick Society)
Mr Angus Kaye (The Victorian Society)

Mr Robert Dawson (WDC)
Ms Jane Catterall (WDC)

Apologies:
Mr Richard Ward (RIBA)
Mr James Mackay (20th Century Society)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting** (14 July 2022)

Were agreed.

4. **Planning Committee Agenda**

No comment.

5. **Planning Applications**

5.1 W/22/1155 – Proposed replacement dwelling and annex – Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR

CAF were in agreement that the current building was of no architectural or historical value and that a mindful replacement dwelling could offer an opportunity for improvement on the existing, for this site which sits on the edge of the conservation area.

Representatives voiced disappointment at the lack of originality in design, noting that rather than embracing the opportunity for an exciting modern scheme, the building has fallen into a generic pastiche of a Georgian-style dolls house. It was noted that there was an inconsistency to the sides and rear of the house, with the building appearing disjointed due to the terraces and separate sections reminiscent of an over-extended hotel rather than a new, purpose-built dwelling. That being said, it was acknowledged that a disagreement in taste does not mean that this is an unsuitable proposal.

Overall, the consensus was that an opportunity was missed in regards to the design of this new dwelling but that the impact on the conservation area would be neutral.

5.2 W/22/1141 – Demolition of existing bungalow with garage and construction of replacement dwelling with detached garage – Little Fieldgate, 55 Fieldgate Lane, Kenilworth, CV8 1BT

This design is a resubmission of a previous proposal which was opposed by CAF at the April 2021 forum. Mr R Dawson informed the committee that the previous submission has been appealed and was currently under review by the Planning Inspectorate with a decision expected imminently.

In regards to this submission, CAF representatives expressed confusion at the fenestration which was felt to be very strange, presenting unbalanced elevations which could benefit from simplification. It was recognised, however, that the overall bulk and mass of the dwelling had been reduced from the previous submission, with fenestration to the North Elevation which faces the adjacent listed building heavily restrained, though it was acknowledged that overall this elevation would also primarily be obscured by foliage and fencing.

Attention was drawn to the tall chimney stack to the rear which was felt to be an odd feature and is set to expel any fumes in line with the upper dormers. It was felt the necessity of this feature overall should be reviewed. CAF representatives also disagreed with the submitted Design and Access Statement that the design successfully navigated the sloping site as it is required to descend steps to enter the dwelling and the windows to the front elevation sit at knee-level on the exterior face. The periods of blankness to the elevations and strange placement of fenestration has resulted in an utilitarian design which is somewhat unattractive but due to the low ridge level, it was acknowledged that the overall impact upon the conservation area was diminished from the previous submission.

Overall, CAF could see some benefits to the alteration but were not enamoured with the final proposal, which has resulted in a structure which has responded to the previous design criticisms but in an incohesive and uninspired manner.

6. **Any Other Business**

The Chair informed CAF that Ms R Bennion of the Leamington Society has decided to step down from the forum due to the virtual meeting format. Mr R Dawson agreed to reach out to Ms R Bennion regarding any technical assistance in attending the meetings, whilst also reviewing the potential options for some in-person meetings. As reflected in the minutes of the last meeting, it was agreed that virtual meetings were functioning well and no issues were raised, although some representatives did wish to have in-person meetings occasionally.

Mr R Dawson explained that maximum attendance would be needed at in-person meetings to justify the extra time and resource this requires from officers to facilitate meetings.

Ms J Catterall informed members that an updated design regarding W/22/0463 - Land adjacent, 9 Clarendon Place, Leamington Spa, CV32 5QL was due shortly and this would be presented to CAF when formally submitted.

A CAF member proposed Application W/22/1174/LB - 42 High Street, Warwick, CV34 4AX for discussion at the next meeting.

Finally, Ms J Catterall informed members of the 'Buildings At Risk' Project launched by West Midlands Historic Building Trust; an online app has been designed which allows for survey recording of Grade II-listed buildings within the Warwick District and wider West Midlands. A link to this would be circulated to the members for further consideration should they wish to be involved independently.

Date of next meeting: 8th September 2022

Enquiries about the minutes please contact:

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