

## MINUTES OF MEETING

### Warwick District Conservation Advisory Forum

Thursday 11<sup>th</sup> July 2019

14:30 – Room 2.37 - Riverside House, Milverton Hill  
Royal Leamington Spa, CV32 5HZ

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#### Attendees:

Cllr Sidney Syson (Chair)  
Mr G Cain (RICS)  
Mr A Kaye (The Victorian Society)  
Ms C Kimberley (CPRE)  
Mr J Mackay (Warwick Society and 20<sup>th</sup> Century Society)  
Mr R Dawson (WDC)

#### Apologies:

Cllr Sukhi Sanghera (Vice-Chair)  
Mrs R Bennion (CLARA)  
Mrs P Cain (Kenilworth Society)  
Mr P Edwards (Leamington Society)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Mr M Sullivan (Royal Town Planning Institute)  
Mr R Ward (RIBA)

### Agenda

#### 1. Emergency Procedure

At the commencement of the meeting the emergency procedure for the building was announced

#### 2. Substitutes and New Members

No substitutes. Mr J Mackay proposed Ms Gill Smith as a new CAF member and representative of the Warwick Society. Mr J Mackay is to retain his position on CAF as representative of the 20<sup>th</sup> Century Society. This was agreed with by the rest of the Forum.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

Were agreed.

5. **Planning Committee Agenda**

No comment.

6. **Pre-application presentation**

Presentation by Erica Helmetag from Corstorphine + Wright and their client, Mr Paul Phillips, for proposals at former King's High School site, Warwick.

CAF would like to thank Ms Helmetag and Mr Phillips for attending the Forum and presenting proposals for the redevelopment of King's High in Warwick.

Whilst CAF is pleased that the proposal uses brickwork throughout the development, members were concerned that there is a lack of sympathy in relation to the elevation treatment proposed which is considered out of context with the area's prevailing character.

The Forum felt that the proposed corner building adjacent to Priory Road car park appears too industrial in character compared with the neighbouring former school. The design and massing proposed were considered at odds with the character and appearance of the Conservation Area. Members also raised concern in relation to the scale and massing proposed for development on the Butts.

The Forum looks forward to seeing more sympathetic architectural elevation treatments that better reflects Warwick's townscape and character on submission of the application.

7. **Planning Applications**

7.1 W/19/0913 | Erection of a single storey rear extension, first floor rear extension, replacement garage and alterations to front boundary wall including new gates | 67 Lillington Road, Leamington Spa, CV32 6LF

Whilst CAF does not object to works proposed to the rear elevation, which has already been compromised with ad-hoc extensions and nearby development, the Forum felt that the boundary treatment proposed was out of context with the street scene and recommends that a lower wall and railings be proposed.

In addition, it was felt that the garage was out of proportion in terms of size and massing and recommends that this be reduced in size or set further back to mitigate overall impact.

7.2 W/19/0933 | Full Planning Application - 150 Dwellings (Class C3); New Vehicular Access from Birmingham Road; New Temporary Vehicular Access for Sales and Construction from Birmingham Road; & Associated Works | Land On The North Side Of, Birmingham Road, Hatton

CAF is pleased that a substantial buffer zone is proposed to the east of the development, with a large community green space in the centre.

The Forum did however raise concern in relation to the mock-Tudor design proposed, particularly on the Birmingham Road elevation, which is considered out of context and at odds with the late Victorian architecture of Hatton Park and the dwellings opposite. CAF therefore recommends that the design be reconsidered to reflect this context.

In addition, it was felt that the development should be set further back from Birmingham Road and that more green space be proposed to create a buffer on the southern boundary to mitigate the impact of surface roads.

7.3 W/19/0697 & W/19/0698/LB | Application for installation of a tree house, pergola, replacement boundary fence and new fencing to the northern end of the garden (retrospective)| 36 High Street, Kenilworth, CV8 1LZ

CAF considers the partially retrospective scheme harmful to the setting of the listed building, which forms part of the building's special architectural and historic interest.

The garden of the former Vicarage forms an important characteristic which has remained relatively intact since the eighteenth-century. CAF considers the treehouse, hard standing, BBQ, pergola and rear fence proposed inappropriate and overbearing. The cumulative impact of these structures damages the setting of the listed building and sets an unwanted precedent for the Conservation Area.

CAF also expressed its disappointment that the application is partially retrospective and that no consultation took place with the Conservation Officer or WDC Planning department.

8. **Any Other Business**

None.

**Date of next meeting:** 8<sup>th</sup> August 2019

**Enquiries about the agenda please contact: Robert Dawson (Principal Conservation Officer)**

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