

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 2nd November 2017
2.30 PM – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Attendance:

Councillor Mrs Patricia Cain (Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Mr Angus Kaye (The Victorian Society)
Mr J Mackay (Warwick Society)
Ms C Kimberley (CPRE)
Mr R Ward (RIBA)
Mr G Cain (RICS)
Mr N. Corbett (WDC)
Mr R. Beckett (WDC)
Mr R. Dawson (WDC)

Apologies:

CLlr Cllr Caroline Evetts (Vice Chair)
Dr C Hodgetts (Warwickshire Gardens Trust)

1. **Emergency Procedure**

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

2. **Substitutes and New Members**

There were none.

3. **Declarations of Interest**

There were none.

4. **Minutes of Last Meeting**

Were agreed.

5. Visits

5.1 There were none.

6. Pre-Application Presentation

A presentation was given by Roger Beckett to outline the work he will be doing to establish a new Canal Conservation Area across Warwick District Council. This work and Roger's appointment were welcomed by members of CAF.

7. Planning Applications

7.1 *W/17/1614 | Demolition of the existing scrapyards & Simclick flooring and erection of a four-storey building comprising residential student accommodation with associated amenity facility, parking and landscaping (amended scheme following the withdrawal of application no. W17/0118) | 19-21 Wise Street, Leamington Spa, CV31 3AP*

7.2 CAF Observations:

The size and massing of the development is considered to be excessive and over-dominant. A more positive relationship is needed between the new development and the canal towpath, possibly including setting the building back to create public space fronting the canal, and it is recommended that a public route be provided through the site to the canal. Concerns were raised about the over-concentration of student accommodation within a small area.

7.3 *W/17/1830 | Demolition of existing social club and erection of a three storey building to include 3 HMO cluster flats to create 19 bedrooms for occupation as student accommodation. | Priors Club, Tower Street, Leamington Spa, CV31 2DR*

7.4 CAF Observations:

CAF commends the revised scheme, which is now of a reduced size and has a positive relationship with the canal and the adjacent Conservation Area.

7.5 *W/17/1822 | Proposed refurbishment of former Co-Op building. Retail use at ground floor retained. Second floor (formerly storage and officer ancillary to retail use) to be converted to 2 no 6 bedroom flats. Elevational modifications to fenestration. | 52-60 Warwick Street, Leamington Spa, CV32 5JP*

7.6 CAF Observations:

The existing a-symmetrical building is an interesting example of its type and it should be preserved or enhanced and adapted in a sympathetic way. There are other ways of adding new windows to accommodate the proposed new use and these should be researched / explored in a way that is informed by a detailed understanding of the existing building. A better contextual analysis is also needed with sketches of the wider streetscene.

7.7 *W/17/1695/LB | Change of use of upper floors to 10 residential apartments, including demolition of rear & side extensions, re-build side extension & rear wall, repairs to external fabric, re-roof pitch roof, alterations to rear roof, infill of void adjacent to rear mezzanine levels, internal alterations, replacing rear windows*

and dormers, inserting rooflights and associated external works. | Victoria Colonnade, Leamington Spa, CV31 3AA

7.8 CAF Observations:

7.9 CAF welcomes the restoration of the main part of the building but recommends the extensions to the side and rear be redesigned to retain the existing ballroom.

7.10 *W/17/1886/LB | Single storey rear extension and internal alterations | 18 Bridge End, Warwick, CV34 6PB*

The proposed extension is supported in principle to tidy up the rear elevation. It was noted that the rear elevation may be visible from Warwick Castle and the wider Conservation Area, and concern was raised about the bi-fold doors and the large roof lantern, which is disproportionate in size, and might impinge upon wider views. It is recommended that the lantern be reduced in size and be flatter (or flush to the roofslope), and be positioned closer to the building, and be screened with a small parapet wall.

8. **Any Other Business**

Members of CAF welcomed the appointment of Robert Dawson as the new Assistant Conservation Officer.

Members of CAF raised a concern that the new maze and associated structures erected in the Princess Diana Rose Garden at Warwick Castle do not appear to have the benefit of planning permission and recommended this be investigated by WDC officers.

Date of next meeting:

30th November 2017

Enquiries about the agenda please contact Nick Corbett or Rob Dawson
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