

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 8th August 2019

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

Attendees:

Cllr Sidney Syson (Chair)
Cllr Sukhi Sanghera (Vice-Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Mr A Kaye (The Victorian Society)
Ms C Kimberley (CPRE)
Mr J Mackay (20th Century Society)
Ms G Smith (Warwick Society)
Mr R Ward (RIBA)
Mr R Dawson (WDC)
Mr G Fisher (WDC)

Apologies:

Mr G Cain (RICS)
Mrs P Cain (Kenilworth Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Mr M Sullivan (Royal Town Planning Institute)

Agenda

1. Emergency Procedure

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

2. Substitutes and New Members

Ms Gill Smith was introduced as the Forum's new representative of the Warwick Society. Mr J Mackay is to retain his position on CAF as a representative of the 20th Century Society.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

The Forum requested that CAF's response in the minutes of the last meeting for item 6 (pre-application proposals for the King's High School) include comments that queried whether the historic character of Landor House would be suitably retained and preserved. The proposals presented involve the conversion of Landor House into a single dwelling and particular concern was raised whether the original plan form and main entrance would be retained in the conversion.

5. **Planning Committee Agenda**

No comment.

6. **Planning Applications**

- 6.1 W/19/1012 & W/19/1013/LB | Proposed two storey rear extension and single storey rear extension with glazed roof and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and en suite | 33B Clarendon Square, Leamington Spa, CV32 5QY

CAF objected to the scheme proposed and raised considerable concern.

The Forum feels that the design of the proposed extension would be at odds with the special architectural and historical interest of the listed building and surrounding conservation area.

The extensions fail to remain subservient to the existing building and are considered out of scale and disproportionate. In addition, the scheme if approved would set a damaging and unwanted precedent for development on the rear elevation of Clarendon Square.

Materials proposed were also considered unsympathetic and inappropriate.

CAF therefore strongly recommends that the scheme be refused.

- 6.2 W/19/1126 & W/19/1127/LB | Re-instatement of historic openings; erection of entrance gates | West Watchbury, 8 & 10 High Street, Barford, Warwick, CV35 8BU

No objection was raised by CAF, subject to the gate being painted in an appropriate colour and finish.

- 6.3 W/19/1065 & W/19/1066/LB | Proposed Rear Extension Pre-instate portico and railings to front. Create light well to lower ground floor room. Reinstate sash windows | 44 Grove Street, Leamington Spa, CV32 5AJ

CAF did not object to work proposed on the front elevation, subject to works being carried out in accordance with the recommendations of the Conservation Officer. The Forum highlighted the need for satisfactory large scale details to guarantee the quality of workmanship.

The Forum did however raise strong concern in relation to works proposed to the rear elevation. The new 3 storey extension was considered harmful to the heritage asset's special architectural and historical interest and Grove St's group value, as it goes beyond the existing roof ridge height and is likely visible from the front elevation on Grove St.

The 3 storey extension combined with large single storey extension, which occupies a significant footprint of the existing courtyard, was considered overdevelopment and at odds with the listed building's original setting.

CAF therefore recommends that this application either be refused or recommends that a more sympathetic scheme comes forward

8. Any Other Business

The Forum thanked Mr Gary Fisher, Development Manager, for attending CAF. Members of CAF also look forward to meeting Mr Dave Barber, Head of Development Services, who will be hosting the next meeting on 5th September.

Date of next meeting: 5th September 2019

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

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