

## **WARWICK DISTRICT CONSERVATION ADVISORY FORUM**

### **MINUTES OF THE CONSERVATION ADVISORY FORUM HELD ON 3<sup>rd</sup> December 2015**

#### **1: PRESENT:**

Cllr R. Edgington, Chair (WDC)  
Mr M Baxter (The Victorian Society)  
Mr J Mackay (The Warwick Society) present for part of meeting  
Mrs Ruth Bennion (CLARA)  
Mr R Ward (RIBA)  
Mr A Pitts (The Twentieth Century Society)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Mrs Kimberley (CPRE)  
Mr P. Edwards, Leamington Society  
Mr M. Sullivan (RTPI)  
Mrs Tracy Darke (WDC) present for part of meeting  
Mr N Corbett (WDC)

#### **2: APOLOGIES**

Cllr Mrs P. Cain (WDC)  
Cllr. G. Cain (Kenilworth Society)

#### **3: RECORD OF PROCEEDINGS/MINUTES:**

The minutes of the previous meeting were accepted as a correct record.

#### **4: DECLARATIONS OF INTEREST**

Mr James Mackay declared he knew the owner of the premises at Trinity Mews, Priory Road, Warwick

Cllr Richard Edgington declared he had chaired a town council planning meeting that considered the application at Trinity Mews, Priory Road, Warwick

Mr Archie Pitts declared he knew the pre-application applicants who would be presenting the scheme for 158 Windsor Street, Leamington

#### **5: NOTIFICATION OF PLANNING COMMITTEE AGENDA**

The various items going to planning committee were noted, and it was agreed that Dr. Christine Hodgetts would represent CAF at planning committee with regard to the following planning applications:

W/15/1294, land at Wasperton Lane, Barford  
W/15/1697, 6 Jury Street, Warwick

## **6: VISITS:**

None

## **7: PRE APPLICATION**

A presentation from Charlie Luxton Design about proposals for a contemporary replacement dwelling at 158 Windsor Street, Leamington, which is within the Royal Leamington Spa Conservation Area.

(Note: The presentation was given by Mary Paterson and Adrian Gains, the clients of Charlie Luxton Design).

### CAF RESPONSE

It was considered helpful to hear the thought process followed in developing the scheme. The unresolved design issues were considered to include height given the proposed scheme appeared tall in comparison with neighbouring buildings; the proposed cladding materials, with questions being raised about their appearance, durability, and appropriateness in the conservation area; the role of the atrium and how the passive house objectives will be realised; the appropriateness of the landscaping within the atrium and upon the roof terrace; and the design of the frontage, including the difficulty of creating an active frontage whilst accommodating a large garage door. Overall, it was considered that introducing a design with materials so different to those that define the Leamington Conservation Area might set a precedent harmful to the appearance of the Conservation Area.

## **8: PLANNING APPLICATIONS**

W/15/1816/LB Trinity Mews, Priory Road, Warwick CV34 4NA  
Change of Use from existing office accommodation to a military museum-  
replacement staircase from ground to first floor, demolition of modern  
partition walls, formation of openings through masonry walls, formation of  
new entrance through archway, closure of an existing door to the rear  
elevation.

### CAF RESPONSE

The application was supported as an appropriate new use for this listed building.

W/15/1716 Priors Club, Tower Street, Leamington Spa CV31 2DR  
Demolition of existing social club and erection of a four storey building to  
include 7 HMO cluster flats to create 36 bedrooms

#### CAF RESPONSE

The principle of this development was questioned, as the provision of such high density HMO living may have a negative effect upon the character and appearance of the conservation area.

The scale, massing, and detailed design of the proposed scheme was considered to be harmful to the appearance of the conservation area, and specifically to the setting of the Grand Union Canal, and the setting and amenity of the neighbouring stucco terrace, which has a fine frontage and flank wall elevation.

It was recommended that a mixed housing scheme, of a reduced scale, with a more contextual design, would be more appropriate.

(It was noted that unauthorised windows may have been installed to the rear of the neighbouring stucco property).

W/15/1704 Haseley Manor, Birmingham Road, Hatton, Warwick CV35 7LU  
Conversion of Haseley manor to 13 apartments , demolition of Saxon  
House and Rossmore House and erection of 10 dwellings with associated  
parking, landscaping, access and tennis court.

#### CAF RESPONSE

The sensitive restoration this listed Victorian mansion is welcomed together with the removal of the late twentieth century buildings which harm its setting. The design of the proposed new buildings was generally commended. However, it was felt that further improvement is required in relation to the design of the garaging, to create a more convincing arrangement that reflects a stable block and yard, potentially to include some residential use over the garages.

The proposed new houses labelled 02 and 03 were objected to, because they are located forward of the building line of the listed mansion, and furthermore they present their backs to the frontage.

W/15/1768/LB Whitley Elm Cottages, Case Lane, Rowington, Warwick  
CV35 7JE

Proposed extension to the Southern elevation, installation of new doors and windows, replacement of existing roof lights, installation of stainless steel flue, reconstruction of the North and South West sections of wall and alterations to parking.

It was considered that French casement windows are not appropriate on a converted listed agricultural building or stable block, and as such they should be resisted together with the incongruous domestic garden fences that have been erected.

### **Any Other Business**

A number of potential enforcement cases were highlighted including Victoria Terrace; the Lloyds Bank premises, Parade; and Sainsburys' Local, all in Leamington Spa.

#### Post Meeting Note:

Please note that potential enforcement cases should be reported directly by the complainant to the Planning Enforcement Manager at the following email address: [Planning.Enforcement@warwickdc.gov.uk](mailto:Planning.Enforcement@warwickdc.gov.uk)

9. **Date of next meeting**  
Thursday 28 January 2016.

**General Enquiries: Please contact Committee Services**

**Telephone: 01926 412656**

**E-Mail: [committee@warwickdc.gov.uk](mailto:committee@warwickdc.gov.uk)**

**Enquiries about specific agenda items: Please contact Nick Corbett**

**Telephone: 01926 456545**

**Email: [Nick.Corbett@warwickdc.gov.uk](mailto:Nick.Corbett@warwickdc.gov.uk)**

**Please note that the majority of the meetings are held on the first floor of the Town Hall. If you feel that this may restrict you attending this meeting, please telephone (01926) 456508 prior to the meeting, so that we can assist you and make any necessary arrangements to help you to attend the meeting.**