

WARWICK DISTRICT CONSERVATION ADVISORY FORUM

MINUTES OF THE CONSERVATION ADVISORY FORUM HELD ON 28th January 2016

1: PRESENT:

Cllr G. Cain, Chair (WDC) (Substitute for Cllr Mrs P. Cain)
Mr M. Baxter (The Victorian Society)
Mr J. Mackay (The Warwick Society)
Mrs R. Bennion (CLARA)
Mr R. Ward (RIBA)
Mr A. Pitts (The Twentieth Century Society)
Dr C. Hodgetts (Warwickshire Gardens Trust)
Mrs C. Kimberley (CPRE)
Mr P. Edwards, (Leamington Society)

2: APOLOGIES

Cllr Mrs P. Cain (WDC)
Cllr R. Edgington
Mr M. Sullivan (RTPI)

3: RECORD OF PROCEEDINGS/MINUTES:

It was noted that there had been a problem in circulating the minutes of the last meeting. The minutes of the previous meeting were circulated by hard copy and were accepted as a correct record.

4: DECLARATIONS OF INTEREST

Mr. Archie Pitts declared that the owner of the building adjacent the property at 13 Newbold Terrace is known to the Leamington Society and had sought their views on the proposed redevelopment.

5: NOTIFICATION OF PLANNING COMMITTEE AGENDA

The various items going to planning committee were noted.

6: VISITS:

None

7: PRE APPLICATION

None.

8: PLANNING APPLICATIONS

8.1: W/15/2180 - 18 Augusta Place, Leamington Spa, CV32 5E

Proposed demolition of single storey annex building to the rear of 18 Augusta Place. Construction of two storey part flat and part pitched roof building creating four self-contained one bedroom flats.

CAF Response

The inclusion of four apartments was considered to be overdevelopment within this physically constrained site, which might also result in parking difficulties. The proposed design of the new development was considered to have a poor visual relationship with the adjacent historic building and as such it would not preserve the appearance of the Conservation Area.

8.2: W/15/2169 - The Castle Pavilion, Castle Road, Kenilworth CV8 1NG
Proposed refurbishment of existing building to form dwelling.

CAF Response

It was considered that the Planning Inspector who dismissed the recent appeal for the conversion of this pavilion to residential use (Appeal Ref: APP/T3725/W/15/3032611) clearly thought the introduction of a residence would be harmful to the setting of heritage assets of the highest significance, including the adjacent Kenilworth Castle Scheduled Ancient Monument, the Grade II* Registered Park and Garden, and the Kenilworth Conservation Area, as well as the rural character of the Green Belt. CAF concur with the Inspector's decision. It was considered that the relatively minor alterations to reduce and screen the curtilage of the proposed dwelling would not mitigate the harm caused by the change of use.

8.3: W/15/2154 - Unit 1, Moss Street, Leamington Spa, CV31 2DA
Demolition of existing commercial buildings and Erection of a 47 bedroomed House in Multiple Occupation (HMO).

CAF Response

It was considered that the extended scheme would result in overdevelopment of the site, with inadequate car parking provision, and that the design of the elevations is overly repetitive and poorly detailed.

8.4: W/15/2118 - 3 George Street, Leamington Spa, CV31 1ET
Conversion of existing retail unit to 6 No flats with associated extensions.

CAF Response

The previously approved scheme for this site, (designed by the Hitchman Stone Partnership), was supported as a well-designed proposal that would respect the setting of neighbouring listed buildings and the character and appearance of the Conservation Area. The revised scheme, however, is objected to because it does not respect the height, building lines, or pattern of fenestration upon adjacent listed buildings. The new scheme also includes poorly proportioned shop-front

windows, and proposes a retail use which is considered to be inappropriate and unviable in this location. It was also noted that inadequate consideration has been given to the design of the rear elevations facing an historic route and listed buildings on Satchwell Place.

8.5: W/16/0019/LB - 1 Castle Hill, Kenilworth, CV8 1NB
Conversion of existing house into 2 apartments.

CAF Response

The conclusions of the Planning Inspector who dismissed a recent appeal to subdivide this listed building (Appeal Ref: APP/T3725/A/12/2183667, APP/T3725/E/12/2183686, APP/T3725/A/12/2185335), were supported by CAF and it is recommended that the house and garden should not be subdivided, but should remain in their optimum use as a single family dwelling house set within a locally listed historic park and garden.

9: ADDITIONAL ITEM

W/16/0031 | Demolition of existing house and erection of a residential block containing 9 apartments. | 13 Newbold Terrace, Leamington Spa, CV32 4EG
Newbold Terrace

CAF Response

The proposed development was objected to because of its poor relationship, in terms of design, scale, and massing, with the neighbouring historic villas along Newbold Terrace. It was considered that the new development is positioned too close to 14 Newbold Terrace, i.e. it is significantly closer than the gap that exists between the other villas in the group of four. The proposed development was also considered to have a poor relationship with the street-scene due to a solid garden wall and access to bin-stores facing the pavement, whereas railings define neighbouring frontages.

10: DATE OF NEXT MEETING

Thursday 25 February 2016.

Any Other Business

None.

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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.