

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 3rd September 2020
14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth

Ms R Bennion (CLARA)
Ms C Kimberley (CPRE)
Dr C Hodgetts (Warwickshire Gardens Trust)
Ms G Smith (Warwick Society)
Mr R Ward (RIBA)
Mr G Cain (RICS)

Miss Z Herbert (WDC)

Apologies:

Mr M Sullivan (Royal Town Planning Institute)
Mr J Mackay (20th Century Society)
Mr A Kaye (The Victorian Society)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting**

Were agreed.

4. **Planning Committee Agenda**

CAF made no comment.

5. **Pre-application presentation**

Aida Mateo Blanco, architect at Rickett Architects, gave a presentation on their scheme at 62 Brandon Parade in Leamington Spa, specifically in relation to a proposed side extension and liftshaft to the existing building.

CAF expressed some concern at the close proximity of the proposed extension to the adjacent villa and noted that maintaining a stepping down of the building towards the villa is very important. CAF also noted that there were sizeable gaps between adjoining properties in the street scene which the proposed extension would intrude upon.

The Forum noted that whilst the proposed lift shaft would attempt to provide symmetry to the building, the proposed extension would undermine this symmetry and add further emphasis to that end of the building.

In conclusion, CAF stated that they were happy with the existing planning permission on the site (application W/19/2035 granted June 2020).

6. **Planning Applications**

6.1 W/20/1199/LB | Erection of a three-bay detached garage and conversion of existing garage to self-contained annex | Tantara Lodge, Coventry Road, Stoneleigh, Coventry, CV8 3DR

CAF objected to the proposed scheme.

The Forum noted that the existing driveway was an important part of the design composition for the Deer Park and should not be lost. The proposed scheme would blur the distinction of the historic driveway.

With regards to the proposed amendments to the existing outbuilding and the erection of an additional detached garage, CAF noted that the proposals were not sympathetic to the listed building and did not enhance the setting. CAF recommended that the existing garage building be removed and replaced with someone more in-keeping and sympathetic to the listed building.

CAF expressed concern at the impact of additional domestic paraphernalia on the setting of the Deer Park and the listed building. Concern was also raised over the precedent that this may set to allow further outbuildings to be constructed on the application site in the future.

Overall, CAF considered the proposed scheme to be inappropriate and detrimental to the listed building and the setting of the Grade II* Registered Park and Garden.

6.2 W/20/1021 & W/20/1022/LB | Replacement of ground floor sash windows with french doors within rear elevation, erection of a veranda to ground floor bays and terrace to rear elevation, internal alterations at ground and basement level, demolition of existing single storey wings attached to north elevation and erection of a single storey side extension to accommodate a garage and additional living space, extension to increase the depth of lightwell and new access steps to basement, alterations to front boundary treatment; erection of a replacement wall with piers and railings | 7 Clarendon Crescent, Leamington Spa, CV32 5NR

The Forum presented mixed views on the proposed replacement of the windows and the erection of a veranda to the rear. Some members considered the proposals to create a messy elevation with the mixed glazing style appearing haphazard. Some members felt that the replacement of the existing windows would be acceptable if the windows above were also replaced so that the glazing was harmonious. CAF noted that the existing windows were not likely to be original to the building as they do not have glazing bars. It was also noted that other houses in the crescent have verandas and access to the garden through French doors and therefore these elements of the proposed scheme would be in-keeping.

CAF also expressed mixed views on the proposed garage and side extension to the building. Whilst some members felt that the garage simplified a messy side piece and was tidier and more in balance than the existing, other members thought the proposed garage to be uninspiring and were concerned that having a substantial extension that extended to the boundary of the site would be detrimental to the setting of the application site and the adjacent listed building. The Forum had no comment with regards to the proposed enlargement of the lightwell or the external stairs, and considered that the proposals to the to the boundary would be an improvement on the existing.

It was noted that there was not sufficient information available at this time to comment on the internal proposals.

6.3 W/20/1207 | Erection of 3 no. detached dwelling houses and associated engineering and landscaping works following the partial demolition of existing buildings. The proposal will retain the Huntley Lodge frontage to Northumberland Road and the existing substation | Huntley Lodge, 47 Northumberland Road, Leamington Spa

CAF considered that the architecture of the proposed new dwellings would fit into the existing street scene. It was noted that the height and bulk of the proposed dwellings is bigger than adjacent houses in the street scene. However, it was noted that Northumberland Road is mixed and that their height corresponds to Huntley Lodge, and if they were much lower then Huntley Lodge would appear too prominent.

CAF recommended that the second pillar to the entrance to Huntley Lodge be reinstated to match the existing. It was also recommended that existing inappropriate Upvc windows to Huntley Lodge be replaced with something more in-keeping. The Forum presented a further recommendation that render be considered to the left-hand house (Plot 1) to integrate better within the street scene. CAF would like to ensure that the façade retention of Huntley Lodge is seamless, particularly on the side elevations.

Overall, CAF considered the proposed scheme a huge improvement on what was originally proposed.

7. **Any Other Business**

- 7.1 Ms Z Herbert announced that the Council implemented an Article 4 Direction on 24 properties in the Sherbourne Conservation Area on the 27th August. The Direction will remain in place until 28th February 2021 and will expire unless it has been confirmed by the Council before this date. This was received well by the Forum.

Date of next meeting: 1st October 2020.

**Enquiries about the minutes please contact:
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