

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 6th August 2020
14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth

Mrs R Bennion (CLARA)
Ms C Kimberley (CPRE)
Mr J Mackay (20th Century Society)
Ms G Smith (Warwick Society)
Mr R Ward (RIBA)
Mr A Kaye (The Victorian Society)

Mr R Dawson (WDC)
Miss Z Herbert (WDC)

Apologies:

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

1. Substitutes and New Members

Cllr Sidney Syson updated the Forum on having sent a thank you note to Mr P Edwards and Mrs P Cain for their contribution to CAF over the years following them stepping down at the last meeting.

2. Declarations of Interest

Cllr George Illingworth declared an interest in item 5.2 (planning application W/20/0931) as he personally knows the applicant.

3. **Minutes of Last Meeting**

Were agreed.

4. **Planning Committee Agenda**

CAF made no comment.

5. **Planning Applications**

- 5.1 W/20/0840 | Proposed alterations to ground floor to provide three retail units, change of use from retail storage to residential flats (2x 1 bedroom and 1x 2 bedroom) with the addition of a second floor and external alterations | 15-17 Clemens Street, Leamington Spa, CV31 2DW

Whilst CAF raised no objection to the principle of the development, recommendations were made in order to better respect the character and appearance of the building.

The Forum felt that the proportions of the proposed shopfront window to the rear of the building should match the existing and proposed shopfront windows on the side and front elevations. It was also recommended that the existing recess of the shopfront door on Clemens Street be retained. All other comments that the Forum wished to present on this scheme were addressed in the most recent revisions.

- 5.2 W/20/0931 | Application to vary condition 2 for application W/18/2259/LB to substitute the approved drawing 18472/01-B with drawing 18472/11, which shows a different fence line | 14 High Street, Kenilworth, CV8 1LZ

The overall consensus of the Forum was that the 900mm height of fence that was previously granted was the most appropriate and that a further increase in height to 1200mm would be detrimental to the setting of the listed building.

- 5.3 W/20/0994 | Demolition of existing house and erection of a replacement contemporary dwelling | 4 Innage Close, Leamington Spa, CV31 1BL

Whilst CAF presented mixed views on the proposed scheme, it was the general consensus that the brick piers elevating the proposed dwelling were too bulky in appearance and should be more slender piloti. The Forum also agreed that the proposed scheme could have included finer detailing throughout. Concern was also raised over the stained white timber cladding and what this could look like in the future, with regular maintenance likely required in order to retain its appearance and colour finish.

Overall, some members of CAF welcomed the new building and considered it a striking piece of architecture, whilst other members considered the replacement of the existing dwelling to be contrary to Local Plan Policy HE2.

7. **Any Other Business**

None.

Date of next meeting: 3rd September 2020.

**Enquiries about the minutes please contact:
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