

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 13th July 2023
14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford (Chair)
Cllr Martin Luckhurst (Vice-Chair)

Mr Angus Kaye (The Victorian Society)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Ms Gill Smith (Warwick Society)

Mr Robert Dawson (WDC)
Ms Jane Catterall (WDC)

Apologies:

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting** (15 June 2023)

Were agreed.

4. **Planning Committee Agenda**

No comments.

5. **Planning Applications**

5.1 W/23/0222 & W/23/0804/LB – Replacement of single glazed windows with heritage slimline double glazed windows – 42 Leam Terrace, Leamington Spa, CV31 1BQ

CAF were in agreement in regards to the unsuitability of this proposal and the harm that would arise from the loss of the historic windows. It was noted that the frames appear to be in good condition and positively contribute to the significance of both the building as well as the conservation area. In terms of the proposed windows, the replacement of the dormers was considered as acceptable but the flat effect of modern glass on this elevation would result in harm to the significance of the building. Members remarked that even in photographs, the character of the glass was evident in the reflections of the light. If any alteration of the windows were to take place, it was stressed that it would be imperative that any glazing bars were exact replicas in regards to thickness, profile and length as this also forms an important part of the visual impact of the windows.

Overall, members concurred that thermal performance was an important consideration but noted there may be other options which result in the retention of the windows whilst providing better heat retention for the building. In this instance, the historic importance of the windows and the harmful impact from their loss would be far greater than any potential benefits in regards to energy efficiency.

5.2 W/23/0504 & W/23/0505/LB – Proposed restoration of existing summer house – 33-35 Theatre Street, Warwick, CV34 4DP

The forum was in agreement that the structure in question desperately needs attention however it was felt that this proposal would benefit from alterations to the proposed design and detailing. Members familiar with structures in the Hill Close gardens stated that the roof would be more likely to have been tiled and that the summerhouses in these gardens may want to be studied as a guide for detailing and design. There was also agreement that the windows were rather large and felt out of proportion for the structure. Whilst it was noted that the surroundings of the summerhouse had altered greatly, it was considered that if there is an opportunity to retain the structure in some way, then this should be taken.

5.3 W/23/0622 – Installation of a CCTV camera and six metre column in the Pump Room Gardens alongside the public footpath which runs from Dormer Place to York River Bridge – Pump Room Gardens, Dormer Place, Leamington Spa

In regards to this application, CAF felt that the proposed structure was overly large and out of keeping. Whilst safety was agreed to be paramount, it was considered that the column was extremely tall and utilitarian, being an eyesore within the Gardens where careful consideration has always been given towards the Victorian-style furniture within this area.

It was suggested that possibly a far smaller pole which is black in colour and has Victorian styling, with a dome camera, would be more sympathetic and less intrusive than the current proposal. The location, whilst not ideal, was not felt to be as much of an issue as the scale, colour and design and therefore CAF would not support this at present.

5.4 W/23/0765 – Erection of three storey rear extension - 47a Kenilworth Road, Leamington Spa, CV32 6JJ

CAF strongly objected to this proposal, which was felt to be out of keeping and detrimental to the conservation area and the dwelling in question. The proposal was considered to overwhelm the attractive building which positively contributes to the area, by introducing fenestration which reads as a wall of windows, which would be completely out of character with the building and the neighbouring property, being directly harmful to the street scene as it would be clearly visible from Barwell Close.

The existing form of what was likely once the servants' quarters would be completely swamped as the building would be stretched, with the chimney and the hip of the roof lost to create a wing. Overall, CAF felt that this proposal would set an extremely poor precedent in terms of detailing and design and that the proposal should be resisted to prevent harm to the conservation area.

6.0 **Any Other Business**

It was remarked upon that there is currently no representation from Kenilworth nor societies such as Historic Buildings & Places (formerly the Ancient Monuments Society). Members were informed that invitations for possible forum membership can be readily extended to relevant conservation societies.

In regards to the Public Inquiry for Application W/22/0465 (Erection of 83 dwellings - Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QA), the forum was informed that this has been postponed until October and the possibility of sending a representative was discussed.

Date of next meeting: 10th August 2023

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