

## **MINUTES OF MEETING**

### **Warwick District Conservation Advisory Forum**

Thursday 26<sup>th</sup> November 2020

14:30 via Microsoft Teams

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#### **Attendees:**

Cllr Sidney Syson  
Cllr George Illingworth  
Mr R Ward (RIBA)  
Mr G Cain (RICS)  
Ms C Kimberley (CPRE)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Ms G Smith (Warwick Society)

Miss Z Herbert (WDC)

#### **Apologies:**

Mr J Mackay (20<sup>th</sup> Century Society)  
Mr M Sullivan (Royal Town Planning Institute)  
Mr A Kaye (The Victorian Society)  
Ms R Bennion (Leamington 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. **Planning Applications**

- 5.1 W/20/1606 | Partial demolition, and external and internal alterations to facilitate conversion of existing hotel to 27 residential apartments together with associated car parking and landscaping works | Falstaff Hotel, 16-20 Warwick New Road, Leamington Spa, CV32 5JQ

Firstly, CAF wished to commend the developers for isolating the three villas and returning them to something that is more compatible with the area. However, CAF would like to see a more appropriate landscaping scheme, particularly along Warwick New Road where more planting and less parking would better enhance the character and appearance of the street scene. The Forum wished to comment on the standard of accommodation and suggested that having fewer but larger sized apartments would also reduce the strain and restrictions on parking and landscaping as well as provide for better living conditions.

With regards to window openings throughout the development, CAF wished to note that the basement windows do not relate well to the upper floors of the building particularly with regards to their width. Additionally, windows to the side elevations of the villas were considered to appear untidy.

Overall, CAF were supportive of the scheme in principle.

- 5.2 W/20/1749/LB & W/20/1748 | Conversion of existing garage block to music room with home office over within new pitched roof construction | 78 Bridge End, Warwick, CV34 6PD

CAF felt that the existing garage was extremely unobtrusive and low rise, whilst the proposals are not. CAF commented that the proposed pitched roof is too high and that brick would be more appropriate over the proposed use of render. The Forum expressed concern at the loss of off-street parking and the impact that this could have on the street scene and gardens to the front of the property. They also commented that the general impression of green space within the curtilage of the listed building would be altered by the substantial roof.

Overall, CAF agreed with the views of Warwick Town Council and wish to note an objection to the proposed scheme.

- 5.3 W/20/1515/LB & W/20/1465 | Application for the conversion of offices into two one bedroom apartments, new staircase extension to the rear yard and associated works | 64-66 Market Place, Warwick, CV34 4SD

CAF commented that it was good to find an alternative use for this building and in general were supportive of the application. CAF wished to ensure that there was adequate bin storage and parking available on site so that this didn't need to be accommodated for elsewhere in the area. It was also noted that the second floor bedroom did not have any access to a window only a rooflight.

## 6. **Any Other Business**

It was reported that the process has begun to add a further 35 properties to the local list, bringing the total up to around 50 Locally Listed buildings in the District.

**Date of next meeting:** 28<sup>th</sup> January 2021.

**Enquiries about the minutes please contact:**

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