

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 5th September 2019

14:30 – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Attendees:

Cllr Sidney Syson (Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Mr A Kaye (The Victorian Society)
Ms G Smith (Warwick Society)

Mr D Barber (WDC)

Apologies:

Ms C Kimberley (CPRE)
Mr R Ward (RIBA)
Cllr Sukhi Sanghera (Vice-Chair)
Mr G Cain (RICS)
Mrs P Cain (Kenilworth Society)
Mr J Mackay (20th Century Society)
Mr M Sullivan (Royal Town Planning Institute)

Agenda

1. **Emergency Procedure**

At the commencement of the meeting the emergency procedure for the building was announced

2. **Substitutes and New Members**

None

3. **Declarations of Interest**

Cllr Sidney Syson declared that she is also Chair of the Leamington Society

4. **Minutes of Last Meeting**

The minutes of the meeting held on 8th August 2019 were agreed

5. **Planning Committee Agenda**

- 5.1 The Forum noted that the proposal for 67 Lillington Road has been amended and that the amendments take on board a number of the comments previously made by the Forum including changed design and positioning of the garage and changes to the front boundary treatment. This was welcomed.
- 5.2 It was suggested that consideration should be given to a mechanism to feedback to the Forum when applications are determined, so that the Forum can monitor which schemes have been amended in line with the Forum's comments and which haven't. DB agreed to discuss this with Rob Dawson.

6. **Planning Applications**

- 6.1 W/19/1156/LB & W/19/1160 | Variation of condition 2 (approved plans) of planning permission W/18/1468 & proposed amendment to previously approved Listed Building Consent (W/18/1474/LB) to omit apartment 7 thus reducing the total number of apartments to 7no. together with the re-positioning of the bin store, inclusion of a wc within the ground floor office, minor amendments to the internal layout and configuration of apartments 4, 6 and 9 and minor amendments to the entrance and internal layout and configuration of apartment 5 | Victoria Colonnade, Leamington Spa, CV31 3AA

The Forum welcomed the potential for the proposal to uplift the tone of the area and as a result did not object to the increased scale and massing of the proposal. The Forum were concerned that the extent of glazing in the top storey was excessive and is inappropriate as it brings in an architectural style that competes with the listed building. The Forum was concerned that the glazing would attract paraphernalia such as blinds which would damage the overall appearance. As a result, the Forum recommended that the design be amended to break up the extent of glazing to introduce a more traditional fenestration pattern.

The Forum also raised questions about the flat roof of the extension. It is not clear from the information provided whether this is consistent with surrounding buildings.

- 6.2 W/19/1289 | Proposed erection of single storey side extension | Old Vicarage, Old Warwick Road, Rowington, Warwick, CV35 7AB

The Forum considered that the extension was harmful to an otherwise attractive building and therefore did not support the proposal. The Forum is of the view that,

if any extension is considered appropriate, the design should be amended to reduce its size and to introduce more vertical elements, more in keeping with the existing building. This is particularly the case in relation to the rear elevation.

6.3 W/19/1066/LB & W/19/1065 | REVISED PLANS: Proposed Rear Extension Pre-instate portico and railings to front. Create light well to lower ground floor room. Reinstate sash windows | 44 Grove Street, Leamington Spa, CV32 5AJ

The Forum felt the revised scheme was much improved and welcomed the changes. They asked two points of detail to be given further consideration:

- a) That the arches over the windows should be segmental brick arches
- b) That portico has pilasters which tie in to the columns

7. **Any Other Business**

- 7.1 The Chair brought the Warick Castle Masterplan consultation event to the attention of the Forum and encouraged all to attend. It was agreed to include the Masterplan on the agenda of the 3rd October CAF.
- 7.2 The Chair noted that works appear to be taking place at 83 Upper Holly Walk, a listed building that has been fire damaged. None of the Forum members had knowledge of the nature of these works.

Date of next meeting: 3rd October 2019

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