

Minutes of Meeting

Warwick District Conservation Advisory Forum

Thursday 4th January 2018
2.30 PM – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Attending:

Councillor Mrs Patricia Cain (Chair)
Councillor Caroline Evetts (Vice Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Mr Angus Kaye (The Victorian Society)
Mr J Mackay (Warwick Society)
Ms C Kimberley (CPRE)
Mr G Cain (RICS)
Mr N Corbett (WDC)

Apologies: Mr R Ward (RIBA)

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

Mr P Edwards (Leamington Society) declared he had worked as a consultant for Baddersley Clinton in the past

Mr G Cain (RICS) declared he had worked as a consultant for Baddersley Clinton in the past

4. **Minutes of Last Meeting**

5. **Visits**

5.1 None.

6. **Pre-Application Presentation**

The presentation by Richard Robinson for proposals at Hollycote, 37 Lower Ladyes Hill, Kenilworth, was cancelled.

7. **Planning Applications**

7.1 Planning Applications

W/17/2182 | Proposed creation of new kitchen garden within the Grade I listed parkland at Baddesley Clinton Hall | Baddesley Clinton Hall, Rising Lane, Baddesley Clinton, Solihull, B93 0DQ

CAF Comments

The CAF Committee support this proposal and recommends that the existing kitchen garden should be returned to a field (agricultural use) and that this be covered by a condition.

7.2 W/17/2022/LB | Various internal and external repairs to cottage, alteration, refurbishment and replacement of 20th century extensions. Ground floor extension and first floor extension. Various replacement windows. Replacement garage with new garage and home office, replace section of modern timber panel fence with brick similar to existing, rebuilding of pier to widen gateway and new gates, new driveway and turning area. | 29 Church Street, Barford, Warwick, CV35 8BS

CAF Comments

CAF finds it difficult to support the proposal in its current form, but considers there is a unique opportunity to create a more coherent design that may protect the setting of the listed cottage, and make a more positive contribution to the Barford Conservation Area.

The proposal to expose the timber frame gable on the rear (currently rendered) elevation is supported, but it is recommended that extensions should not encroach upon this elevation any more than they currently do.

The CAF committee advice is that the single storey link (dating from the 1970s) that separates the historic cottage, and the two-storey extension, should be set back and be reduced in depth. The committee's preference would be for a pitched roof designed to visually differentiate between, and separate, the historic cottage and the later two-storey extension.

It would be better to resolve the design of the link before any two-storey extension is considered to the 1970s structure, and any such extension should be on the side not facing the historic cottage.

- 7.3 W/17/2145 | Conversion and extension of the existing garage/outbuilding and joining to the existing annexe building to create a new separate dwelling. | Abbey Farm, Ashow Road, Ashow, Kenilworth, CV8 2LE

CAF Comments

The proposed alterations and extensions to the Listed Farmhouse and the later garage buildings are considered to be poorly designed, over large, and by more than doubling the domestic living area have a suburbanising effect upon the appearance of the curtilage listed buildings. The proposed alterations and extensions will have a harmful impact on the setting of the heritage assets and to the appearance of the Ashow Conservation Area.

8. **Any Other Business**

It was requested that the application for a change of use at the old Natwest Bank on Warwick High Street be considered at the next meeting of CAF.

It was requested that an update be given by the relevant council officer on the proposed future use of Leamington Town Hall, owned by Warwick District Council.

Date of next meeting: 25th January 2018

Enquiries about the agenda please contact Nick Corbett
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