

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 3rd October 2019

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

Attendees:

Cllr Sidney Syson (Chair)
Cllr Sukhi Sanghera (Vice-Chair)

Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Ms C Kimberley (CPRE)
Mr J Mackay (20th Century Society)
Ms G Smith (Warwick Society)
Mr R Ward (RIBA)

Mr R Dawson (WDC)

Apologies:

Mr G Cain (RICS)
Mrs P Cain (Kenilworth Society)
Mr A Kaye (The Victorian 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.

Cllr Syson reiterated the requirements for CAF representatives to nominate a substitute in the event that representatives are unable to attend the Forum. It was

also highlighted that for CAF to be quorate at least 5 representatives from approved organisations need to be present.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

Were agreed. As per AOB under the last meeting, the Forum would like a representative from Warwick Castle to attend the next Forum on 31/10/19 to present the Warwick Castle Masterplan.

5. **Planning Committee Agenda**

5.1 RD presented items due at the Planning Committee. No comments were made.

6. **Planning Applications**

6.1 W/19/1232/LB & W/19/1231 | Proposed erection of a new single storey side extension, minor alterations to the internal layout of the ground and first floor, and alterations to existing window structural opening positions to the front elevation. | 102 Coventry Road, Warwick, CV34 5HH

CAF expressed considerable concern to work proposed in this application. The proposed side extension, specifically its height, form and massing, was considered harmful to the special architectural and historical interest of the listed building, as this would damage the existing composition of the historic elevation.

The Forum also felt that materials proposed were inappropriate.

CAF therefore recommends that the application be refused.

6.2 W/19/1186| Erection of additional upper floor and change of use from 3 Bedroom flat (Use class C3) to a 5 bedroom HMO (Use Class C4) | 19 Brunswick Street, Leamington Spa, CV31 2DS

CAF expressed its disappointment that no listed building consent had been submitted with the application for planning permission.

It was felt that the erection of an additional floor would damage the symmetry and architectural significance of the neighbouring grade II listed 4 storey terrace, which is currently 1 floor higher than the listed building subject to this application.

The scheme also fails to preserve or enhance the character and appearance of the conservation area.

CAF highlighted that the scheme is also contrary to WDC's Residential Design Guidance, which explains extensions should remain subsidiary.

The application was therefore recommended for refusal.

6.3 W/19/1477 | Proposed first floor extension (after demolition of the existing walls and rebuilt to the same front and side wall footprint) to the existing house with a single storey rear extension created under a "cat slide" roof | 7 Church Lane,

Whilst CAF did not object in principle to the scheme proposed, CAF recommends that changes be considered to the fenestration in order to better balance the existing terrace frontage. Rather than keeping the extension subsidiary and below the existing roof ridge, the Forum felt it would be more appropriate to continue the current roof ridge to better to retain continuing the sequence of estate cottages.

The Forum also hopes that a sequential arch be proposed above the proposed windows to reflect the existing fenestration on the historic cottages.

7. Any Other Business

- 7.1 W/18/2200/LB| Restoration/repair of the Bandstand - Amendment to Application Ref. W/15/0928/LB. Replacement floor deck, new access hatch to undercroft to be installed in floor deck, installation of a metal grille over external access to undercroft, additional stonework to the decking edge and revision to main steps design (part-retrospective) | Bandstand, Pump Room Gardens, Dormer Place, Leamington Spa

CAF requested that more information be submitted in order to better judge and assess the application.

The number of steps proposed was unclear, in that the front elevation drawing indicated that three steps would be proposed, as opposed to the four steps evident on the cross section.

The question was also raised in relation to the operation and functionality of the hatch and accessibility to the undercroft. The plans submitted suggested that the undercroft would not be accessible, with the steel hatch fixed on three sides.

- 7.2 CAF welcomed the news that a new Assistant Conservation Officer is to be appointed on 21/10/19

Date of next meeting: 31st October 2019

Enquiries about the minutes please contact: Robert Dawson (Principal Conservation Officer)

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