

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 24th February 2022

14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson

Ms Ruth Bennion (Leamington Society)

Mr Gordon Cain (RICS)

Dr Christine Hodgetts (Warwickshire Gardens Trust)

Mr Angus Kaye (The Victorian Society)

Ms Cathy Kimberley (CPRE)

Mr James Mackay (20th Century Society)

Ms Gill Smith (Warwick Society)

Mr Robert Dawson (WDC)

Ms Jane Catterall (WDC)

Apologies:

Mr Richard Ward (RIBA)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting** (27 January 2022)

Were agreed.

4. **Planning Committee Agenda**

CAF made no comment.

5. **Planning Applications**

- 5.1 W/21/2231 – Proposed erection of single storey rear extension, loft conversion including front gable projection, alterations to front elevation and revised facing material – 100 Bridge End, Warwick, CV34 6PD

Overall, CAF were in agreement with the comments put forward by the WDC Conservation Team. The reduced gable to the front elevation is considered to be a positive amendment, ensuring the house remained in keeping with the neighbouring properties. The suitability of render to the entire lower ground was questioned, with brickwork being the preferred material and render being confined to the garage, in line with the existing design.

- 5.2 W/21/2099 & W/21/2100/LB – Proposed new access and rear extension to existing first and second floor residential accommodation at 11, Old Square and associated alterations to 7, 9 and 11 Old Square to the ground floor – 7, 9 and 11 Old Square, Warwick, CV34 4RA

The Forum was in agreement that the proposed flat roof design and glazed balcony were inappropriate for the surroundings and that further design work was required. The possibility of a cat slide roof was proposed as a potential roof design to minimise visual impact.

CAF noted that it was unfortunate that upper floors of No. 11 have become inaccessible and questioned if unauthorised work had historically been undertaken resulting in the isolation of this area.

- 5.3 W/21/2042 & W/21/2043/LB – **Revised plans:** Redevelopment of former Glebe hotel, including partial demolition and construction of 4no. dwellings and conversion to 4no. apartments; including new access, car parking, bin stores, cycle parking and associated infrastructure – Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS

Overall, CAF noted that the revised plans were toned down on the previous two submissions for this site and that design suggestions had been taken into consideration. The removal of dormer windows and the visual breaks in the proposed elevations were welcomed, however it was still felt that the design was unsuitable as a whole.

Forum members suggested that the unsuitability stemmed from the visual appearance of the elevations as a street scene, rather than a mansion house and associated ancillary buildings. CAF noted that the fenestration to the central building of the apartment block would be much improved if it followed the diminishing pattern of the listed building, with window apertures reduced in height and width on the upper floors. It was also suggested that the scheme would benefit from a hipped roof to the south and reduced ridge height, in line with the current height of the existing modern extension.

CAF felt that the proposal in its current form would be harmful to the setting of the listed Glebe Hotel however, with careful revision in regards to the suggestions proposed, it could present a beneficial development for the building.

6. **Any Other Business**

- 6.1 Request for further information regarding Wantage was raised by the Forum. Mr R Dawson informed the Forum that Phil Hopkinson, WDC Enforcement Officer, is currently investigating and a response on his findings is awaited.

- 6.2 Request for further information regarding the former Kings High site was raised by the Forum. No further updates were available at present, however Mr R Dawson was hopeful to have more information regarding this by the next meeting. It was noted by CAF members that the developers are believed to be in discussion regarding affordability due to rising construction costs.
- 6.3 It was raised whether listed building consent was required in response to the possible transfer of Warwickshire County Council's wedding ceremony venue from Pageant House to St John's Museum. Mr R Dawson has requested a written enquiry from the member which will be sent on to the Planning Team for clarification in regards to change of use.

Date of next meeting: 24th March 2022

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