

Warwick District Conservation Advisory Forum

Thursday 28th November 2019

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

Membership:

Councillors: Cllr Sidney Syson (Chair); Cllr George Illingworth (Vice Chair)

Representatives of Organisations

Cllr Sidney Syson (Chair)
Cllr George Illingworth (Vice Chair)

Mrs R Bennion (CLARA)
Mr G Cain (RICS)
Mrs P Cain (Kenilworth Society)
Mr P Edwards (Leamington Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Mr A Kaye (The Victorian Society)
Ms C Kimberley (CPRE)
Mr J Mackay (20th Century Society)
Ms G Smith (Warwick Society)
Mr M Sullivan (Royal Town Planning Institute)
Mr R Ward (RIBA)

Mr R Dawson (WDC)
Miss Z Herbert (WDC)

Agenda

1. Emergency Procedure

At the commencement of the meeting the emergency procedure for the building will be announced.

2. Substitutes and New Members

To receive the name of any Councillor who is to act as a substitute, notice of which has been given to Committee Services, together with the name of the Councillor for whom they are acting.

Cllr George Illingworth to be confirmed as Vice Chair of CAF.

3. Declarations of Interest

Members to declare the existence and nature of any personal and prejudicial interests in items on the agenda, in line with the Council's Code of Conduct

(Declarations should be entered on the form to be circulated with the attendance sheet and declared during this item. However, the existence and nature of any interest that subsequently becomes apparent during the course of the meeting must be disclosed immediately. In the event of an interest being prejudicial, Members are reminded that they must withdraw from the room whenever it becomes apparent that the matter is being considered, unless a dispensation has been obtained from Standards Committee. **If Members are unsure about whether or not they have an interest, or about its nature, they are strongly advised to seek advice from officers prior to the meeting.**)

4. **Minutes of Last Meeting**

5. **Planning Committee Agenda**

6. **Pre-application presentations**

- 6.1 Presentation by Marrons Planning prior to submission of Reserved Matters planning application at Gallows Hill.

7. **Planning Applications**

- 7.1 W/19/1671 & W/19/1672/LB | Internal alterations, replacement of external staircase to rear, new parking to front, erection of a new front gate, replacement of roof to coach house | 27 Beauchamp Avenue, Leamington Spa, CV32 5TD
- 7.2 W/19/1559 | Refurbishment, change of use and extension of existing C3 dwelling house to B1 office space with associated car parking | Victoria Lodge, Park Drive, Leamington Spa, CV31 3PJ
- 7.3 W/19/1857/LB | Listed building consent for retainment of external signage and associated work | 13 Market Place, Warwick, CV34 4SA

8.0 **Any Other Business**

- 8.1 CAF schedule for 2020.

Date of next meeting: 30 January 2019 TBC

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

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MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 31st October 2019

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

Attendees:

Cllr Sukhi Sanghera (Vice-Chair)

Mrs R Bennion (CLARA)

Mr G Cain (RICS)

Mr P Edwards (Leamington Society)

Dr C Hodgetts (Warwickshire Gardens Trust)

Mr A Kaye (The Victorian Society)

Ms C Kimberley (CPRE)

Mr J Mackay (20th Century Society)

Ms G Smith (Warwick Society)

Mr M Sullivan (Royal Town Planning Institute)

Mr R Dawson (WDC)

Miss Z Herbert (WDC)

Mr Nick Blofeld (Warwick Castle)

Mr Matt Halford (Warwick Castle)

Apologies:

Cllr Sidney Syson (Chair)

Mrs P Cain (Kenilworth Society)

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**

Cllr Sukhi Sanghera chaired the Forum in the absence of Cllr Sidney Syson.

CAF welcomed Warwick District Council's new Assistant Conservation Officer, Zoe Herbert, to the Forum.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

Were agreed.

5. **Planning Committee Agenda**

RD read out the Planning Committee Agenda. CAF made no comment.

6. **Presentation by Warwick Castle**

The Forum welcomed Nick Blofeld, Divisional Director, and Matt Halford, Head of Facilities from Warwick Castle, both of whom gave a presentation to CAF on the emerging masterplan document for Warwick Castle. This included an overview of key projects included in the Masterplan. It was confirmed that a final version of the document will be submitted within the next few months.

Whilst CAF felt that the presentation was helpful, as it provided the basis and background of the masterplan, the Forum had however hoped to see more detail and felt that the projects presented were a set of aspirations as opposed to concrete proposals.

CAF looks forward to seeing a further developed masterplan upon which they can make comment. The Forum would however like it made clear that there is no endorsement from CAF for the masterplan as they do not have enough information available at this stage.

7. **Planning Applications**

7.1 W/19/1320 & W/19/1321/LB | Proposed internal and external alterations to existing listed building, conversion of existing outbuildings to a home office and installation of new double gates to the front and side of the property | Old Manor, Manor Road, Kenilworth, CV8 2GJ

CAF expressed considerable concern to the work proposed in this application. It was felt there was not enough information included in the Heritage Statement and that a re-working of this (with additional detail, factual history, review of historic images and sketches, a review of the significance of the porch etc.) would guide and improve design proposals.

It was felt that the porch represents one of the most significant parts of the building and the proposals to this and the front door were felt to be inappropriate. Similarly, the dry-lining of interior walls would prohibit maintenance and the ability to

monitor any deterioration.

CAF felt that the proposals were troubling and were attempting to imitate the historical architecture of the listed building, transforming the newer section of the building into a pastiche of neither old or new. The Forum felt that the applicant had a lack of understanding of the significance of the listed building. The proposal to make changes to the height of doors and the cutting through of original timber beams internally would be highly detrimental and demonstrated a lack of reasoning. In addition, the proposed roof light to the rear single-storey extension was deemed to obscure the historically significant C16 timber frame.

It was suggested that any proposal for gates within the low perimeter wall of the building retain views of the house from the street. With regard to the conversion of the outbuilding to a home office, CAF suggested installing a glazed curtain wall behind the large door opening in order to retain functioning of the door and generate sufficient daylight to the space.

In its current form, the application was recommended for refusal, with the recommendation that any further proposal put forward be better suited to the original buildings.

- 7.2 W/19/1526| Proposed alterations and improvements to the Warwick Boat Club, to include: demolition of 1no. squash court and part of existing club house, and replace with two storey extension; provision of an additional tennis court with floodlighting; demolition of existing boathouse sheds and replacement with enlarged boathouse; construction of 2no. additional squash courts; replacement of 4no. rink bowls green with 6no. rink synthetic bowls green with floodlights; removal of trees and proposed replacement planting along Banbury Road frontage; remodelling of Banbury Road access, turning and parking area; installation of solar PV panels to roof of clubhouse extension | Warwick Boat Club, 33 Mill Street, Warwick, CV34 4HB

CAF expressed concern to the work proposed in this application. They were disappointed at the lack of images showing the proposal in the context of Warwick Castle and listed buildings along Mill Street, as well as in views from across the river.

The Forum expressed particular concern to the form of the roof of the proposed extension which was felt to be at odds with the existing clubhouse. The roofline was considered to be obtrusive, particularly to the back gardens of adjacent listed buildings along Mill Street, and generally out-keeping with the area.

It was felt that the proposal demonstrates an overdevelopment of the site in a sensitive location and that the applicant should be re-considering their business strategy and possibly looking to develop further on other sites. The proposal would have a detrimental impact on views of Warwick Castle, Mill Street and Bridge End.

The scheme was felt to be a rivalling character within the conservation area, failing to preserve or enhance its character and appearance. It was also felt that the proposals would have a detrimental impact on the setting of proximate listed buildings.

There was also concern raised for the loss of trees on the site to accommodate the proposals.

The application was therefore recommended for refusal.

8. **Any Other Business**

- 8.1 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

Revised drawings of the scheme were presented to CAF in the meeting. Whilst CAF still expressed some concern in relation to accessibility to the undercroft, the Forum had no objection and looks forward to seeing large scale details of the grille and door to the undercroft.

Date of next meeting: 28th November 2019

**Enquiries about the minutes please contact:
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