

**WARWICK DISTRICT
CONSERVATION ADVISORY FORUM**

**MINUTES OF THE CONSERVATION ADVISORY FORUM
HELD ON THURSDAY 8th September 2016,
Corporate Training Rm. Riverside House, Royal Leamington Spa.**

1: PRESENT

Cllr Mrs P Cain (WDC), Chair
Cllr G Illingworth (WDC), Vice-Chair
Cllr G Cain (RICS)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Mr M Baxter (Victorian Society)
Mr J Mackay (Warwick Society)
Mr A Pitts (Twentieth Century Society)
Ms Kimberley (CPRE)
Mr R Ward (RIBA)
Mr N Corbett (WDC)

2: EMERGENCY PROCEDURE

The procedure in the event of an emergency was read and noted.

3: PRE-APPLICATION PRESENTATION

None.

4: NOTIFICATION OF PLANNING COMMITTEE AGENDA

The various items going to planning committee were read and noted.

5: APOLOGIES:

Mr. M. Sullivan
Dr. C. Hodgetts

6: SUBSTITUTIONS

None.

7: DECLARATIONS

None.

8: Minutes of Last Meeting

Approved.

9: PLANNING APPLICATION

- 9.1: W/16/1456/LB Lord Leycester Hotel, 17-19 Jury Street, Warwick, CV34 4EJ
Proposed part demolition of existing roof. Replacement of existing central valley gutter with a new flat roof between front and rear ridges of butterfly roof in order to facilitate the previously approved 2nd floor plan layout (planning permission no. W/15/0795).

CAF recommendation

The loss of the historic roof structure is not supported because it is of intrinsic value and helps to demonstrate different stages of development of the building. It was noted that the application is not supported with an engineer's report or an adequate Heritage Statement. The proposed introduction of a large area of replacement flat roof is considered to result in irreparable damage to the listed building.

- 9.2 W/16/1396 4 Windsor Street, Leamington Spa, CV32 5EB
Demolition of existing building and erection of a two and three storey dwelling.

CAF recommendation

The scheme is largely as presented to CAF at pre-application stage in December 2015. It is considered that the proposed size of the building and provision of balconies would result in an unneighbourly form of development. Other unresolved design issues include the proposed cladding materials, with questions being raised about their appearance, durability, and appropriateness in the Conservation Area; the role of the atrium and how the passive house objectives will be realised; the appropriateness of the landscaping upon the roof terrace; and the design of the frontage, including the difficulty of creating an active frontage whilst accommodating a garage door at ground floor level and only an obscure bathroom window at first-floor level. Overall, it was considered that the dominant massing and unneighbourly design features in this location may set a precedent harmful to the appearance of the Conservation Area.

- 9.3 W/16/0842 16 Wasperton, Warwickshire, CV35 8EB
Proposed two storey rear and side extension

CAF recommendations

CAF's advice is that the cumulative effect of the overly horizontal fenestration with a lack of the characteristic brick arches, the flat roof two-storey extension, and the addition of a second rear gable that breaks the symmetry of the rear elevation, would result in harm to the appearance of the existing building and the Conservation Area. It was noted that the extensions could be viewed obliquely from the public street. It is recommended that the successful extensions on the neighbouring property, with which this building has symmetry, be copied, all be it at a reduced scale as it is a narrower plot.

- 9.4 W/16/1315/LB 16 Old Square, Warwick, CV34 4RA
Change of use of former government offices to public house with letting rooms (a4/c1); internal and external alterations to building including demolition of ancillary store and outbuildings; single storey rear extension; erection of pergola; kitchen extract.

CAF recommendation

CAF supports a sustainable change of use of this listed building, especially as buildings of the late Victorian period are rare in Warwick, but an improved scheme is necessary to better protect the original interior architectural detailing, which is of considerable merit. CAF recommends the applicant works with the Conservation Officer to achieve a more acceptable internal scheme.

- 9.5 W/16/1420 R/0 68 Russell Terrace, Leamington Spa,
Conversion of stable block into offices

CAF recommendation

CAF supports a proposed change of use of this attractive stable building which makes a positive contribution to the Conservation Area, however a Heritage Statement is needed to appreciate the significance of the building, and to produce a scheme that better preserves and enhance its character than proposed by the current scheme.

10. DATE OF NEXT MEETING

6th October 2016, Rm 2.37, Riverside House, Warwick District Council Offices.

11. ANY OTHER BUSINESS

None

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