



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 FEBRUARY 2005 at 5.15pm

P R E S E N T :

R. Gill – Chair
R. Lawrence – Vice Chair

Councillor Henry

Councillor O'Brien

T. Abbot	-	Royal Town Planning Institute
K. Chappi	-	Leicestershire and Rutland Society of Architects
J. Burrows	-	Leicester Civic Society
S. Dobby	-	Institute of Historic Building Conservation
P. Draper	-	Royal Institution of Chartered Surveyors
M. Elliot	-	Person of Specialist Knowledge
R. Roenisch	-	Victorian Society

Officers in Attendance:

D. Trubshaw	-	Urban Design Group, Regeneration and Culture Department
J. Carstairs	-	Urban Design Group, Regeneration and Culture Department
M. Reeves	-	Committee Services, Resources, Access and Diversity Department

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71. APOLOGIES FOR ABSENCE

There were apologies from S. Bowyer, S. Britton, D. Smith and P. Swallow.

72. DECLARATIONS OF INTEREST

Cllr. O'Brien declared a personal interest as he was a member of the Development Control Committee.

73. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Panel held on 16 January

2005 be confirmed as a correct record.

74. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

75. DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE

The Service Director, Environment submitted a report on decisions made by the Development Control Committee on planning applications previously considered by the Conservation Advisory Panel.

A Panel Member enquired whether it was likely there would be an appeal against the refusal for 7 Elmsleigh Avenue. Officers commented that it was difficult to know, but agreed it was possible.

RESOLVED:

that the report be received and the decisions taken be noted.

76. CURRENT DEVELOPMENT PROPOSALS

A) HOTEL STREET, THE CITY ROOMS

**Listed Building Consent 20050118 & Planning Application 20022488
Change of use & alterations**

The Director noted that the City Rooms had recently been sold by the local authority. This application was for the conversion of the building to a restaurant on the ground floor, exhibition / banqueting hall and offices on the first floor with the upper two floors becoming a hotel.

The Panel raised no objection to the proposed uses, although it was felt that care was needed with the installation of services to prevent harm to the building. The Panel supported attempts to try to provide disabled access to the first floor. The Panel was also of the opinion that the ceiling to the ballroom should be restored, possibly with grant aid. It was also felt that the Statue of Queen Ethelfleda that stood in the lobby should be returned. It was suggested that the Panel take a site visit to assess the impact of a lift once possible location had been identified.

B) BATH LANE, DONISTORPE'S

**Listed Building Consent numbers 20040657, 20040655, 20040659
New development & alterations & extensions to listed buildings**

The Director noted that a scheme was previously considered by the Panel in May 2004. This involved the conversion of the main mill and boiler house to 17 apartments, and the pump house to a bar/restaurant. The factory and cottages fronting Bath Lane were to be converted and extended to create 13 apartments and 8 town houses with 25 apartments in the extension. A new 8 storey building to the north of the main mill was to be created for 92 new apartments.

A revised scheme was submitted for the comments of the Panel. The new scheme meant that the cottages would not be extended, a revised extension to the Pump House to create a brick / glass structure, a revised scheme of 14 flats for the main mill which retained the stair case & reinstated windows, a revised scheme for the new building which was pulled back from the river, there would be parking in the yard and underground and a walkway would be included along the river.

In respect of the listed buildings there was no objection to conversion of cottages or factory on Bath Lane. The Panel considered the extension to pump house to be too solid and too high – it should be a more lightweight glazed structure to appear removable. The internal sub-division of Friars Mill was thought to be acceptable, but the link extension to boiler house not in keeping with the general appearance of the site.

In respect of the new build, there was overall concern about the height, the Panel suggested that the maximum should be 7/8 floors. The bulk of the proposed building and lack of on-site amenity space were also of concern. It was suggested that the amount of on-site parking be reduced to provide more open space.

More general concerns were raised about the amount of apartments and lack of housing in schemes along the waterfront.

**C) 4-8 HORSEFAIR STREET & 11 EVERY STREET (BARCLAYS BANK)
Planning Application 20050042 , Listed Building Consent 20050045
Internal alterations, condenser units**

The Director said the application was for internal alterations and installation of seven new condenser units.

The Panel raised no objections.

**D) 23 WELLINGTON STREET / NEW WALK (FORMER COURT HOUSE PH)
Planning Application 20042572
External alterations / signs**

The Director noted that the Panel had previously given support for the enforcement action to reinstate the timber bays at the December 2004. This application is for new signage.

The Panel recommended refusal as the signs were not in keeping with character/appearance of conservation area.

**E) 9-11 UPPER BROWN STREET
Planning Application 20042508
Redevelopment**

The Director said that the application was for the demolition of the existing building and the redevelopment of the site with a new building, ranging

between five and nine storeys, for 46 self contained flats, offices, live-work units and a nursery.

The considered the proposed development to be too tall, poorly designed, inappropriate and would adversely affect the character/appearance of the adjacent conservation area.

F) 17 NEWARKE STREET
Planning Application 20050046
Change of use

The Director said the proposal was for the conversion of the building to create eleven loft apartments. The proposal involved external alterations to the front elevation.

The Panel raised no objection to the change of use, but commented that the windows should match existing and that ground floor symmetry should be restored. It was also commented that the Panel would support inclusion within Market Street conservation area. It was suggested that a commuted sum be sought for open space provision/revamp of Phoenix forecourt.

G) 47 MARKET PLACE
Planning Application 20042575, Listed Building Consent 20050030 & Advertisement Consent 20050075
Change of use

The Director said that the application was for the change of use of the shop to a hot food takeaway involving a new shopfront and signage and the erection of a flue to the rear elevation.

The Panel raised no objection to use, but felt an improved design of shopfront would be more appropriate to a listed building. There was also no objection to erection of flue to rear elevation.

H) HIGHFIELD STREET / TICHBOURNE STREET
Planning Application 20050069
New flat development

The Director noted that the site was on the south-eastern corner of Highfield Street and Tichbourne Street directly opposite the listed Synagogue. This application was for the demolition of the existing garage and the redevelopment of the site with a new four storey building for fifteen flats.

The Proposed flats were not considered to be in keeping with the location. I was also felt that the link to the to adjoining terrace was insensitive and would not preserve/enhance the conservation area. The design used on a similar site at Highfield Street/Severn Street was considered to be better.

I) 37 NEW WALK
Planning Application 20042335

Access ramp

The Director noted that No. 37 New Walk comprised the Georgian Terrace blighted by the proposed ring road in the 1960's and subsequently rebuilt in replica. This application was for a new pedestrian access ramp to the front of the building.

The Panel raised no objection.

J) 3-5 UNIVERSITY ROAD Planning Application 20042486 Change of use

The Director said that the application was for the conversion of the building from a residential care home to eight two-bedroom self contained flats. The proposal involved a rear extension. The conversion of the adjacent property to flats was considered by the Panel at the last meeting.

The Panel raised no objection.

K) 204 LONDON ROAD Planning Application 20050149 Replacement windows

The Director noted that the application was for replacement PVC windows. The Panel made observations on the conversion of the basement to a flat last year.

The Panel raised no objection to the change of use of basement to flat, but was opposed to the loss of boundary wall and would prefer to see less parking and more garden.

L) 234 LONDON ROAD Planning Application 20050149 Replacement Windows

The Director said the application was for replacement PVC windows. The Panel made observations on the conversion of the basement to a flat last year.

The Panel repeated their opposition to upvc windows in a conservation area.

M) UPPERTON ROAD VIADUCT Planning Application 20050106 & 20050107 Replacement highway

The Director noted that the application was for the demolition of the viaduct and construction of a new, lower level highway with a new bridge over the old river soar. A temporary bridge for vehicular use whilst the work was undertaken was also proposed.

The Panel regretfully accepted the need to demolish the existing structure,

given its condition.

**N) 60 FOSSE ROAD CENTRAL
Planning Application 20050115
Change of use**

The Director said the application was for the conversion of the building from three flats to nine self-contained flats.

The Panel recommended refusal as the proposed number of flats was considered excessive and likely to affect the character of conservation area.

**O) 10 WEST AVENUE
Planning Application 20050053
Replacement window**

The Director said the application was for a new dormer window to the front roof slope.

The Panel raised no objection to the principle of a dormer, but suggested that it should match the design and proportions of other dormers in the street and that it should be timber not PVC.

The Chair agreed to take the following item of urgent business

FORMER NAT WEST BANK, 2 ST MARTINS

The Director noted that the Panel had previously made comments on this building for a change of use to bar / restaurant. A new application had been submitted which proposed to demolish the 1920's extension to create a yard and a three storey new build for flats.

The Panel supported the principle of demolition of single storey extension to create a courtyard/ improved vista between the buildings.

The Panel raised no objection to the following and they were therefore not formally considered.

**P) 14 STONEYGATE AVENUE
Planning Application 20050109
Rear extension**

**Q) 21 QUEEN STREET
Planning Application 20050112
Variation of planning application 20031538**

**R) 179-181 LOUGHBOROUGH ROAD
Planning Application 20050146
Fire escape, alterations**

S) 9 LOSEBY LANE
Planning Application 20050083
Change of use

77. ANY OTHER URGENT BUSINESS

The Committee Administrator noted that the agendas and minutes for all CAP meetings would now be available on the internet.

They can be found at the following address:-

<http://www.cabinet.leicester.gov.uk> then Browse meetings and click on Conservation Advisory Panel.

78. CLOSE OF MEETING

The meeting closed at 7.00pm.

