



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 29 JUNE 2005 at 5.15pm

P R E S E N T :

R. Lawrence – Chair

Councillor Henry

S. Bowyer	-	English Heritage
J. Burrows	-	Leicester Civic Society
K. Chhapi	-	Leicestershire and Rutland Society of Architects
P. Draper	-	Roy
D. Smith	-	Leicestershire Archaeological & Historical Society
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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1. APOLOGIES FOR ABSENCE

There were apologies from T. Abbot, S. Britton, Cllr. Garrity and P. Swallow.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. TERMS OF REFERENCE

It was noted that the Terms of Reference attached to the agenda were out of date and a further reference to parks and gardens had since been included. The Committee Administrator undertook to circulate the correct Terms of Reference for the next meeting.

4. MEMBERSHIP OF THE PANEL

The Panel noted its membership.

5. DATES OF MEETINGS

Members of the Panel requested that the December meeting of the Panel be moved from December 21 to 14 December. The Committee Administrator noted that this would require amending the meeting dates following the December meeting. He undertook to circulate amended dates.

6. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Panel held on 25 May 2005 were confirmed as a correct record.

7. MATTERS ARISING FROM THE MINUTES

Steve Bowyer noted that Appendix C, Item I, 118 Charles Street had already been determined when the Panel received the item for discussion. Officers in response stated that they were unaware this was the case and would seek to avoid this happening in future.

8. MARKET STREET CONSERVATION AREA CHARACTER STATEMENT

The Senior Building Conservation Officer introduced the proposed Market Street Conservation Area Character Statement. He noted that one of the main aims of the statement was to increase the size of the conservation area. He did however note that it was preferable to increase the size of this conservation area rather than declare further areas due to the bureaucratic obstacles associated with declaring an area.

A member of the Panel pointed out that the Thomas Cook statue was missing from the list of statues on page 6 of the document.

A member of the Panel queried whether it would be possible to declare a Granby Street Conservation Area. Officers in response stated that new planning legislation made declaring conservation areas more difficult.

A member of the Panel noted that the setting of boundaries was difficult but felt that this could be done on the basis of character that was contained within an area. Officers conceded that the Market Street, Belvoir Street and Granby Street all had different characters and separate conservation areas would probably be most appropriate. However it came down to resources. A member of the Panel also suggested that scale, theme and architecture could also be determinants of conservation area boundary.

A member of the Panel enquired about planning applications submitted within

the proposed areas for the extension of the conservation area. Officers commented that there would be no statutory protection for these areas until the character statement was formally adopted.

Officer commented that it was hoped to formally declare the Character Statement in October.

Officers undertook to circulate to Panel Members information on what steps were required to declare a conservation area.

9. 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.

RESOLVED:

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

10. CURRENT DEVELOPMENT PROPOSALS

A) BELGRAVE GATE, ABBEY PARK ROAD, MEMORY LANE Planning Application 20050618 Demolition and redevelopment

The Director said that the application was for a mixed-use development which included 425 new dwellings, a new college building, canal moorings and a pedestrian bridge over the canal. This would include the demolition of three locally listed buildings on the site.

The panel were of the opinion that the applicant should seek to retain and convert the locally listed buildings on the site (Abbey Park school annexe, LERO building and the canal warehouse) rather than demolish them. Panel members also felt that an opportunity was being lost for a dual character of old and new buildings in the area, and that an innovative approach to the reuse of these historic structures would enhance the quality of the development. The members also raised concern about the loss of important views of St. Marks Church from the riverside.

B) HIGHCROSS STREET, THE OLD GRAMMAR SCHOOL Listed Building Consent 20051007 Internal & External Alterations

The Director said that the application was for works to the building to provide temporary offices and a marketing suite for the Shires Extension. It was noted that the change of use had previously been approved. The main issue under discussion was the proposal for the gable end of the building.

The panel considered that the best option would be to keep the existing blank gable end rather than reinstate former window openings – although option 3 of

the submitted proposals was felt to be the most appropriate option of the three submitted. The panel also felt that the door opening should be reinstated to its original proportions rather than as existing. The Panel also felt that any work undertaken would require the care and expertise of conservation minded architects and tradespersons.

C) HAZEL STREET, HAZEL STREET JUNIOR SCHOOL
Planning Application 20051076
Extension, provision of internal lift

The Director said that the application was for a single storey extension to the side of the school and an internal lift to the first floor.

The panel raised no objection to the proposed lift, provided that the first floor panelling was relocated elsewhere on site. The Panel opposed the extension to the building in its submitted form.

D) 20-24 CASTLE STREET
Listed Building Consent 20050964
Internal Alterations

The Director said that it was proposed to create a new en suite bathroom to an existing bedroom. The work involved new stud partitions and a false ceiling.

The panel raised no objection to the proposals, but queried the location of ventilation to the bathroom due to concerns about steam.

E) 64-66 HUMBERSTONE GATE
Advertisement Consent 20050978
Illuminated signs

The Director said the application was for two internally illuminated projecting signs, two non-illuminated banners, one non-illuminated fascia sign and one internally illuminated box sign.

The panel supported enforcement action to remove the two large banners, which were inappropriate to the character and appearance of the conservation area and set an unwelcome precedent for other similar signs in the area. No objection was raised to the retention of the other signs.

F) 4 SILVER STREET
Advertisement Consent 20050977
Illuminated signs

The Director said the application was for a logo sign to the first floor, a fascia sign and a double-sided projecting sign, all internally illuminated.

The Panel raised no objection.

G) 46B MARKET PLACE

Listed Building Consent 20050121
External alterations

The Director said that the application was for external alterations to the building and was a resubmission of an earlier scheme.

The Panel raised no objection.

H) 15 MARKET STREET
Advertisement Consent 20051000
Internally illuminated sign

The Director said that the application was for an internally illuminated fascia sign.

The Panel recommended refusal. It was felt that the proposed sign would be stark and funereal because of the large black lettering, and that an internally illuminated sign would be inappropriate in the conservation area.

I) 9-11 UPPER BROWN STREET
Planning Application 20050961
Redevelopment

The Director noted that the Panel had previously made observations on an application 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. This was a revised scheme reducing the height of the development by one floor and the number of flats by two.

The Panel recommended refusal. It was commented that no improvements had been made to the poor quality design of the scheme, the proposed development was still too high and did not respect surrounding building heights.

J) LAND ADJACENT 15 ANDOVER STREET
Planning Application 20050633
Redevelopment

The Director said that the application was based on a vacant site at the junction of Andover and Lincoln Street. The application was for the development of the site for fifteen flats with caretaker accommodation.

The panel considered that the design of the proposed development would not relate to the context of the area and the sensitivity of the site. The development should be also reduced in height by one storey and the mansard roof removed from the design.

K) 5 HILL STREET
Planning Application 20050809

Extension

The Director said that the application was for a first and second floor extension to create a three storey building to provide offices and three self contained flats.

The panel were of the opinion that the proposed development did not reflect the character of the area and lacked articulation. The flat roof added no definition to the upper floor and was a weak capping for the building. The timber cladding would be an inappropriate treatment, which was not found on any surrounding buildings and the heavy horizontal emphasis would detract from the appearance of the building. The panel recommended that the existing building was demolished and replaced with a more appropriately designed infill development on the site.

L) 37 STRETTON ROAD Planning Application 20050670 Replacement windows

The Director said that the application was for the replacement of the original front and rear windows. It was proposed to replace the rear windows with matching uPVC and the front windows with double glazed top hung mock sash windows.

The panel felt that the existing original windows to the front elevation should be retained and repaired. The Panel also considered that the proposed UPVC windows to the rear should not be encouraged in a conservation area.

M) 133 LOUGHBOROUGH ROAD Planning Application 20051024 Access ramp, external alterations

The Director said that the application was for a new access ramp and external alterations to the building in use as offices.

The Panel raised no objection.

N) THE NEWARKE, TRINITY HOUSE Planning Application 20050599 Sign

The Director said that the application was for a non-illuminated freestanding sign to update to the DeMontfort University House style.

The panel felt that the proposed sign would be fairly prominent but raised no objection.

O) EAST AVENUE, ST JOHN THE BAPTIST SCHOOL Planning Application 20050946 Car park extension, fencing

The Director said that the application was for an extension to the existing car park and the erection of a new 1.8 metre high palisade fencing. The proposal also involved the removal of 29 trees protected under conservation area regulations.

The Panel raised no objection to the car park extension. The panel considered that the proposed palisade fencing would be inappropriate and suggested that either railings or mild steel fencing would be more suitable.

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

**P) WELFORD ROAD PRISON
Planning Application 20051017
Notification of development to Crown owned property
Internal Alterations**

**Q) 78-80 LONDON ROAD
Listed Building Consent 20050663
Floodlighting**

**R) 68 DERWENT STREET
Planning Application 20051015
Change of use**

**S) 15 TICHBOURNE STREET
Planning Application 20050920
Change of use**

**T) 144 ST SAVIOURS ROAD
Planning Application 200500474
Front dormers**

**U) 188 ST SAVIOURS ROAD
Planning Application 20051006
Replacement windows**

11. ANY OTHER URGENT BUSINESS

Molly O Gradys – Market Place

Mr Burrows pointed out that additional lighting had been installed on this premises which was a listed building. Officers undertook to investigate if any contravention had taken place.

St Marks Church

Officers noted that there was to be an open day at St Marks Church on the 9 July 2005 starting at 2.15pm.

Dave Trubshaw

Dave informed the meeting that he would be leaving Leicester City Council and that this would be his last meeting of the Panel. He would be taking up a post with Rutland County Council.

Members of the Panel thanked Dave for all his work for the Panel and wished him well for the future.

12. CLOSE OF MEETING

The meeting closed at 7.00pm.

