



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 14 DECEMBER 2005 at 5.15pm

P R E S E N T :

R. Lawrence – Chair

Councillor Garrity

- |            |   |   |
|------------|---|---|
| S. Bowyer  | - | English Heritage                            |
| J. Burrows | - | Leicester Civic Society                     |
| S. Dobby   | - | Institute of Historic Building Conservation |
| K. Chhapi  |   | Leicestershire and Rutland Gardens Trust    |
| P. Swallow | - | Person of Specialist Knowledge              |

**Officers in Attendance:**

- |              |   |   |
|--------------|---|---|
| J. Carstairs | - | Urban Design Group, Regeneration and Culture<br>Department        |
| J. Crooks    | - | Urban Design Group, Regeneration and Culture<br>Department        |
| D. Windwood  |   | Development Control, Regeneration and Culture<br>Department       |
| F. Connolly  | - | Committee Services, Resources, Access and Diversity<br>Department |

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**54. APOLOGIES FOR ABSENCE**

There were apologies from Dr A. McWhirr, M. Elliott, S. Britton, Councillor Henry, R. Gill and T. Abbott.

**55. DECLARATIONS OF INTEREST**

Councillor Garrity declared a general interest as Chair of the Development Control Committee. She undertook to express no opinions on any of the matters being discussed on the agenda.

**56. MINUTES OF PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting of the Panel held on 30 November 2005 be confirmed as a correct record.

## **57. MATTERS ARISING FROM THE MINUTES**

Officers informed the Panel that Item F, Evington Valley Road/Ethel Road was considered by the Development Control Committee and had been approved.

One member of the Panel enquired whether the investigation referred to in Item T had been carried out. Officers explained that this was being looked at by Development Control and could not state whether it had yet begun.

## **58. CURRENT DEVELOPMENT PROPOSALS**

### **A) GIPSY LANE, TOWERS HOSPITAL**

**Listed Building Consent 20052169, Planning Application 20052168  
THREE STOREY EXTENSION**

The Director said that the application was for an amended scheme for a previously approved three storey extension, providing seven flats. The Panel had made observations on the conversion of the Towers Hospital building and the redevelopment of part of the grounds several times over the last few years.

The Panel did not consider that this proposal was as sympathetic as the approved scheme. The proportions of the current proposed extension are not in keeping with the existing building and the various window styles and detailing are inappropriate. The increased height also conflicts more with the tower than the approved scheme.

### **B) 39 ABBEY PARK ROAD**

**Planning Application 20052030  
New development**

The Director said that the application was for the redevelopment of the site adjacent to the bus depot with a four to nine storey building to create 388 flats, surface car parking, bin stores and landscaping details.

The Panel questioned whether there was a market for yet more flats in this location and also the impact this would have on school and health provision in the area. They were also concerned with the increase in traffic movements caused by several new developments and in particular the impact on the adjacent listed bridge.

The panel considered that the design does not sit well with the other approved schemes flanking it. They thought the development would intrude into views of the historic park and therefore the upper levels should be better designed.

### **C) 215 EVINGTON LANE**

**Planning Application 20052043 Conservation Area Consent 20052044**

## **Demolition & redevelopment**

The Director said that the application was for the demolition of the detached house, built c.1910, and the redevelopment of the site with a new build of twelve flats. The Panel has previously discussed this scheme. A proposal to build a single new dwelling in the garden, which was granted outline consent had also been to CAP on several occasions.

The Panel reiterated their view that this is an important building within the conservation area reflecting the early 20<sup>th</sup> century development of the village and should be retained.

### **D) 35 RUTLAND STREET Planning Application 20051958 Change of use to residential**

The Director said that the application was for the change of use of this former industrial building to 23 one bed flats. The proposal involved external alterations to the window openings and additional rooflights.

The Panel accepted the principal of the change of use. They did not like the idea of moving the main entrance and would like to see it retained as is. They had no objections to extra windows being introduced into the blank rear elevation to exploit views over the churchyard. Dropping the windows to provide light to the new basement flats should also be resisted.

### **E) REAR OF 195 NARBOROUGH ROAD Conservation Area Consent 20052205 Demolition of coach house**

The Director said that the application was for the demolition of the 'coach house' to the rear of 195 Narborough Road, facing Westleigh Road and the redevelopment of the site with a three storey building for three self contained flats was discussed by the Panel in October. The building has since suffered an arson attack which destroyed most of the roof structure, and this application was for its demolition.

The Panel felt that approval for its demolition should not be agreed until a suitable scheme for its replacement has been submitted.

### **F) 325 LONDON ROAD, DELAMERE HOUSE Planning Application 20052077 Single storey extension to rear**

The Director noted that an application for single and two storey extensions to the side and rear of the care home with external alterations to the front elevation to restore the original façade was considered by the Panel in April of this year. This application was for a single storey extension to the rear.

The Panel had no concerns over the addition of the conservatory but would like

the design improved so that it compliments the character of the building. A pitched roof was suggested.

**G) RATCLIFFE ROAD, KNIGHTON HAYES**  
**Planning Application 20052178**  
**Rear extension**

The Director said that this application was for a small conservatory and a 0.6m high trellis to the existing fence. The Panel had made observations on the conversion and extension of this building over the last few years.

The Panel made no adverse observations on the proposal.

**H) ASTILL LODGE ROAD**  
**Planning Application 20052108**  
**Residential development**

The Director said that an application for five flats and five houses on land to the south east of Beaumont Lodge was considered by the Panel in September, and was subsequently withdrawn by the applicant. This was a revised proposal for five flats and six houses.

The Panel noted that no attempt had been made to improve the layout of the scheme to create views of the listed building and that by increasing the number of units this scheme was in fact less sensitive than the previous approval.

**I) 213 LOUGHBOROUGH ROAD, BELGRAVE HOTEL**  
**PLANNING APPLICATION 20052166**  
**Extensions**

The Director stated that an application for a conservatory to the rear and external alterations was considered by the Panel at the September meeting. This application was for two additional single storey extensions to the side and rear elevations.

The Panel considered that the proposed kitchen extension was badly designed and could be seen from the main Loughborough Road and was therefore detrimental to the character of the building and conservation area. The fire escape was also considered to be ugly and should be incorporated internally. If the extension were to be allowed it would have to be of a much higher quality.

**J) 104 REGENT ROAD**  
**Planning Application 20052191**  
**Access ramp**

The Director said that the application was for a new access ramp.

The Panel had no objections.

**K) RUTLAND STREET/HALFORD STREET  
Advertisement Consent 20052176  
Signs**

The Director said that the application was for two non illuminated signs advertising the new Performing Arts Centre and is for a limited period consent until September 2007.

The Panel raised no objections.

**L) 50 UPPER TICHBORNE STREET  
Planning Application 20051529  
Replacement windows**

The Director said that this application was for replacement timber double glazed sliding sash windows.

The Panel raised no objections.

**M) 2 WARREN CLOSE  
Planning Application 20052233  
Extension**

The Director said that this application was for a single storey extension to the side of the bungalow.

The Panel raised no objections.

**N) 225 AYLESTONE ROAD, GAS WORKERS COTTAGE  
Listed Building Consent 20052216  
New windows to front and rear, and french doors to rear**

The Director said that this proposal was to build a small single storey extension to the rear of the house was considered by the Panel in September. This application was for replacement timber windows and the fitting of a French door into an existing window opening at the rear.

The Panel were happy with most of the proposal but would prefer to see a working sliding sash window at the rear of the property.

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

**O) 34-38 UPPER TICHBORNE STREET  
Planning Application 20052192  
Replacement windows to rear**

**P) 12 CHEAPSIDE  
Listed Building Consent 20052046**

**Internal alterations**

**Q) HIGHCROSS STREET, RED LION PH  
Planning Application 20052053  
Change of use to residential**

**59. ANY OTHER URGENT BUSINESS**

Councillor Garrity wished all Members of the Panel and Officers a Merry Christmas and a Happy New Year.

**60. CLOSE OF MEETING**

The meeting closed at 6.45pm.

