



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 15 FEBRUARY 2006 at 5.15pm

P R E S E N T :

R. Gill – Chair

R. Lawrence – Vice Chair

Councillor Henry

Councillor O'Brien

- | | | |
|-------------|---|--|
| S. Bowyer | - | English Heritage |
| J. Burrows | - | Leicester Civic Society |
| P. Draper | - | Royal Institution of Chartered Surveyors |
| K. Chhapi | - | Leicestershire and Rutland Gardens Trust |
| M. Elliot | - | Person of Specialist Knowledge |
| A. McWhirr | - | Leicester Diocesan Advisory Committee |
| R. Roenisch | - | Victorian Society |

Officers in Attendance:

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

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70. APOLOGIES FOR ABSENCE

There were apologies from Tim Abbott and Councillor Garrity.

71. DECLARATIONS OF INTEREST

Simon Britton declared an interest in Development Proposals C, N, O and P and took no part in discussion around these.

Kanti Chhapi declared an interest in Development Proposal K and took no part

in the discussion around this proposal.

72. MINUTES OF PREVIOUS MEETING

Steve Bowyer pointed out that under Development Proposal B of the previous set of minutes, the Committee registered concerns around the proposals for the Clock Tower as part of the scheme.

RESOLVED:

That the minutes of the meeting of the panel held on 11 January 2006 be confirmed as a correct record, subject to the amendments as noted above.

73. MATTERS ARISING FROM THE MINUTES

Steve Bowyer enquired what action had been taken around application 20052070, St Saviours Road, that came to the November 2005 meeting of CAP, and whether the application was considered by the Development Control Committee. It was reported that this application was delegated to officers. Several Members of the Panel felt that all objections of the Panel were passed to Development Control. Officers confirmed that this was the case, but only when the objections were seconded by a conservation officer. Some Members felt strongly that this should not be the appropriate process and that if views of unhappiness around an application were expressed, then the application should be considered by the Development Control Committee.

It was requested that Members be given a copy of the Panel's Constitution to see what the position on this issue was.

74. 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 Committee.

RESOLVED:

That the report be received and the decisions taken, be noted.

75. CURRENT DEVELOPMENT PROPOSALS

A) 44 HUMBERSTONE GATE
Planning Application 20052410
Change of use and external alterations

This item was withdrawn from discussion.

B) 31 KNIGHTON DRIVE
PLANNING APPLICATION 20052409

Three-storey extension

The Director noted that this application was for a three-storey extension to the rear. The Panel made observations on the conversion of the nursing home to flats involving an extension to the rear in October 2004. That application was subsequently refused.

The Panel considered that the current proposal was even more inappropriate than the previous scheme. They considered that the extension was too large and would represent overdevelopment of the site. A very blunt and bland extension that lacks any roofline articulation and would result in a solid mass of building.

If an extension was allowed it should be subservient to the main building in mass, scale and form.

C) 50/52 KNIGHTON DRIVE, 7 ELMS ROAD PLANNING APPLICATION 20060079 CHANGE OF USE

The Director noted that the application was for the change of use of the student halls of residence to 21 flats.

The proposal involves external alterations and the formation of a car park.

The Panel thought that the proposed number of flats was excessive, and that larger units should be encouraged in this area. They were also concerned over the loss of the green space to car parking and suggested that the parking area be relocated to the far end of the garden. Fewer flats would also reduce the need for the number of rooflights and the number of parking spaces required.

D) 13-21 ST NICHOLAS PLACE Planning Application 20052263 Change of use & extension

The Director said that the application was for the conversion of the building to flats. The proposal involves a roof top extension and external alterations.

The Panel objected in principle to any roof extension on this building, which would detract from the architectural lines of the existing building, and the group of buildings on this corner. They also considered that the proposed window design was inappropriate.

E) THE NEWARKE BRIDGE Listed Building Consent 20060121 Works to bridge

The Director noted that the application was for works to the bridge to improve the drainage system, repairs and waterproofing.

The Panel felt that the repair of the original drainage system should be further

explored.

F) SOUTHFIELDS DRIVE, SOUTHFIELDS LIBRARY
Planning Application 20060028
Telecommunications equipment

The Director said that the application was for pole antenna and equipment cabinet on the grass verge outside the Library.

The Panel considered that the proposal would be detrimental to the setting of the listed library and recommended that the equipment be located on a verge away from the listed building

G) 166 MERE ROAD
Planning Application 20051636
Replacement windows to front

The Director noted that the application was for the replacement of the front windows with uPVC frames.

The Panel opposed the use of PVC windows in principle and in this case there would be a clear detriment to the appearance of the building.

H) 11 – 13 MARKET STREET
Advertisement Consent 20052049
Signage

This item was withdrawn from discussion.

I) 29 HIGH STREET
Planning Application 20052226
New shopfront

The Director said that the application was for a new shopfront.

The Panel considered that the proposed shopfront was inferior to the existing and therefore did not preserve or enhance the character of the building or the conservation area.

J) EAST AVENUE, ST JOHN THE BAPTIST SCHOOL
PLANNING APPLICATION 20060083
Single storey extension

The Director noted that the application was for a single storey extension to the rear of the school.

The Panel made no adverse observations

K) 61 STONEYGATE ROAD
PLANNING APPLICATION 20060059

Single storey extension

The Director noted that the application was for a single storey extension to the rear of the house.

The Panel would like to see a better quality design that reflected the style and architectural detailing of the existing house.

L) STONESBY AVENUE, SAFFRON HILL CEMETERY LODGE Listed Building Consent 20060024 Internal alterations

The Director said that the Panel had considered an application for a hard standing area and vehicular access in September last year. This application was for retrospective consent for alterations to the interior of the building.

The Panel made no adverse observations

M) ABBEY PARK ROAD, ABBEY PARK Planning Application 20060026 New toilet block

The Director said that a new detached toilet block is proposed on the grounds of the park but not on the Scheduled Monument.

The Panel made no adverse observations, but advised that care should be taken over the design and materials for the windows and doors.

N) 128 REGENT ROAD Planning Application 20052377 Access ramp

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

The Panel considered the length and design of the ramp would detract from the building and recommended that other options be explored.

O) 1-9 SALISBURY ROAD Planning Application 20052361 Access ramp

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

The Panel considered that the raising of the front path would have an adverse impact on the architectural lines of the building and particularly the ground floor openings. An accessible entrance to the rear should be reconsidered

P) 21 UNIVERSITY ROAD Planning Application 20052378 Access ramp

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

The Panel recommended that the existing steps be re-modelled to include an access ramp rather than bringing the ramp across the front garden, or that a secondary access is explored.

Q) 42 FOSSE ROAD CENTRAL
Planning Application 20060009
Replacement & blocking of windows

The Director noted that the application was for the repair of the front windows and replacement of the rear windows with uPVC. The proposal also involves blocking windows within the side elevation of the rear 'outrigger'. The rear elevation is visible from Norfolk Street.

The Panel opposed the use of PVC windows in principle as detrimental to the character of the conservation area

R) 176, 178 & 182 ST SAVIOURS ROAD
Planning Applications 20052431, 20052432 & 20052433
Change of use, external alterations

The Director said that the buildings were within the Spinney Hill Park Conservation Area and were covered by an Article 4 Direction.

These three applications are for conversion of the buildings currently in use as bedsits back into single dwellings. The proposals involved new timber double glazed windows. These properties were part of the St Saviours enveloping scheme of the early 1980s, which included replacing the existing windows.

The following application was agreed to be taken as a late item:

Bradgate Hotel, Prebend Street
Planning Application 20052148
Proposed free standing sign

The Panel had no objection in principle to the proposed sign but recommended that it be reduced in height to 1.8m instead of 2.5m.

The following items were not formally considered. However the Panel raised a general concern with regard to the number of applications for uPVC windows in conservation areas. The Panel was also disappointed to note that the applicant for many of them was the Council's Housing Department

S) 104 WELFORD ROAD
Planning Application 20060087
Change of use

**T) 44 SEVERN STREET
Planning Application 20052387**

**U) 2 HOBART STREET
Planning Application 20052372**

**V) 31 COLLEGE STREET
Planning Application 20052385**

**W) 17 LINCOLN STREET
Planning Application 20052388**

**X) 32 LINCOLN STREET
Planning Application 20060088**

**Y) 14 MILL HILL LANE
Planning Application 20052189**

**Z) 3 TICHBORNE STREET
Planning Application 20052384**

**A) 26 WOODBINE AVENUE
Planning Application 20052389**

**AB) 38 STRETTON ROAD
Planning Application 20060089**

**AC) 29 PARK VALE ROAD
Planning Application 20052386**

**AD) 89 CLARENDON PARK ROAD
PLANNING APPLICATION 20060091**

76. ANY OTHER URGENT BUSINESS

John Burrows whether he could bring an observer to the next meeting of the Panel. No concern around this was expressed.

