



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 12 DECEMBER 2007 at 5.15pm

P R E S E N T :

R. Gill – Chair

K. Chhapi	-	Leicestershire and Rutland Society of Architects
P. Draper	-	Royal Institute of Chartered Surveyors
M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge
S. Heathcote	-	Royal Town Planning Institute
D. Hollingworth	-	Leicester Civic Society
D. Lyne	-	Leicestershire Industrial History Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
A. McWhirr	-	Leicester Diocesan Advisory Committee
D. Smith	-	Leicestershire Archaeological & History Society
P. Swallow	-	Person Having Appropriate Specialist Knowledge
R Roenisch	-	Victorian Society

Officers in Attendance:

J. Carstairs	-	Urban Design Group, Regeneration and Culture Department
Jane Crooks	-	Urban Design Group, Regeneration and Culture Department
Jeremy Crooks	-	Urban Design Group, Regeneration and Culture Department
P. Mann	-	Committee Services, Resources Department

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49. APOLOGIES FOR ABSENCE

Apologies were received from Richard Lawrence.

50. DECLARATIONS OF INTEREST

There were no declarations of interest.

51. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 21 November 2007 be confirmed as a correct record.

52. MATTERS ARISING FROM THE MINUTES

A member of the Panel queried if Leicester City Council kept a list of bad buildings as it was stated in Point 44 of the minutes that "Bosworth House was not on their list of bad buildings". The Heritage Regeneration Officer commented that Bosworth House was not highlighted as negative or bad and that there was not a list of bad buildings.

53. DECISIONS MADE BY LEICESTER CITY COUNCIL

The Service Director, Planning and Policy submitted a report on the decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

54. CURRENT DEVELOPMENT PROPOSALS

A) 144 CHARLES STREET & 2 CHURCH STREET Planning Application 20071843 Seven storey mixed use

The Director said that the application was for a revised scheme for an additional storey which would be an addition to a six storey scheme for offices with a top floor restaurant with basement car parking which was approved earlier this year.

The Panel felt that the increased height of the building was detrimental to the adjacent listed building and that the design was poor on this prominent corner

The Panel recommended refusal on this application.

B) 21 SOUTHAMPTON STREET Planning Application 20072085 Nine storey block

The Director said that the application was for a new nine storey block for 31 flats.

The Panel thought that the proposal did not make any positive contribution to the street scene. They felt that the design could be improved and it should be stepped down in a similar way to the approved scheme on the adjacent site so that it made a better overall composition.

The Panel recommended refusal on this application.

**C) 39-41 WELFORD ROAD
Planning Application 20072084
Demolition & redevelopment**

The Director said that the application was for the demolition of the existing building and the redevelopment of the site with a new twelve storey 160 bedroom hotel.

The Panel commented that they would like to see the existing building of local interest retained and incorporated into the scheme. The Panel felt that the proposed new build was architecturally not as good as the building it was going to replace. It was suggested that the existing factory building could be kept with a taller new build behind.

The Panel recommended refusal on this application.

**D) RUTLAND STREET, ALEXANDRA HOUSE
Listed Building Consent 20073132
Lighting to basement grilles**

The Panel made observations on the conversion of Alexandra house to flats a few years ago. The Director said that the application was for backlighting of the basement grilles as part of the themed lighting around the new theatre designed to enhance existing architectural details.

**E) 29 RUTLAND STREET
Listed Building Consent 20072137
Lighting to basement grilles**

The Director said that the application was for backlighting of the basement grilles as per Alexandra House (item D above).

The Panel welcomed both proposals and thought that the ideas for lighting up the spaces around the historic buildings would make an exciting feature.

The Panel recommended approval on both of these applications.

**F) CHURCH ROAD, BELGRAVE HALL MUSEUM AND STABLES
Listed Building Consent 20072127, Planning Application 20072126
Change of use, alterations**

The Director said that the application was for the conversion of part of the stable block to art studios. The proposal involved internal & external alterations and repair work.

The Panel were happy with the change of use but asked for more details of the marquee to be submitted later.

The Panel recommended approval on this application.

G) 6-12 CANK STREET
Planning Application 20072096
Change of use

The Director said that the application was for the conversion of the first, second, third and fourth floors to 13 flats.

The Panel were happy with the change of use and the new door within the shopfront but queried the need for roof lights.

The Panel recommended seeking amendments to this application.

H) 31-35 ST NICHOLAS PLACE
Planning Application 20071708 & Advertisement Consent 20071709
Change of use to night club, internally illuminated sign

The Director said that these applications were for the change of use of the building from offices to a night club and bar. The proposal involved a new shopfront and internally illuminated fascia sign.

The Panel were happy with the change of use but commented that they would like to see the line of the fascia above the shopfront retained as it was. They also thought the internal illumination was excessive and stated that they preferred either external, halo lit or individual illuminated lettering.

The Panel recommended seeking amendments to this application.

I) 17 WELLINGTON STREET
Planning Application 20072123
Replacement windows

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

The Panel accepted the ground floor work but commented that they would like the first floor windows to be retained with secondary double glazing.

The Panel recommended seeking amendments to this application.

J) HUMBERSTONE ROAD, TRUE JESUS CHURCH
Pre-application enquiry
Extension, alterations

The Director said that this was a pre-application enquiry regarding an extension to the church and hall that had been received and the comments of the Panel were sought.

The Panel preferred the scheme that retained the façade of the old hall with a new build behind. They commented that a site visit would be useful.

L) 10 CARTS LANE
Planning Application 20072161
Internal refurbishment / signs

The Director said that the application was for refurbishment of the cafe. The work was mostly redecoration but included the removal of a modern internal wall.

The Panel had no objections to the refurbishment work but requested that the projecting sign project no more than 0.5 metres. They noted that the gate on the plans was incorrectly drawn and asked for confirmation that the original gate was to remain.

The Panel recommended seeking amendments to this application.

LATE ITEM

1 – 3 COLTON SQUARE, FORMER POLICE STATION
Planning Application 20072229
Replacement Windows

The Director said that the application was for the replacement of all the windows as the current frames had been corroded.

The Panel had no objection to the replacement windows.

The Panel recommended approval on this application.

30 NEWTOWN STREET
Planning Application 20072212
Rear roof extension to rear rooflights to front

The Director said that the application was for the proposal of three roof lights to the front and a rear roof extension.

The Panel commented that they would have liked to keep rooflights off the front elevations of properties but noted that others in the terrace had some. It was therefore agreed by the Panel to allow two flush conservation type rooflights at the front. The Panel thought that the rear roof extension was too big and out of character with the building and adjacent properties. However they thought that if the front window were carefully reinstated with a proper timber working sash window there would be an overall gain for the character of the building.

55. CLOSE OF MEETING

The meeting closed at 6:40pm.

