



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 NOVEMBER 2008 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor R Blackmore - Leicester City Council

- | | | |
|-----------------|---|--|
| S. Britton | - | University of Leicester |
| P. Draper | - | Royal Institute of Chartered Surveyors |
| J. Goodall | - | Victorian Society |
| S. Heathcote | - | Royal Town Planning Institute |
| D. Hollingworth | - | Leicester Civic Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| R. Roenisch | - | Victorian Society |
| P. Swallow | - | Person Having Appropriate Specialist Knowledge |
| D. Trubshaw | - | Institute of Historic Building Conservation |

Officers in Attendance:

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

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128. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Allen, Malcolm Elliott, Joan Garrity, Martin Jones, Richard Lawrence, David Lyne and Chris Sawday.

129. DECLARATIONS OF INTEREST

There were no declarations of interest.

130. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 17 September and 21 October 2008 be confirmed as a correct record subject to the above amendment.

131. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

132. 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.

133. CURRENT DEVELOPMENT PROPOSALS

A) TUDOR ROAD FIVEWAYS HOUSE

Planning Application 20081747

Change of use to student accommodation

The Director said that the owners had now submitted a revised scheme for conversion to student accommodation. It was noted that the Panel discussed the conversion of the building to flats in previous years.

The Panel felt that the jump from 80 flats to 300 bedsits seemed astronomical and the added subdivision of the interior that this would create further detracted from the original character of the factory. The Panel members representing the universities noted that the current thinking with student accommodation is not to have cells of a corridor but rather cluster flats, which allowed for a community to form and reduced vandalism. The increased potential for motor vehicle congestion was also noted. Overall the Panel advised to go for cluster flats, which were easier to convert for housing, should they needed to be in the future.

The Panel recommended refusal on this application.

B) LAND BETWEEN 54 - 58 HIGHCROSS STREET

Planning Application 20081714

Two storey alarm centre

The Director said that the application was for a new two-storey alarm-monitoring centre. It was noted that the site had been a gap site for many years that provided an access into the yard currently occupied by Abel Alarms.

The Panel welcomed the infilling of what they thought was an unsightly gap site. They were happy with the revised plans but stated that they would like to see the façade built from a good facing brick with proper bond and would prefer to see the shop front as a piece of public art if it cant be a retail unit.

The Panel recommended seeking amendments to this application.

C) NEWMARKET STREET
Planning Application 20081032
Five houses

The Director said that the application was for five new dwellings. It was noted that the Panel made observations on a proposal for seven houses on this site last year (20071357).

The Panel were satisfied with the reduction in the number of houses. However they thought the turning space for cars was still too narrow and the design was of not sufficient quality for a conservation area.

The Panel recommended refusal on this application in its current form and recommended seeking amendments.

D) ABINGDON ROAD
Planning Applications 20081686 & 20081677
Demolition of garages and erection of two houses

It was noted that the Panel made observations on a scheme for two town houses last year. The Director said that the application was a revised proposal for two houses but with amendments to the previous design and also for the demolition of the existing outbuildings.

The Panel had no objection to the demolition of the garages but felt that a better design should be sought for the new houses. The Panel commented that there was a good building on the left on which to draw inspiration from, and the applicant should consider a well designed modern building. The Panel stated that one single unit would be better on the site.

The Panel recommended refusal on this application in its current form and recommended seeking amendments.

E) NEDHAM STREET, CHARNWOOD STREET SCHOOL
Planning Application 20081411 & Listed Building Consent 20081311
Alterations to school

It was noted that the Panel made observations on a modern extension to the school earlier this year. The Director said that these applications were for a new level entrance and internal alterations.

The Panel were supportive of this scheme. They had a slight concern was the new front door and they thought that the strong vertical already present in the

surrounding windows should be retained.

The Panel recommended approval on this application.

**F) 78-80 LONDON ROAD
Planning Application 20081670 & Listed Building Consent 20081708
Alterations to rear windows**

The Director said that the application was for the removal of the existing Crittall frames and the blocking up of external window openings. It was noted that the windows have been blocked internally for many years with decorative plaster panels.

The Panel raised no objections to the works.

The Panel recommended approval on this application.

**G) MAIN STREET HUMBERSTONE, HUMBERSTONE INFANT & JUNIOR SCHOOLS
Planning Application 20081241
Extension to schools**

The Director said that the application was for an extension between the infant and junior schools to provide new facilities. The proposal involved demolition of existing buildings and the removal of temporary mobile classrooms.

Overall the Panel was supportive of this scheme. They felt that the Horsa Hut (Hutting Operation Raising School Age) should be relocated if possible, but a recording exercise should be asked for at least. Of the new build they were in the main supportive but stated that the links to the old buildings should be less ponderous, lighter and glazed.

The Panel recommended seeking amendments to this application.

**H) 4 – 6 ST MARTINS
Planning Application 20081748
Change of use & alterations**

The Director said that the application was for the conversion of the building to offices. The proposal involved external alterations including disabled access ramps.

The Panel asked what was the justification for changing the doors, and thought they should all be retained. They felt the oriel window was part of the educational history and should also be retained. The Panel also commented that more details of the ramps and bin stores were required. The Panel had no objections to the change of use.

The Panel recommended seeking amendments to this application.

I) 58 HIGH STREET
Advertisement Consent 20081789
New signs

The Director said that the application was for three externally illuminated fascia signs and two internally illuminated projecting signs.

The Panel were generally in favour of the application but felt that the projecting sign on the corner should be removed.

The Panel recommended seeking amendments to this application.

J) 102 WELFORD ROAD
Planning Application 20081635 & Listed Building Consent 20081634
Replacement windows

The Director said that the application was for the refurbishment of the original windows to the front and side elevations and replacement of the windows to the rear with new timber double glazed units.

Overall the Panel thought that this was an improvement to the building providing the windows on both the front and side elevations visible from Welford Road were retained as single glazed sliding sashes.

The Panel recommended seeking amendments to this application.

K) 1A BELVOIR STREET
Advertisement Consent 20081692 & Listed Building Consent 20081693
Signage

The Director said that the application was for two internally illuminated fascia signs.

The Panel raised no objections to the signs.

The Panel recommended approval on this application.

L) 11 KING STREET
Planning Application 20081606
Change of use & extension

The Director said that application is for the conversion of the upper floor to a flat and extension of the existing retail space with a single storey extension to the rear.

The Panel welcomed the retention of the chimney

The Panel recommended approval on this application.

M) 158 LONDON ROAD

Planning Application 20081763
Flag pole antennas

It was noted that the Panel made observations on three flag pole antennas in (20042263) which were approved and installed. The Director said that the application was for a further two antennas.

The Panel noted that the existing aerials were in themselves quite detrimental to the character of the building and that two more would only add to this.

The Panel recommended refusal on this application.

N) ST. PETER'S COMMUNITY CENTRE / ST PETERS CHURCH
Planning Application 20081017
New building

The Director said that application was for the repositioning of an existing shed and a new store at the eastern end of the site.

The Panel questioned the whole thinking around this proposal and queried why there was a need to move the existing shed and what would be the new one to be used for. They did not support the pre-application proposal for a fence along the St Peters Lane elevation. The Panel commented that the applicant needed to re-consider the spaces around the church to provide a better solution.

The Panel recommended refusal on this application.

O) 39 HIGHFIELD STREET
Planning Application 20081272
Extension to community centre

The Director said that the application was for an extension to the front of the building and a new disabled access ramp to the side.

The Panel noted that this was probably a WWII bomb site and that the new building was of little interest architecturally. They felt that the proposed ramp looked like a big undertaking and they queried if it was actually achievable. Overall they thought that it would be better to knock the building down and remodel a new build to suit the requirements of the occupiers but had no objections to the current proposals.

The Panel recommended approval on this application.

P) 30 SEVERN STREET
Planning Application 20081553
Removal of wall

The Director said that the application was for the removal of part of the front garden wall to provide parking for one car.

The Panel queried if this would set a precedent for other owners who were tempted to remove their walls, but were reassured that this wasn't physically possible elsewhere in the street. They asked if a permeable surface could be formed in the driveway as a condition of the planning permission.

The Panel recommended approval on this application.

Q) KING STREET, CRAMANT COTTAGES

Pre App. Enquiry

Alterations to glazed lean-to

The Panel were informed that the building was recently granted consent for conversion to a nursery. The owner had carried out unauthorised work to the main entrance and façade and planning officers wanted the opinion of the Panel.

The Panel thought the changes to the building had a 'certain quirky charm'.

The Panel recommended approval on this application.

LATE ITEM: 4 ST MARTINS

CHANGE OF USE

The Director said that the application was for the change of use of the building into a furniture showroom.

The Panel welcomed the chance to get this building back into use and accepted that there would need to be some change to provide access to the upper floors whatever use was considered.

The Panel recommended approval on this application.

The Panel raised no observations on the following applications, they were therefore not formally considered.

R) 36 EAST AVENUE

Planning Application 20081698

Single storey extension

S) 23 FREEMANS HOLT

Planning Application 20081706

Rear extension

T) 332 NARBOROUGH ROAD

Planning Application 20081249

Fence

U) 70 HIGH STREET

Planning Application 20081746

Change of use & alterations

134. ANY OTHER URGENT BUSINESS

Rowan Roenisch informed that Panel that the next meeting would be her last and Jon Goodall would be replacing her as the representative from the Victorian Society. She invited everyone to join her for a drink after the next meeting.

135. CLOSE OF MEETING

The meeting closed at 7:02pm.

