



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: TUESDAY, 9 DECEMBER 2008 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Goodall	-	Victorian Society
D. Hollingworth	-	Leicester Civic Society
M. Jones	-	Leicestershire and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial History Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
R. Roenisch	-	Victorian Society
D. Smith	-	Leicestershire Archaeological & Historical Society
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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135. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Blackmore, Joan Garrity, Alan McWhirr and Peter Swallow.

136. DECLARATIONS OF INTEREST

There were no declarations of interest.

137. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 19 November be confirmed as a correct record.

138. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

139. 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.

140. CURRENT DEVELOPMENT PROPOSALS

A) EVINGTON HALL, SPENCEFIELD LANE

Planning Application 20081914 and Listed Building Consent 20081915 Conversion of listed building to 5 apartments, 18 houses in grounds

The Director said this was a revised scheme for the conversion of the listed building and new housing on the current school grounds. It was noted that the Panel made observations on a previous conversion and housing scheme for this site in September.

The Panel reiterated their previous comments that fewer larger houses would create a better setting for the listed Hall. Generally they thought that the housing scheme lacked imagination and was an over development. They felt that the scale and design of the new houses did not reflect those of the surrounding area. They suggested the idea of a 'London Square style development' as an example of how to create a high quality living environment.

The Panel had no objections to the revised scheme for the conversion of the listed building, or the demolition of the modern extensions.

The Panel recommended refusal of outline planning permission and approval of listed building consent.

B) OLD GRAMMAR SCHOOL, HIGHCROSS STREET

Planning Application 20081876

Internal alterations

The Director said that the application was for the conversion of the building to a restaurant involving internal alterations. It was noted that the Panel had made observations on the refurbishment of the building in 2005.

The Panel were also consulted at pre-application stage for a proposed flue for the new kitchens. They thought that running the flue internally above the exposed roof trusses was unacceptable. They suggested moving the kitchen to the other end of the building or perhaps venting through the front elevation of the roof instead.

The Panel recommended approval of the current application however agreed further information was needed on the pre application enquiry.

C) YMCA, EAST STREET Listed Building Consent 20081759 Internal alterations

The Director said that the application was for internal alterations to the theatre.

The Panel made no objections to the internal alterations. They also supported the pre-application enquiry for the reinstatement of traditional shopfronts.

The Panel recommended approval on this application.

D) 4 BELVOIR STREET Listed Building Consent 20081904 Alterations to shopfront

The Director said that the application was for alterations to the shopfront.

The Panel had no objection to the new roller shutters but stated that they would like to keep the terrazzo entrance, which would be leveled as part of the scheme.

The Panel recommended seeking amendments to the entrance.

E) NEWARKE BRIDGE Listed Building Consent 20081885 Traffic signs

The Director said that the application was for new traffic signs affixed to the bridge.

The Panel was concerned that this would set a precedent for further signage on the bridge, but had no formal objection to the current proposed signage.

The Panel recommended approval on this application.

F) WESTCOTES HOUSE
Planning Application 20081794
Retention of temporary building

The Director said that the application was for the retention of the temporary building on the site. It was noted that the Panel made observations on a temporary two storey building in January 2005 (2004 2235) for the purpose of providing health care facilities whilst the old health centre was demolished and rebuilt.

The Panel asked for justification for retention of the temporary building and also how long will it need to be used for. They noted that if this had originally been submitted as a permanent structure it would not have been recommended for approval, as it was so close to the listed building.

The Panel recommended refusal on this application unless there was justification for further limited period consent.

G) LOUGHBOROUGH ROAD / WINDSOR AVENUE
Pre-application enquiry
Redevelopment of site

The Director said that a proposed design for a new building has been received and the comments of the Panel were sought. It was noted that this is a former petrol filling station site, which has been vacant for some years. The adjacent nursing home has purchased the site and wished to extend their existing facilities.

The Panel noted that this was a prominent corner site forming a 'gateway' to the northern end of the conservation area. They commented that any new build would have to address three frontages and be of exceptional quality if it is to be allowed to come forward of the established building line along Loughborough Road. They thought that the proposed scale was too big for the site and that the build should be no larger than the existing canopy of the garage. They commented that the windows were too small and it didn't have the sense of verticality that the other building had. The Panel stated that if the site was to be linked to the main building it should have a larger glazed linking element that allowed the building to read as a stand alone building. The Panel commented that the architecture on the road needed to be looked at. They suggested that the agent look further down Loughborough Road where there was a well designed nursing home. They thought that the new development should incorporate a nice garden for residents to sit in. The Panel commented that a little row of cottages on two sides with a garden in between might be nice or a loggia.

H) 1 – 5 HIGH STREET
Planning Application 20081578
Alterations to shop front

The Director said that the application was for alterations to the shopfront.

The Panel could not see the need for the works and thought the existing tiles should be retained and cleaned.

The Panel recommended refusal on this application.

I) 9 – 15 PRINCESS ROAD WEST
Planning Application 20081847
Alterations to entrance

The Director said that the application was for alterations to the front canopy.

The Panel lamented the loss of what was a very striking entrance to the building. They accepted the need to upgrade the entrances but stated that they would like the tiles in the recess to be retained.

The Panel recommended seeking amendments to this application.

J) 6 ST JOHNS ROAD
Planning Application 20081313
Replacement fencing & gates

The Director said that application was for replacement of the existing boundary treatment with a new 1.8 metre fencing and gates.

The Panel had a few concerns with this application. They thought the new site would look odd and that with a solid wooden fence you would lose views of the adjacent house. They commented that a reduction in height or a wire mesh fence would be less obtrusive.

The Panel recommended to seek amendments to this application.

K) 11 MILL HILL LANE
Planning Application 20081731
Replacement windows

The Director said that the application was for reinstatement of timber windows, which were replaced with PVC without consent in July.

The Panel supported the reinstatement of the timber windows.

The Panel recommended approval on this application.

L) 43 PARK VALE ROAD
Planning Application 20081323
Replacement windows

The Director said that the application was for the replacement of the existing timber top hung windows with new timber sliding sashes.

The Panel welcomed the reintroduction of sliding sashes but were cautious

regarding the potential increase in the thickness of the frames.

The Panel recommended conditional approval on this application.

**M) 2 CANK STREET
Planning Application 20081942**

The Director said that the application was for a roller shutter.

The panel questioned the justification for the shutters but agreed that concertina shutters were acceptable

The Panel recommended approval if there was justification given for the shutter.

**N) 2 CARTS LANE
Planning Application 20081922**

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

The Panel thought it would be a great shame to lose the entire shop front, with its fine terrazzo entrance floor. They questioned why a wider door was needed and queried whether Disability Discrimination Act compliance be achieved by just shifting one side of the recessed frame.

The Panel recommended seeking amendments to this application.

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

**O) 31 DANESHILL ROAD
Planning Application 20081788
Replacement windows to rear**

141. ANY OTHER URGENT BUSINESS

A Panel Member raised a question about the proposed Tesco site on Hinckley Road. The Building Conservation Officer commented that a number of local residents had complained about the site. Some cladding has already been removed from the building and he stressed that they would need to put a planning application in for any further alterations.

A Member of the Panel raised concern that an enormous fish sign had been erected on a shop at the bottom of Newarke Street. The officers undertook to investigate this.

The Senior Building Conservation Officer reported that the owners of 142 London Road have agreed to reinstate the tiled shopfront but that there would

be a delay of several months before the specialist contractor would be available to carry out the works.

Rowan Roenisch informed the Panel that this was her last meeting and invited everyone for drinks after the meeting. The Chair thanked Rowan for her contribution from her time as a Member of the Panel.

142. CLOSE OF MEETING

The meeting closed at 6:41pm.

