



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 21 JANUARY 2009
TIME: 5:15 pm
**PLACE: THE OAK ROOM, TOWN HALL, TOWN HALL SQUARE,
LEICESTER**

Members of the Panel

R Gill (Chair)
R Lawrence (Vice Chair)

Councillors R Blackmore and Johnson, 5 Labour Vacancies

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	English Heritage
Vacancy	-	Institution of Civil Engineers
D Trubshaw	-	Institute of Historic Building Conservation
D Singleton	-	The Landscape Institute
D Hollingworth	-	Leicester Civic Society
Dr A McWhirr	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Jones	-	Leicestershire and Rutland Society of Architects
D Smith	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institution of Chartered Surveyors
S Heathcote	-	Royal Town Planning Institute
S Britton	-	University of Leicester
J Goodall	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society
M Elliott	}	Persons having appropriate
Prof P Swallow	}	specialist knowledge in respect
C Sawday	}	of the terms of reference
J Garrity	}	of the Working Party

Members of the Panel are invited to attend the above meeting to consider the items of business listed overleaf.

for Town Clerk

Officer Contact: *Palbinder Mann*
Committee Services, Resources Department
Leicester City Council
Town Hall, Town Hall Square, Leicester LE1 9BG
(Tel. 0116 229 8814 Fax. 0116 229 8819)
Email: Palbinder.Mann@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

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There are procedures for you to ask questions and make representations to Scrutiny Committees, Community Meetings and Council. Please contact Committee Services, as detailed below for further guidance on this.

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Dates of meetings are available at the Customer Service Centre, (New Walk Centre, King Street), Town Hall Reception and on the Website.

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BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Committee Services Officer can organise this for you (production times will depend upon equipment/facility availability).

INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Committee Services Officer at the meeting if you wish to use this facility or contact them as detailed below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact Palbinder Mann, Committee Services on (0116) 229 8814 or email Palbinder.Mann@leicester.gov.uk or call in at the Town Hall.

Press Enquiries - please phone the Communications Unit on 252 6081

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The minutes of the meeting held on 9 December are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. DECISIONS MADE BY LEICESTER CITY COUNCIL

Appendix B

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

6. CURRENT DEVELOPMENT PROPOSALS

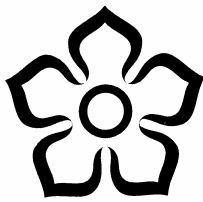
Appendix C

The Service Director, Planning and Policy submits a report on planning applications received for consideration by the Panel.

7. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair, ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair and Committee Services Officer in advance of the meeting if they have urgent business that they wish to be considered.



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.

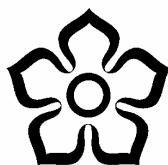
A Member of the Panel raised concern that an enormous fish sign had been erected on a shop at the bottom of Newarke Street. The officers undertook to investigate this.

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.



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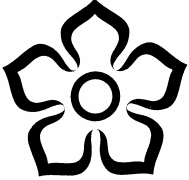
CONSERVATION ADVISORY PANEL

21st JANUARY 2009

DECISIONS MADE BY LEICESTER CITY COUNCIL

Report of the Service Director, Planning, Policy & Design

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 18th June 2008			
College Hall, Knighton App. No. 20080981/0980	Refuse	Refuse	Approved (amended plans)
Applications considered by CAP 17th September 2008			
23 Portland Road App. No. 20081116	Seek amendments	Remove rooflight	Approved (amended plans)
Applications considered by CAP 21st October 2008			
Fire Station, Lancaster Road App. No. 20081625/1623	Conditional approval	Approve	Approved (amended plans)
University of Leicester App. No. 20081427	Approve	Approve	Approved (amended plans)
Applications considered by CAP 9th December 2008			
YMCA, East Street App. No. 20081759	Approve	Approve	Approved
Westcotes House App. No. 20081794	Refuse unless there is justification for further limited period consent	Justification needed	Refused
6 St Johns Road App. No. 20081313	Seek amendments	Approve	Refused
11 Mill Hill Lane App. No. 20081731	Approve	Approve	Approved
43 Park Vale Road App. No. 20081323	Conditional approval	Approve	Approved



Leicester
City Council

CONSERVATION ADVISORY PANEL

21st JANUARY 2009

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning, Policy and Design

A) HERONGATE ROAD, NEAR TOWERS HOSPITAL
Planning Application 20082029
43 Dwellings

The site affects the setting of the Towers Hospital, which is Grade II listed.

The Panel has made observations on the redevelopment of the Towers Hospital land on several occasions over the last few years. This application is one of the last sites to be developed with a proposal for 43 dwellings.

B) FORMER REGISTRY OFFICE, POCKLINGTONS WALK
Listed Building Consent 20082038
Conversion to offices, internal alterations

This building is Grade II listed and within the Market Street Conservation Area.

The proposed conversion to serviced offices involves internal alterations including the removal of stud partitions, subdivision of spaces and upgrading of facilities.

C) REGENT ROAD, REGENT COLLEGE
Planning Application 20081779
Extension to college

The building and large grounds are just outside the New Walk Conservation Area and are on the Local List.

This application is for a two storey extension to the main building.

D) 10 CHEAPSIDE
Advertisement Consent 20081790
New sign

This building is Grade II listed and within the Market Place Conservation Area.

An application for the conversion of the building to a hot food takeaway has recently been approved. This application is for a new fascia sign. As yet we have not received a listed building application with details of the internal changes.

E) NATWEST, 1-3 GRANBY STREET
Listed Building Consent 20081947
Internal works

This building is Grade II listed and within the Town Hall Conservation Area.

This application is for internal works to relocate some of the historic paneling.

F) 20 DE MONTFORT STREET, THE BELMONT HOTEL
Advertisement Consent 20081898
Retention of signs

The building is within the New Walk Conservation Area.

The existing signs have recently been replaced without consent. This application is for the retention of the replacement signs.

G) 55 OXFORD STREET
Planning Application 20081906
New development

This site is adjacent to a building of Local Interest and close to the boundary of the Castle Conservation Area.

The Panel has discussed this site previously which was formerly occupied by a building of Local Interest. This application is for a new mixed use development for 22 flats and 141m² of office space.

H) YMCA EAST STREET
Planning Application 20081957
Repairs to shopfronts

The building is Grade II listed.

The Panel saw this briefly as a pre-application enquiry at the December meeting and was supportive of the proposal for refurbishment of the shopfronts. The application is now complete with additional details.

I) UNIVERSITY ROAD, FIELDING JOHNSON BUILDING
Listed Building Consent 20081951
Alterations

The building is Grade II listed.

This application is for internal alterations to remodel the reception area.

J) VISTA, MARGARET ROAD
Planning Application 20081758
Replacement windows

The building is part of the Society of the Blind and is Grade II listed.

This application is for replacement Crittall windows to the rear elevation.

K) 125 HINCKLEY ROAD
Planning Applications 20082015 & 2016 Advertisement Consent 20082017 & 2018
Alterations to shopfront, atm machine and sign

The building (formerly Jessop's) is within the recently renamed West End (formerly Daneshill) Conservation Area.

These applications are for alterations to the shopfront including a new atm machine, condenser units to the rear and new signage to the building and within the car park.

L) 93-97 HIGH STREET
Advertisement Consent 20082058, Planning Application 20082059 & 2060
Alterations to shopfront, atm machine and sign

The building is within the High Street Conservation Area.

The building is currently a vacant public house. The proposal is to convert it to a retail outlet. These applications are for alterations to the shopfront including a new atm machine and one externally illuminated fascia sign and condenser units to the rear.

M) 19 UNIVERSITY ROAD
Planning Application 20081984
External alterations

The building is within New Walk Conservation Area.

This is a rather interesting building dating from the mid 1960s and built by the University. This application is for external alterations including modifications to existing window openings.

N) 17 RATCLIFFE ROAD
Planning Application 20081848
Extension

This building is within Stoneygate Conservation Area.

This is a modern house built as part of a small residential development dating from the mid 1990s. This application is for an extension to the house.

O) 5 RATCLIFFE ROAD
Planning Permission 20081999
Single storey extension

This building is within Stoneygate Conservation Area.

This application is for a single storey side extension to form a garage.

P) 138 WESTCOTES DRIVE
Pre-application enquiry
Extension to nursing home

Sykefield House is Grade II listed and within the recently renamed West End (formerly Westcotes Drive) Conservation Area.

The Panel made observations on an extension to the building last year. The application was refused and we have received options for a revised scheme.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 19th January 2009. Contact J Carstairs or J Crooks on 252 7296 or 252 7218.

Q) 2 STONEYGATE ROAD
Planning Application
Paved walkway

The building is within Stoneygate Conservation Area.

This application is for the repair of the existing walkway and steps introducing modern pavers.

R) BIBLE HALL, MERE ROAD
Planning Application 20081856
Extension & ramp

The building is within Spinney Hill Conservation Area.

This application is for a small extension to the side of the hall.

S) 10 LOSEBY LANE
Planning Application 20082001
Change of use & alterations

The building is Grade II listed and is within the Cathedral/Guildhall Conservation Area.

This application is for the removal of internal stud walls and a new externally illuminated sign using the existing fascia and lights.
