



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 25 MARCH 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Johnson

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|-----------------|---|--|
| P. Draper | - | Royal Institute of Chartered Surveyors |
| J. Goodall | - | Victorian Society |
| M. Goodhart | - | Leicestershire and Rutland Society of Architects |
| D. Hollingworth | - | Leicester Civic Society |
| D. Lyne | - | Leicestershire Industrial History Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| C. Sawday | - | Person Having Appropriate Specialist Knowledge |
| 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 |
| Jeremy Crooks | - | Planning Policy and Design Group, Regeneration and Culture Department |
| J. Harget | - | Democratic Support, Resources Department |

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159. APOLOGIES FOR ABSENCE

Apologies for absence were received from Malcolm Elliott, Peter Swallow, Simon Britton and Councillor Roger Blackmore.

160. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business to be discussed on the agenda.

David Smith declared that in respect of Cross Corners, Belgrave: Listed

Building Consent 20090238, his company had carried out the Archaeological Impact Assessment.

161. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 18 February 2009, be confirmed as a correct record.

162. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

163. 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.

A member of the Panel queried the Planning and Development Control Committee decision to approve the application for Regent College, following the Panel's recommendation for refusal.

The Panel were informed that the Conservation Officer had been involved in lengthy pre-application discussions on the scheme, and the application was subsequently referred to Planning and Development Control Committee for a final decision.

164. CURRENT DEVELOPMENT PROPOSALS

A) ST NICHOLAS PLACE Planning Application 20090121 Park and ride

The Director said that the application was to change the existing surface car park to a new park and ride facility. The proposal would involve the loss of some car parking to highway land, new bus shelters, street furniture and signage.

The Panel noted how green the site was and the unusual shape of the site. They wanted to see more details of the proposed scheme before assessing its impact on the conservation area.

The Panel requested more information on this application.

B) SANVEY GATE, NORTHGATE STREET, HIGHCROSS STREET, GREAT CENTRAL STREET & ALL SAINTS' OPEN Planning Application 20090228

Highway improvements

The Director said that the application was for highway improvements to the junction of the above roads and to All Saints Open.

The Panel noted that the area was suffering from a large number of demolitions and little of the old character survived. They stated that the loss of two more buildings of some architectural character on Northgate Street would merely compound this erosion. They thought that there was plenty of scope to use part of the cleared site on the other side of the road. The Panel noted that All Saints Open was one of the only surviving roads laid out along the Roman grid footprint. They were completely opposed to the widening of the All Saints Open and the proposed works in front of the listed buildings because it would destroy the intimate vista along the road and be detrimental to the setting of the listed buildings. They advised the applicants to re-think the scheme.

The Panel recommended refusal on this application.

C) GRANBY STREET, THE FORMER GRAND HOTEL Listed Building Consent 20082006 New handrail

The Panel were asked to give their views on an application for a new brass handrail to the front steps.

The Panel raised no objections to the works.

The Panel recommended approval on this application.

D) UNIVERSITY OF LEICESTER Planning Application 20082043 Single storey building

The Director said that the application was for a new single storey building to the south of the Sterling and Gown Engineering Building.

The Panel accepted the principle of a building in this location but felt that the building proposed would be detrimental to the setting of the adjacent Engineering Building because of the poor quality design and materials.

The Panel recommended refusal on this application.

E) UNIVERSITY OF LEICESTER Planning Application 20090181 Extensions to student union

The Director said that the application was for extensions to the Percy Gee Building. The Panel heard that it was a revised scheme to one that had been discussed by the Panel in October 2008.

The Panel felt that this was an improvement on the previous scheme and raised no objections.

The Panel recommended approval on this application.

F) ST JOHN THE BAPTIST SCHOOL, EAST AVENUE
Planning Application 20090224
Alterations to main entrance

The Panel were asked to give their views on an application for alterations to the main entrance facing East Avenue, to provide additional classroom and staffroom space.

The Panel reluctantly accepted the revised frontage but were adamant that the strong dark horizontal band that ran along the frontage should be retained and opposed the UPVC canopy.

The Panel recommended that amendments be sought in respect of this application.

G) HIGHFIELD STREET SYNAGOGUE
Listed Building Consent 20090274
Grilles to windows

The Director said that the application was for the installation of metal grilles to protect the windows.

The Panel raised no objections to the works, provided that the grilles were powder coated and not painted

The Panel recommended approval on this application.

H) CROSS CORNERS, BELGRAVE
Listed Building Consent 20090238
Alterations to reception area

The Director said that the application was for internal alterations to the reception area lobby.

The Panel welcomed improved disabled access and had no objections to the works.

The Panel recommended approval on this application.

I) 70 HIGH STREET
Planning Application 20090252
Canopy

The Panel were asked to give their views on an application in respect of a

retractable canopy to the front elevation.

The Panel were not happy with the level of details submitted and were wary of allowing canopies along High street because of the precedence it would set. They would accept a well designed sun blind or possibly a smaller well designed canopy using good materials and one that retracted back into the fascia.

The Panel recommended that more information be submitted in respect of this application.

**J) 1 GALLOWTREE GATE, 1 EASTGATES
Planning Application 20090222 & Advertisement Consent 20090223
New signs, alterations to shopfront.**

The Panel noted that the building had been in use as a jewelers shop until recently, and heard that the application was for alterations to the shopfront and new signage.

It was noted that the existing grilles were achieved after long negotiations and the Panel did not support the introduction of a more robust grille. They liked the existing shopfront on Gallowtree Gate and would like it retained. They were opposed to the internally illuminated signs.

The Panel recommended refusal on this application.

**K) 2-6 ST MARTINS WALK
Advertisement Consent 20090248
New signage**

The Director said that the application was for new externally illuminated signs.

The Panel thought the shopfront needed improving and raised no objections to the new signage.

The Panel recommended approval on this application.

**LATE ITEM: 3 SOUTHERNHAY ROAD
Rear extension
Planning Application 20090152**

The Director said that the application was for an extension and alterations to the front of the property.

The Panel felt that the extension was too big and should be reduced in length by half, with the roof hipped to further reduce the impact as seen obliquely from Southernhay Road. They requested more details for the work to the front boundary but did not wish to lose the fine gate piers.

The Panel recommended refusal on this application.

**LATE ITEM: BRAUNSTONE LODGE
Boundary Wall
Planning Application 20090205**

The Panel heard that the application was for fencing around the Braunstone Lodge and they stated that they would prefer to see timber fencing.

The Panel recommended that amendments be sought on this application.

The Panel raised no objections to the following applications:

**L) VICTORIA BOWLS CLUB, KNIGHTON
Planning Application 20090125
Extension**

**M) EVINGTON PARK
Planning Application 20090145
Play equipment**

**N) VICTORIA PARK
Planning Application 20090144
Ball court**

165. ST. GEORGE'S CONSERVATION AREA REVIEW 2008

The Panel were asked to give their views on the St George's Conservation Area Review 2008.

The Panel expressed concern that there were two historic buildings, which were located just outside the boundaries of the Conservation Area. They further considered that Wheat Street, which was not part of the Conservation Area, should be included because its character was within the historic character of St George's Conservation Area.

The Panel recommended that the St George's Conservation Area should be extended to include Wheat Street.

166. SPINNEY HILL PARK CONSERVATION AREA REVIEW 2009

The Panel were asked to give their views on the Spinney Hill Park Conservation Area Review 2009.

Officers explained that the Council proposed to exclude certain properties from the Spinney Hill Park Conservation Area. A number of houses had fitted UVPC windows and some properties had very little original detail remaining in their windows and doors. Officers further explained that this proposal was a response to the wishes of residents who appeared to be generally unsupportive of the ethos behind the Conservation Area, as they did not think it necessary. Although grant assistance was available for timber replacements, some

residents had installed UVPC windows without seeking permission.

Members of the Panel expressed concerns over the proposal. Officers explained that there would be a consultation meeting at Wesley Hall Community Centre on 30 March 2009 and members of the Panel were invited to submit their comments on the proposal.

167. CLOSE OF MEETING

The meeting closed at 6.35 pm.

