



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 MAY 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Johnson

- | | | |
|-------------|---|--|
| P. Draper | - | Royal Institute of Chartered Surveyors |
| M. Elliott | - | Person Having Appropriate Specialist Knowledge |
| J. Goodall | - | Victorian Society |
| M. Goodhart | - | Leicestershire and Rutland Society of Architects |
| D. Lyne | - | Leicestershire Industrial History Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| A. McWhirr | - | Leicester Diocesan Advisory Committee |
| 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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175. APOLOGIES FOR ABSENCE

Apologies were received from Councillor R Blackmore, D Hollingworth, C Sawday, D Smith, and P Swallow.

176. DECLARATIONS OF INTEREST

There were no declarations of interest.

177. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 20 May 2009, be confirmed as a correct record.

178. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

179. 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.

180. CURRENT DEVELOPMENT PROPOSALS

A) THE SILVER ARCADE

Planning Application 20090459

Change of use, extensions and alterations

The Director said that the application was for the conversion of the basement from a shop to a demonstration kitchen theatre and the third floor from shops to restaurant. The proposal involved alterations and extensions to the building.

The Panel noted that the nature of the building was always one of small shop units. They were of the view that removing all the small units to create continuous spaces on each floor would therefore be detrimental to the character of the building. They commented that they would accept some opening up, but would like some small units to survive. The Panel queried could the opening up be achieved by putting openings into the existing walls rather than total removal.

The Panel commented that the new proposed staircase in the centre of the arcade would be detrimental and spoil the view through. It was noted that there will be several other new access points to the upper floors and therefore the Panel questioned the need for the staircase. As a last resort some Panel members thought that a glazed, clean and simple stair might be acceptable as a trade off to retain other features.

Overall the Panel was sympathetic to the developer trying to bring the building into use but not with the level of alterations currently proposed. It was suggested that some changes could be allowed now, and if a tenant could not be found then some of the other works could be revisited in the future.

The Panel recommended seeking amendments to this application.

B) 2 YEOMAN STREET
Planning Application 20090327
Change of use to hotel and extension

The Director said that the application was for the conversion of the building to a hotel. The works included a three storey extension to the roof at the rear.

The Panel noted that the idiosyncratic charm of this part of Leicester was the differences in building heights. In this case the Secular Hall, adjacent pub and the factory behind created an interesting group and if the proposal was carried out this would be affected. The Panel thought it was difficult to assess the impact without a photo-montage, but from the drawings submitted, the extension would dwarf the Secular Hall to the detriment of its setting and did not preserve or enhance the character of the conservation area. The Panel was not convinced on the merits of the scheme.

The Panel agreed that further information was required on this application.

C) 157 – 159 GRANBY STREET
Planning Application 20090314
Change of use, extension

It was noted that the Panel had made observations on this site for the conversion of the upper floors of the pub to residential and rear extension at two previous meetings. The Director said that this was a revised scheme.

The Panel commented that this was the former Victoria Hotel designed by James Bird in c.1875 . The Panel were satisfied with the work to the rear as it was noted that the rears were in a rundown state. However there was some concern that the extra height would have a detrimental effect on the outlook of the adjacent YMCA, particularly the new deck extension to that building.

The Panel commented that the dormers to the front would be accepted if they would not be visible, but stated that the proposed ground floor shop front would contrast badly with the rest of the building. They commented that the new shop front should reflect the scale and proportions of the high quality upper floors.

It was also noted that the interior has some fine features including a decorative frieze and the Panel asked that these be preserved.

The Panel recommended seeking amendments to this application.

D) JARROM STREET, ST. ANDREWS VICARAGE
Planning Applications 20090506 Listed Building Consent 20090507
New doorway at rear, 1.25m high fence & gates

The Director said that the application was for a new 1.25 metre high iron fence with gates to match those already on site and the formation of a new doorway to the rear of the vicarage.

The Panel raised no objections to the new fencing and the door to the rear, but agreed that the recent repointing was unsightly.

The Panel recommended approval on this application.

E) BARCLAYS BANK, 4-6 HORSEFAIR STREET
Planning Applications 20090258/0287 & 0259 and Listed Building Consent 20090259, 20090286
Change of use, internal and external alterations

The Director said that the applications were for change of use to A1 (retail), A2 (financial services), A3 (restaurant) or A4 (public house) and B1 (office suites) with associated internal and external alterations to remove the bank fittings and ATM machines.

The Panel had no objections to the proposals as no historic features would be affected. They agreed the change of use in principle providing the new use was acceptable in policy terms. They raised concern that there was a danger that granting consent for new uses without any details would be potentially damaging.

The Panel recommended approval on this application.

F) CHURCH ROAD EVINGTON
Planning Application 20090514
New house & extension to existing house

The Director said that the application was for a new house and extension to the existing house.

The Panel had no concerns with the work to the existing house although commented that the design of the existing windows should be improved upon. The Panel had no objection to a modern house in the location, although stated that it was quite a cramped site with no real space provided between the properties. The Panel commented that the new build looked like a throw back to the 1970s and needed to be of better quality and bolder.

The Panel recommended refusal on this application.

G) CRADDOCK ARMS
Planning Application 20090438
Porch, external alterations

The Director said that the application was for external alterations to the pub including a new porch to the rear and new entrance doors on the front elevation to replace an existing window and door.

The Panel thought that the current door and window were nice features and added to the character of the building. They commented that the new door did

not improve on this and opposed this. The Panel raised no objection to the new porch or windows.

The Panel recommended seeking amendments to this application.

H) 8 WEST WALK
Planning Application 20090359
Access ramp

The Director said that the application was for the reworking of the existing access ramp to provide new steps and a new access ramp to the front of the building.

The Panel raised no objection to the proposals.

The Panel recommended approval on this application.

I) HOLY CROSS PRIORY, WELLINGTON STREET/NEW WALK
Planning Application 20090390
Bell mounting frame

The Director said that the application was for a bell mounting frame for eight bells to the roof of the priory.

The Panel raised no objection to the proposals.

The Panel recommended approval on this application.

J) 7 -13 HUMBERSTONE GATE, WIMBLEDON STREET
Planning Application 200990485P
External alterations

The Director said that the application was a pre-application enquiry for alterations to the external appearance of the building. The proposal included a canopy to the front elevation. It was noted that the Panel made observations on the conversion of the factory to flats in 2004.

The Panel had mixed feelings regarding the canopy. They agreed that something to define the entrance would be acceptable but the current proposals perhaps too large. They did not like the banner signs and were unclear about the 'yellow' element on the upper end elevation.

The Panel recommended seeking amendments to this application and agreed that further information was required.

K) 13 EAST BOND STREET
Planning Application 20090422
Change of use to hot food takeaway

The Director said that the application was for the change of use of the existing

shop to a hot food takeaway. No external alterations were shown.

The Panel felt that they could not comment until they knew more details about potential external alterations e.g. signage, flue details etc. Concerns were also raised about the increased litter and number of takeaways already in the area.

The Panel agreed that further information was required.

L) LONDON ROAD, SOUTH LODGE
Planning Application 20090497
External terrace to third floor

It was noted that the Panel made observations on the conversion of South Lodge and the redevelopment of the site for a care home in 2007(0519). The Panel were informed that the work was now well underway and the Director said that the application was for a new external terrace to the third floor of the new build.

The Panel thought that the proposals could be seen from London Road but agreed that the terrace was well set back, and mostly hidden by trees.

The Panel recommended approval on this application.

M) 70 HIGH STREET
Planning Application 20090252
New canopy

The Director said that the application was for a retractable canopy to the front elevation. It was noted that the proposal was reported to the Panel earlier this year and they requested further details, which are now available.

The Panel raised no objections to the design of the proposed canopy.

The Panel recommended approval on this application.

O) ST. KATHERINES HOUSE, GUILDHALL LANE
Planning Application 20090498
Change of use from school to four flats

The Director said that the application was for the change of use of the school to four cluster flats (3 six bed and 1 seven bed). The proposal involved a rear roof extension.

The Panel raised no objections to the change of use, or the extension.

The Panel recommended approval on this application.

P) EAST STREET/GRANBY STREET, YMCA
Planning Application 20090384, Listed Building Consent 20090413

Internal & external alterations

The Director said that the applications were for internal and external alterations to the building including solar panels to the rear roof slope.

The Panel were supportive of the proposed internal alterations as the interior had already been extensively altered. They had reservations about the loss of the fine window to the rear elevation and commented that they needed further information on the proposed decking. They commented that the solar panels were acceptable provided that they were reversible and sit on top of the existing slates.

The Panel recommended approval on this application.

Q) 17 NEWARKE STREET Planning Application 20090363 Change of use

The Director said that the applications was for the change of use of two ground floor flats apartments to retail, financial and professional services. The proposal involved alterations to the front of the building.

The Panel had no objections to the change of use but commented that the canopy sign should be reduced to match the size of the openings.

The Panel recommended seeking amendments to this application.

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

N) 16-26 OXFORD STREET Planning Application 20090343 Car park, service area

R) 54 KING STREET Planning Application 20090371 Change of use

181. ANY OTHER URGENT BUSINESS

The Panel were informed that the Heritage Quarter Report was not yet ready for consultation however the Senior Building Conservation Officer commented that when it was publicly available, it would be brought before the Panel.

A Member of the Panel raised concern that the building on the Donisthorpes site was in an extremely poor state. He commented that English Heritage had met with himself and the leading officer from the Council for the site and had stated they could only help if the building was listed as Grade 2*. The Senior Building Conservation Officer commented that the owners had made efforts in the past to clean up the site however there had been problems such as

burglary. She added that there could be notice served on the owners to clean up the site however they could not be forced. The Panel were informed that there was continuous communication with the owners of the site.

A Member of the Panel raised a query the coffee house site in Eastgates. The Senior Building Conservation Officer commented that building control had taken action against the owners of the building.

The Senior Building Conservation Officer announced that the next meeting of the Panel would be her last meeting

182. CLOSE OF MEETING

The meeting closed at 7:07pm.

