



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 MAY 2009
TIME: 5:15 pm
PLACE: THE OAK ROOM, GROUND FLOOR, 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 Goodhart | - | 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
Democratic Support, 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

ACCESS TO INFORMATION AND MEETINGS

You have the right to attend Cabinet to hear decisions being made. You can also attend Committees, as well as meetings of the full Council.

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

You also have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at www.cabinet.leicester.gov.uk or by contacting us as detailed below.

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

There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at the Town Hall. The Meeting rooms are all accessible to wheelchair users. Wheelchair access to the Town Hall is from Horsefair Street (Take the lift to the ground floor and go straight ahead to main reception).

BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic 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 Democratic 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, Democratic Support 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 22 April 2009 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

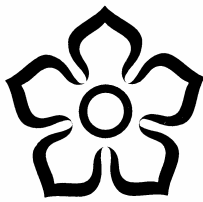
Appendix C

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, and by reason of special circumstances, be considered urgently.

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



Leicester
City Council

Appendix A

Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 22 APRIL 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

| | | |
|-----------------|---|--|
| 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. Hollingworth | - | Leicester Civic Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| D. Smith | - | Leicestershire Archaeological & Historical 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 |
| Jeremy Crooks | - | Planning Policy and Design Group, Regeneration and Culture Department |
| F. D'Costa | - | Planning Policy and Design Group, Regeneration and Culture Department |
| P. Mann | - | Democratic Support, Resources Department |

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168. APOLOGIES FOR ABSENCE

Apologies for absence were received from David Lyne, Alan McWhirr, Councillor Roger Blackmore and Councillor Michael Johnson.

169. DECLARATIONS OF INTEREST

Michael Goodhart declared an interest in item A "Leicester Grammar School, Appelgate/Peacock Lane" as he was the Project Manager for this application.

170. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 22 April 2009, be confirmed as a correct record.

171. MATTERS ARISING FROM THE MINUTES

The Senior Building Conservation Officer informed the Panel that the deadline for the Spinney Hill Conservation Area review was 1 May and the deadline for the St Georges Conservation Area was 28 May.

172. 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.

173. CURRENT DEVELOPMENT PROPOSALS

A) LEICESTER GRAMMAR SCHOOL, APPLGATE/PEACOCK LANE Planning Application 20090385 and Listed Building Consent 20090387 Extensions and demolition of boundary wall

The Director said that the applications were related to the proposed conversion of the former school to a regional office for the Diocese of Leicester. The extensions were for a single storey reception to the playground elevation, a single storey addition to the new public meeting rooms and a first floor extension to the Applegate elevation. The proposals also included the demolition of a wall attached to the Grade I listed Guildhall and the Grade II listed wall to the existing visitor centre.

The Panel were largely supportive of this scheme but had some reservations regarding the new curved extension (20090386) and the first storey extension to form a new kitchen (20090385). In particular they thought that the curved design conflicted with the geometry of the Victorian building and should be set back to reveal the buttress with a reduced canopy. The Panel commented that the kitchen extension should ideally be articulated by first floor windows to replicate the existing windows or possibly some signage. They also noted that this extension obscured the interesting roofscape when viewed from Applegate.

The Panel recommended seeking amendments to this application.

B) BARCLAYS BANK, 4-6 HORSEFAIR STREET Planning Applications 20090258/0287 and Listed Building Consent 20090275

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) with associated internal and external alterations to remove the bank fittings and ATM machines.

The Senior Building Conservation Officer informed the Panel that the application was still incomplete and therefore would not be considered at the meeting.

C) 92 LONDON ROAD Planning Application 20081497 Change of use and extensions

The Director said that the application was for conversion to restaurant on the ground floor with 12 flats above, a roof extension to the front elevation and a three storey extension to the rear.

The Panel thought that the roof extension to the front of the building would spoil the proportions of the building and would not preserve or enhance the character of the conservation area.

The Panel recommended refusal on this application.

D) 6 KNIGHTON ROAD Planning Application 20090195 Side extension and external alterations

The Director said that the application was for demolition of the existing garage and erection of a two storey extension.

The Panel noted how important the spaces between the large houses in Stoneygate were to the character of the area. They thought that the existing garage was worth preserving as part of the whole ensemble and suggested an extension to the rear would be acceptable.

The Panel recommended refusal on this application.

E) EXCHANGE BUILDINGS, RUTLAND STREET Planning Application 20090249 and Listed Building Consent 20090255 Internal and external alterations

The Director said that the application was to link three existing retail units into one larger restaurant unit, involving demolition of internal walls, removal of a staircase and alterations to another and external alterations to the shopfront.

The Panel were not in favour with the removal of the staircase and door and commented that they would like both retained. Apart from this the Panel were satisfied with the scheme.

The Panel recommended seeking amendments to this application.

F) 49-53 GRANBY STREET
Advertisement Consent 20090148
Replacement signage

The Director said that the application was for one internally illuminated fascia sign, one externally illuminated projecting sign and two internally illuminated and menu boards to the front elevation of the La Tasca restaurant.

The proposed fascia sign covered part of the architectural detailing of the building, unlike the existing signage and the Panel therefore considered that it did not preserve or enhance the character of the building or the wider conservation area.

The Panel recommended refusal on this application.

G) 158 LONDON ROAD
Planning Application 20090199
Replacement windows

The Director said that the application was for replacement PVC windows throughout the building. It was noted that the Panel discussed additional telecoms mast to the building in November (20081762).

The Panel were not in favour of this proposal. They commented that PVC frames would substantially alter the character of the building which had been designed by Roger Keene who was a local architect. They recommended that replacement aluminum windows be installed throughout the building and this would preserve the character of the building.

The Panel recommended refusal on this application.

H) 22 STRETTON ROAD
Planning Application 20090243
Retention of roof

The Director said that the application was for the retention of a replacement roof. It was noted that the original slates were removed without planning permission in February.

The Panel noted the unique appearance of the run of natural slate along the road. They thought that the new roof was completely alien to the character of the terrace and therefore should be refused. They supported enforcement action.

The Panel recommended refusal on this application.

I) HALL TO CHURCH OF THE MARTYRS, WESTCOTES DRIVE
Planning Application 20090253

New ramp and fencing and resurfacing of access

The Director said that the application was for a new disabled access ramp, additional fencing and resurfacing of the access road to the nursery within the church hall.

The Panel had no problem with the ramp, fencing and resurfacing of the access road, but wanted to know what the justification was for the new door. They queried why couldn't the existing door further along be altered and used instead.

The Panel recommended seeking amendments to this application.

LATE ITEM: SYKEFIELD, WESTCOTES DRIVE Planning Application 20090301 Two storey side extension to listed building

The Director said that the application was for a two-storey extension to the side with terracotta facing brick and aluminium doors.

The Panel were in the main satisfied with the new scheme. However they did think that the design was a bit busy and thought that the horizontal windows looked peculiar, rather like equal signs. They suggested making these windows vertical like lancets, which they thought, would improve the appearance.

The Panel recommended seeking amendments to this application.

LATE ITEM: ERSKINE STREET/CLYDE STREET Planning Application 20080226 & 0272 Conversion to apartments, extensions and alterations

The Director said that the application was for the conversion of the building to apartments, which included extensions and alterations.

The Panel felt that even a single storey roof extension would ruin an attractive run of industrial buildings and in particular they did not wish to lose the slate pitched roofs, which were an integral part of the buildings character.

The Panel recommended refusal on this application.

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

J) 9 POCKLINGTONS WALK Planning Application 20090254 Change of use to café on ground floor

K) 5A KNIGHTON ROAD Planning Application 20090306 Change of use from one house to two houses

**L) 30 CARISBROOKE ROAD
Planning Application 20090235
Replacement windows to flat**

**M) 17A GUILDHALL LANE
Planning Application 20090326
Change of use to educational place of worship**

174. CLOSE OF MEETING

The meeting closed at 6:34pm.

CONSERVATION ADVISORY PANEL

20TH MAY 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 17th September 2008 | | | |
| 59 Highcross Street App. No. 20081376 | Approve | Approve | Approved |
| 23 Portland Road App. No. 20081116 | Seek amendments | Seek amendments | Approved (amended plans) |
| 166 St. Saviours Road App. No. 20081435 | Approve | Approve | Refused |
| Applications considered by CAP 19th November 2008 | | | |
| Tudor Road, Fiveways House App. No. 20081747 | Refuse | Approve | Refused |
| Newmarket Street App. No. 20081032 | Seek amendments | Seek amendments | Approved (amended plans) |
| 4 – 6 St Martins App. No. 20081748 | Seek amendments | Seek amendments | Approved (amended plans) |
| Applications considered by CAP 9th December 2008 | | | |
| Evington Hall, Spencefield Lane App. No. 20081914/1915 | Refuse | Refuse PP Approve LBC | PP Refused LBC Approved |
| Old Grammar School, Highcross Street App. No. 20081876 | Approve current application further investigation Needed on pre-app | Approve | Approved |
| Newarke Bridge App. No. 20081794 | Approve | Approve | Approved |

Applications considered by CAP 21st January 2009

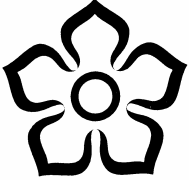
| | | | |
|---|-----------------|---------------|--------------------------|
| Herongate Road, near Towers Hospital App. No. 20082029 | Seek amendments | Approve | Approved (amended plans) |
| Natwest, 1-3 Granby Street App. No. 20081947 | Approve | Approve | Approved (amended plans) |
| YMCA East Street App. No. 20081957 | Approve | Approve | Approved |
| Vista, Margaret Road App. No. 20081758 | Approve | Approve | Approved |
| 17 Ratcliffe Road App. No. 20081848 | Approve | No objections | Approved |

Applications considered by CAP 18th February 2009

| | | | |
|--|--------------------------|--------------|--------------------------|
| 112 Regent Road App. No. 20090087 | Approve | Approve | Approved |
| 15 Horsefair Street App. No. 20090032 | Seek further information | Reservations | Approved |
| 33 East Avenue App. No. 20090078 | Approve | Refuse | Refused |
| Law School, University of Leicester | Seek amendments | Approve | Approved (amended plans) |

Applications considered by CAP 25th March 2009

| | | | |
|--|-----------------|-----------------|----------|
| St John the Baptist School, East Avenue App. No. 20090224 | Seek amendments | Seek amendments | Approved |
| Highfield Street, Synagogue App. No. 20090274 | Approve | Approve | Approved |
| Cross Corners, Belgrave App. No. 20090238 | Approve | Approve | Approved |
| 2 – 6 St. Martins Walk App. No. 20090248 | Approve | Approve | Approved |



Leicester
City Council

CONSERVATION ADVISORY PANEL

20TH MAY 2009

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning & Policy

A) THE SILVER ARCADE
Planning Application 20090459
Change of use, extensions and alterations

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

This application is for the conversion of the basement from a shop to a demonstration kitchen theatre and the third floor from shops to restaurant. The proposal involves alterations and extensions to the building.

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

This building is within St. Georges Conservation Area and adjacent to the Secular Hall, a Grade II listed building.

This application is for the conversion of the building to a hotel. The works include a three storey extension to the roof at the rear.

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

This building is in the Granby Street Conservation Area.

The Panel have made observations on this site for the conversion of the upper floors of the pub to residential and rear extension at two previous meetings. This is a revised scheme.

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

This building is Grade II listed.

This application is 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.

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

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

These applications are 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.

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

This building is a 19th century property on the corner of Church Road/High Street and within the Evington Village Conservation Area.

This application is for a new house and extension to the existing house.

G) CRADDOCK ARMS
Planning Application 20090438
Porch, external alterations

This building is within the Knighton Village Conservation Area.

This application is 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.

H) 8 WEST WALK
Planning Application 20090359
Access ramp

This building is in New Walk Conservation Area.

This application is for the reworking of the existing access ramp to provide new steps and new access ramp to the front of the building.

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

This building is within New Walk Conservation Area.

This application is for a bell mounting frame for eight bells to the roof of the priory.

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

This building is within St. Georges Conservation Area

This is a pre-application enquiry for alterations to the external appearance of the building. The proposal includes a canopy to the front elevation. The Panel made observations on the conversion of the factory to flats in 2004.

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

This building is in Church Gate Conservation Area.

This application is for the change of use of the existing shop to a hot food takeaway. No external alterations are shown.

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

This building is within the Stoneygate Conservation Area.

The Panel made observations on the conversion of South Lodge and the redevelopment of the site for a care home in 2007(0519). The work is now well underway and this application is for a new external terrace to the third floor of the new build.

M) 70 HIGH STREET
Planning Application 20090252
New canopy

This building is within the High Street Conservation Area.

This application is for a retractable canopy to the front elevation. The proposal was reported to the Panel earlier this year and they requested further details which are now available.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 18th May 2009. Contact J Carstairs or J Crooks on 252 7296 or 252 7218.

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

This rear service yard is adjacent to Allen House, a building of Local Interest and adjacent to the castle Conservation Area.

This application is for the laying out of a new car park and service area over the land formerly occupied by Oxford Antiques.
