



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 AUGUST 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 Hunt 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 Pointer	-	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.

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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.

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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 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 1 July 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 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

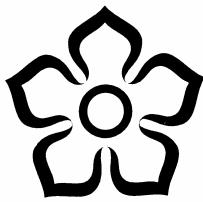
Appendix C

The 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, thought, by reason of special circumstances, to 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, 1 JULY 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Johnson

S. Britton	-	University of Leicester
P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D. Hollingworth	-	Leicester Civic Society
S. Pointer		Royal Town Planning Institute
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
F. Connolly	-	Democratic Support, Resources Department
Jane Crooks	-	Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
A. Provan		Team Leader, Conservation and Nature Team

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1. APOLOGIES FOR ABSENCE

Apologies for absence were received from D. Martin, C. Sawday and M. Goodhart.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

RESOLVED:

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

4. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

5. DECISIONS MADE BY LEICESTER CITY COUNCIL

The 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.

6. CURRENT DEVELOPMENT PROPOSALS

A) 215-219 EVINGTON LANE Planning Application 20090668 & Conservation Area Consent 20090697 Demolition and Redevelopment

The Director said that the applications were for the demolition of two Edwardian houses and the redevelopment of the site with five new houses. The Panel has made comments on the principle of two additional houses on the site several times and more recently a block of flats.

The Panel noted that these two fine examples of Edwardian domestic architecture set in large attractive gardens were a gateway into the village. They were seen as important not only because of their visual interest but also because they illustrated the early 20th century expansion of the village demonstrating the social aspirations of the time. It was of the view that they were visually interesting not only from the front but also the sides and even the rear where they can be enjoyed whilst walking along the rear footpath. The Panel felt that they possessed all the attributes typical of houses of this era i.e. tall chimneys brick and render, steep gabled roofs and projecting bays. The motor house at no. 215 was also seen as very attractive and a fine example of the period. The Panel was unanimous that the existing houses made a positive contribution to the character of the conservation area and should be retained.

The Panel considered the current proposal to be over-development and that the style of the proposed houses was out of character with this part of the conservation area. Overall the proposal was thought not to either

preserve or enhance the character of the conservation area and therefore should be refused.

The Panel recommended refusal for this application.

**B) 22 KNIGHTON PARK ROAD
Planning Application 20090658
Residential Development**

The Director said that the application was for the redevelopment of the site with a three-storey block of ten apartments and a three storey block of four town houses. A similar scheme was considered and supported by the Panel last year but refused by the Planning and Development Control Committee.

The Panel noted that as the scheme was outside of the conservation area and not dissimilar to the previous one it would be difficult to oppose. However they did consider that from a design point of view the previous scheme had more merit & if the overlooking problem could be rectified but retain the interest of the previous scheme that would be preferable.

The Panel requested amendments for this application.

**C) 10 CHEAPSIDE
Planning Application 20090688 & Listed Building Consent
20090643 Advertisement Consent 20081790
Change of use and alterations**

The Director said that the application was for the change of use of the building to a hot food takeaway. The proposal involved new signage and internal alterations.

The Panel noted the importance of this extremely fine building originally part of the Angel Inn. It was also noted that the timbered section dated from the 16th century at least but possibly earlier. They expressed caution that no part of the medieval section should be altered. The Panel thought that the scheme was acceptable, providing that the work was confined to those areas that have been altered. They were concerned about the extent of internal illumination for the fascia sign and this should preferably be confined to the lettering and logo.

The Panel recommended approval for this application.

**D) 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 raised concerns regarding the design of the new house in May and this was a revised scheme for

the new dwelling, an additional access and new parking layout.

The Panel noted that whilst the design of the new build had improved the footprint hasn't altered and that there was still a strange juxtaposition with the adjacent properties. They considered the first scheme to be the better of the two as it was cleaner if a little retro. Panel Members felt that there was a need to look at reducing the footprint and reduce it as it was too big for the site.

The Panel requested amendments for this application.

**E) 29/31 BOWLING GREEN STREET
Planning Application 20090596
Replacement windows**

The Director said the application was for the replacement of all the windows in double-glazing. The rear would have new uPVC windows and the front would have a combination of powder coated aluminium and hardwood.

The Panel thought that it was important to keep the original windows, especially the bays. They also requested well-proportioned timber windows on the upper floor.

The Panel requested amendments for this application.

**F) 14 JUBILEE ROAD
Planning Application 20090653
Conversion to flats**

The Director said that the application was for the conversion of the factory building to 10 self contained flats, five units for professional services and one retail unit. The proposal involved a roof extension. It was pointed out that the panel made observations on a similar scheme last year.

The Panel noted that although the scheme had improved slightly on previous schemes it was felt that it would still destroy the character of the building and in particular the dramatic silhouette of the gables against the sky. They reiterated previous comments that an extension on the flat roof section would be acceptable but felt that any extension on the main pitched roof could never successfully maintain the character of the roof-scape which is the most important part of the buildings character.

The Panel recommended refusal for this application.

**G) 36 PORTLAND STREET
Planning Application 20090473
New Walls and Railings**

The Director said that this application was for the replacement of an existing wall with a new wall and railings.

The Panel noted that this was a Victorian street with walls and they thought that a dwarf wall and railing would be out of character with the street scene.

The Panel recommended refusal for this application.

LATE ITEM

**KING STREET/NEW WALK
Planning Application 20090729
New Wall**

The Panel felt the existing wall creates a certain mystery along this section of the walk. The new wall and railings proposed will expose Fenwicks' vehicles. They would like a wall articulated like the previous one with decent coping- something that was contemporary with when New Walk was laid down.

The Panel recommended refusal for this application.

The Panel made no observations on the following:

- H) SLATER STREET SCHOOL
Planning Application 2009 & Listed Building Consent 2009
Canopy**
- I) 93 LONDON ROAD
Planning Application 20090584
Single storey extension to rear**
- J) 48 RATCLIFFE ROAD
Planning Application 20090529
New windows**
- K) 9-11 EAST BOND STREET
Planning Application 20090426
Change of use to hot food takeaway**
- L) SPINNEY HILL PARK
Planning Application 20090342
Extension to shed**
- M) 25-25A NEW WALK
Planning Application 20090452 & Listed Building Consent
20090405
Change of use and alterations**

**N) 13 GORDON AVENUE
Planning Application 20090586
Replacement rear windows**

**O) 54 VICARAGE LANE, BELGRAVE
Planning Application 20090730
New door**

7. ANY OTHER URGENT BUSINESS

The Chair paid thanks to Judith Carstairs, Senior Building Conservation Area, who was leaving the authority. She was thanked for her work in supporting the Panel.

8. CLOSE OF MEETING

The meeting closed at 6:15pm.

CONSERVATION ADVISORY PANEL

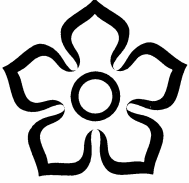
19th AUGUST 2009

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 February 2009			
Lancaster Road, Former Allotments to rear of Fire Station App. No. 20081943	Refuse		Approved (amended plans)
5 Glenwood Close (corner of London Rd/Stoughton Rd) App. No. 20090059	Refuse	Approve	Approved (amended plans)
Applications considered by CAP 22nd April 2009			
Barclays Bank, 4-6 Horsefair ST App. No. 20090258/0287	Approve	Approve	Approved (amended plans)
6 Knighton Road App. No. 20090195	Refuse		Approved (amended plans)
Exchange Buildings. Rutland St App. No. 20090249/0255	Seek amendments	Seek amendments	Approved (amended plans)
Applications considered by CAP 20th May 2009			
2 Yeoman Street App. No. 20090327	Further information required		Approved
13 East Bond Street App. No. 20090422	Further information required	further information required	Approved
70 High Street App. No. 20090252	Approve		Approved (amended plans)
East Street/Granby Street, YMCA App. No. 20090384/0413	Approve	Approve	Approved (amended plans)

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Leicester
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CONSERVATION ADVISORY PANEL

19th AUGUST 2009

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning & Policy

**A) 69-77 WELLINGTON STREET, 50 NEW WALK
Planning Application 20091011 & Conservation Area Consent 20091009 & 1010
Demolition & redevelopment**

The building is within the New Walk Conservation Area and the proposal affects the setting of the adjacent listed Georgian houses along New Walk, and views across Museum Square which is also lined on one side by listed buildings. New walk is also listed Grade II on the national register of parks and gardens in England.

These applications are for the demolition of the existing nursery building which dates from the early 1950s and the redevelopment of the site with a new art gallery.

**B) 121 LOUGHBOROUGH ROAD
Planning Application/Conservation Area Consent 20090814
Demolition & redevelopment**

These buildings are within the Loughborough Road Conservation Area.

This application is for the demolition of the existing petrol filling station and redevelopment of the site with an extension to the adjacent nursing home. The Panel made comments on pre-application enquires in January of this year and in 2008.

**C) 52 LONDON ROAD, LILLIE HOUSE
Planning Application 20090872, 20090873 & 20090874
New shopfront, single storey extension to rear, air conditioning units to roof**

This building c.1930 is on the corner of London Road and Conduit Street and within the South Highfields Conservation Area. It forms a group with other 1930s buildings along this section of London Road.

This application by Tesco is for a new shopfront, rear extension and air conditioning units to the roof of the building.

D) SAFFRON HILLCEMETERY
Planning Application 20090658
Maintenance building

The cemetery is listed Grade II on the national register of parks and gardens in England. and the main buildings gate piers and railings are Grade II listed.

This is a retrospective application for a prefabricated building and two containers for storing grounds maintenance equipment.

E) CHURCH ROAD EVINGTON
Planning Application 20090514
New house

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

This application for a new house and extension to the existing house was considered by the Panel in May and a revised scheme in July. The Panel thought the design of the revised scheme had improved but still had concerns regarding the juxtaposition between the new build and the adjacent building. Following these concerns the applicant has revised the scheme and the Panels comments are sought.

F) 44 PRINCESS ROAD EAST
Planning Application 20090784
Change of use external alterations

This building is within the New Walk Conservation Area.

This application is for the conversion of the building used as offices to five flats. The proposal involves some external alteration.

G) 3 HALFORD STREET
Planning Application 20090975, Advertisement Consent 20090982
New signage and atm machine

This building is within the Granby Street Conservation Area.

This application is for alterations to the shopfront, new signage and an atm machine.

H) 52 SANVEY LANE
Planning Application 20090808
Side and rear extension

The house dates from the 1950s and is within the Aylestone Village Conservation Area.

This application is for a two storey extension to the side and a single storey extension to the rear of the house.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 17th August 2009. Jeremy Crooks on 252 7218.

**I) 30 WEST AVENUE
Planning Application 20090671
Rear extension**

This building is covered by an Article 4(2) Direction and within the Stoneygate Conservation Area.

This application is for a small rear extension.

**J) 32 WEST AVENUE
Planning Application 20090671
Rear extension**

This building is covered by an Article 4(2) Direction and within the Stoneygate Conservation Area.

This application is for a small rear extension mirroring the one at no. 30 above.

**K) 20 SPRINGFIELD ROAD
Planning Application 20090761
Rear extension**

This building is covered by an Article 4(2) Direction and within the Stoneygate Conservation Area.

This application is for a small rear extension.

**L) 4 ASHLIEGH ROAD
Planning Application 20090701
External alterations**

This building is covered by an Article 4 Direction and within the Ashleigh Road Conservation Area.

This application is alterations to the rear coach house to provide ancillary living space.

M) 40 NELSON STREET
Planning Application 20090919
Air conditioning units

This building is within the New Walk Conservation Area.

This application is for two air conditioning units to the rear of the building.
