



Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 16 SEPTEMBER 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 Director, Democratic Services

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

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### WHEELCHAIR ACCESS

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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](mailto: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 19 August 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 Economic Development submits a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

**6. CURRENT DEVELOPMENT PROPOSALS **Appendix C****

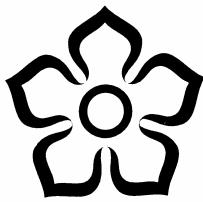
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

**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 Democratic Services Officer in advance of the meeting if they have urgent business that they wish to be considered.





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# Appendix A

## Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 AUGUST 2009 at 5.15pm

### P R E S E N T:

R. Gill - Chair

R. Lawrence - Vice Chair

Councillor M Johnson

Councillor G Hunt

S. Britton	-	University of Leicester
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
A. McWhirr	-	Leicester Diocesan Advisory Committee
P. Swallow	-	Person Having Appropriate Specialist Knowledge

### **Officers in Attendance:**

Jane Crooks	-	Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Palbinder Mann	-	Democratic Support, Resources Department
Anne Provan	-	Team Leader, Conservation and Nature Team

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### **1. APOLOGIES FOR ABSENCE**

Apologies were received from P. Draper, S. Pointer, C. Sawday and D. Trubshaw.

The Panel welcomed back Councillor Hunt as a Member of the Panel.

### **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 1 July 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) 69-77 WELLINGTON STREET, 50 NEW WALK**

**Planning Application 20091011 & Conservation Area Consent 20091009 & 1010**

##### **Demolition & redevelopment**

The Director said that the applications were for the demolition of the existing nursery building which dated from the early 1950s and the redevelopment of the site with a new art gallery.

It was noted that the 1950s building received a civic award.

Notwithstanding the above there was no opposition to the loss of the 1950s building and the Panel were generally supportive of the use at the proposed location although it was noted that there were vacant listed buildings within the city centre that would make superb galleries.

The Panel considered that the new building was not of sufficient architectural quality for the proposed location which they deemed prominent. The Panel commented that the front elevation in particular with its blend of symmetry and asymmetry did not seem to work. The Panel expressed concerns regarding the encroachment over the long standing building line and in particular did not like the blank wall along the north western boundary which they commented would obscure the view of the Georgian building as you walked up the hill. The Panel were concerned that building forward of the building line established by a covenant in 1824 would set a precedent and that the open character of the walk could be compromised in the future. They stated that if the glazed front section was required because of the proposed use it should be a light structure and completely glazed. Concern was also expressed regarding the materials, particularly the dark rendered sections.

The Panel commented that the rectangle at the back was more successful than the front. They noted that if you took away the front of what would be the café the space was not divided very well. The Panel were of the view that the architect 'Mondrian' would have divided the space better.

Overall the Panel welcomed the proposal for a new modern building but stated that the extremely sensitive location needed a building of real architectural merit and the Panel considered that the current design could be improved.

The Panel had no objections to the removal of the existing building but recommended seeking a better design for the new proposal.

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

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

The Panel noted that they had seen various pre application schemes previously. They stated that the new design was a great improvement and in particular the proportion of the windows was much better. They had concerns regarding the blank wall on the north elevation but accepted the problems of overlooking.

The Panel recommended approval on this application.

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

The Director said that the application by Tesco was for a new shopfront, rear extension and air conditioning units to the roof of the building.

The Panel noted that the original shopfront was delightful with some attractive original details such as the decorative air vents within the stallrisers. The Panel commented that they would like to see the shopfront retained in its entirety but accepted that there might be some modifications required to the recessed entrance to create a level access for disabled people. They also stated that they would like to see the low level fascias removed and the original height of the shopfront reintroduced with the signage located on the upper fascia where the palimpsest original signage could still be seen. The Panel added that proposed plant on the roof should be screened with a timber cladding.

The Panel recommended refusal on this application in its current form but recommended seeking amendments to retain the shopfront.

**D) SAFFRON HILLCEMETERY**  
**Planning Application 20090658**  
**Maintenance building**

The Director said that the application was a retrospective application for a prefabricated building and two containers for storing grounds maintenance equipment.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**E) CHURCH ROAD EVINGTON**  
**Planning Application 20090514**  
**New house**

The Director said that the 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 had revised the scheme and the Panels comments were sought.

The Panel were satisfied with the revised design and the more sympathetic relationship with the adjacent cottage.

The Panel recommended approval on this application.

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

The Director said that the application was for the conversion of the building used as offices to five flats. The proposal involved some external alteration.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

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

The Director said that the application was for alterations to the shopfront, new signage and an atm machine.

The Panel raised no objections to this application.

The Panel recommended approval on this application.



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

The Director said that the application was for a two storey extension to the side and a single storey extension to the rear of the house.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**LATE ITEM  
12 BELVOIR STREET  
Pre-Application 200990746P  
Change of use**

The Director said that this was a pre application which was for change of use to a sports bar.

The Panel commented that the new shop front was an improvement and had no objections.

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

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

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

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

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

**M) 40 NELSON STREET  
Planning Application 20090919  
Air conditioning units**

**7. CLOSE OF MEETING**

The meeting closed at 6:16pm.

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CONSERVATION ADVISORY PANEL

16<sup>th</sup> SEPTEMBER 2009

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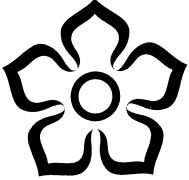
DECISIONS MADE BY LEICESTER CITY COUNCIL

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**Report of the Director, Planning & Economic Development**

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
<b>Applications considered by CAP 22<sup>nd</sup> April 2009</b>			
92 London Road App. No. 20081497	Refuse		Approved (amended plans)
<b>Applications considered by CAP 1<sup>st</sup> July 2009</b>			
10 Cheapside App. No. 20090688/9643 20081780	Approve	Approve	Approved
29/31 Bowling Green Street App. No. 2009596	Amendments required	Approve	Approved (amended plans)
36 Portland Street App. No. 20090473	Refuse	Approve	Approved
King Street/New Walk App. No. 20090729	Refuse	Approve	Approved
<b>Applications considered by CAP 19<sup>th</sup> August 2009</b>			
52 London Road, Lillie House App. No. 20090872/0873/0874	Amendments required	Amendments required	Approved (Amended plans)

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**CONSERVATION ADVISORY PANEL**

**16<sup>th</sup> SEPTEMBER 2009**

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**CURRENT DEVELOPMENT PROPOSALS**

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**Report of the Director, Planning & Economic Development**

**A) SPRINGFIELD ROAD, CLARENDON PARK CONGREGATIONAL CHURCH**  
**Listed Building Consent 20090744**  
**Internal alterations**

This building is Grade II listed within the Stoneygaye Conservation Area

This application is for the removal of three of the main 22 foot pews and three 10 foot side pews from the nave of the church.

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**B) 208 LONDON ROAD**  
**Planning Application 20091007**  
**Alterations to front wall and garden to form new vehicular access**

This building is covered by an Article 4 Direction and within the Evington Footpath Conservation Area. The proposal also affects the setting of the adjacent Grade II\* listed St James the Greater church.

This application is for alterations to front wall and garden to form new vehicular access.

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**C) 188 ST SAVIOURS ROAD**  
**Planning Application 20090793**  
**Replacement UPVC windows**

This building forms part of a matching terrace all with Classical names is covered by an Article 4 Direction and within the Spinney Hill Park Conservation Area.

This application is for replacement of the existing front windows and door with ones made from uPVC.

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**D) 268 EAST PARK ROAD**  
**Planning Application 20090642**  
**Replacement windows**

This building is covered by an Article 4 Direction and within the Spinney Hill Park Conservation Area.

This application is for replacement of the existing windows with top hung timber double glazed units.

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**E) 29 GALLOWTREE GATE**  
**Planning Application 20091088**  
**Three Internally illuminated fascia signs & two internally illuminated projecting signs**

This building is on the corner of Gallowtree Gate and Victoria Parade and falls within the Market Place Conservation Area.

The former occupiers Beaverbrooks jewelers have recently moved into the Highcross and this application by the new occupiers is for new signage.

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**F) 11A RUTLAND STREET**  
**Planning Application 20090968**

This building runs along the outside boundary the Granby Street Conservation Area but the extension falls within the conservation area.

This application is for a single storey extension to the side of the building to extend one of the ground floor flats.

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**G) 133 LOUGHBOROUGH ROAD**  
**Planning Application 20090976**  
**2m high perimeter fence**

This building is within Loughborough Road Conservation Area.

This application is for a new 2m high perimeter fence to the front boundary of the property.

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**The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 14<sup>th</sup> September 2009. Please contact Jeremy Crooks on 252 7218 or Jane Crooks on 252 7222.**

**H) 39 GALLOWTREE GATE & 63 MARKET PLACE**  
**Planning Application 20090790/0969**  
**ATM at front of shop & non-illuminated fascia sign**

The Market Place elevation of this building is Grade II listed and it falls within the Market Place Conservation Area.

This application is for an atm machine and associated illuminated sign within the existing shopfront facing Market Place.

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**I) 85 STOUGHTON DRIVE NORTH**  
**Planning Application 20090754**  
**Change of use from care home to house**

The building is on the Local List.

This application is for the conversion of the care home to a single dwelling. No external alterations are proposed.

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**J) 4 KING STREET**  
**Planning Application 20091056**  
**New projecting sign and upgrade of fascia sign**

This building is within the New Walk Conservation Area

This application is for one internally illuminated fascia and projecting sign to restaurant. The proposal is an upgrade of the existing signage for Pizza Express.

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**K) 18 MARKET STREET**  
**Planning Application 20091026**  
**New signage**

This building is within the Market Street Conservation Area.

This application is for new signage to replace the existing ones.

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