

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 21 OCTOBER 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

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 16 September 2009 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

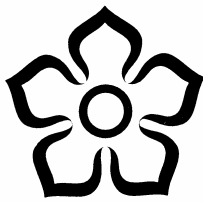
Appendix B

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

6. 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.



Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 SEPTEMBER 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
P. Draper	-	Royal Institute of Chartered Surveyors
M. Elliott	-	Person Having Appropriate Specialist Knowledge
M. Goodhart	-	Leicestershire and Rutland Society of Architects
D. Hollingworth	-	Leicester Civic Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
P. Swallow	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation

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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8. APOLOGIES FOR ABSENCE

Apologies were received from D. Martin, A McWhirr and D. Smith.

9. DECLARATIONS OF INTEREST

There were no declarations of interest.

10. MINUTES OF PREVIOUS MEETING

It was noted Mondrian was referred to as an architect however he was an artist.

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 19 August 2009, be confirmed as a correct record with the above amendment.

11. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

12. DECISIONS MADE BY LEICESTER CITY COUNCIL

The Director, Planning and Economic Development 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.

13. CURRENT DEVELOPMENT PROPOSALS

A) SPRINGFIELD ROAD, CLARENDON PARK CONGREGATIONAL CHURCH

Listed Building Consent 20090744 Internal alterations

The Director said that the application was for the removal of three of the main 22 foot pews and three 10 foot side pews from the nave of the church.

The Panel accepted that churches were struggling to maintain their congregations and were sympathetic to the needs of a modern church. They stated that they would have liked the pews retained within the church if at all possible. The Panel commented that it would be good if the pews that were to be removed could be stored in a small room at the back of the altar or in the gallery.

The Panel recommended approval on this application.

B) 208 LONDON ROAD

Planning Application 20091007

Alterations to front wall and garden to form new vehicular access

The Director said that the application was for alterations to front wall and garden to form new vehicular access.

The Panel noted the fine wall and railings and thought it would be a shame if they were removed. They commented that at the very least the pier should be rebuilt and the gates retained. They also added that they would prefer a more appropriate permeable and attractive surface for the front garden.

The Panel recommended seeking amendments to this application.

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

The Director said that the application was for the replacement of the existing front windows and door with ones made from uPVC.

The Panel noted the fine matching terrace of properties all had timber windows. They maintained their line on uPVC which was that it was inappropriate as a replacement for timber.

The Panel recommended refusal on this application.

D) 268 EAST PARK ROAD
Planning Application 20090642
Replacement windows

The Director said that the application was for replacement of the existing windows with top hung timber double glazed units.

The Panel welcomed the timber sliding sash windows and re use of the original glass.

The Panel recommended approval on this application.

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

It was noted that the former occupiers Beaverbrooks jewellers had recently moved into the Highcross and the Director said that this application by the new occupiers was for new signage.

The Panel noted that there were no projecting signs on Victoria Parade and stated that they would like to see the projecting sign omitted from the scheme. The Panel commented that the whole internal illumination of the other signs was also inappropriate within a conservation area and recommended that the lettering only should be illuminated.

The Panel recommended seeking amendments to this application.

F) 11A RUTLAND STREET
Planning Application 20090968
Single storey extension

The Director said that the application was for a single storey extension to the side of the building to extend one of the ground floor flats.

The Panel were not in favour of this application. They thought that it was a strange application and that others might also want to encroach into the yard. Also it was noted that the bins were stored in the area and an extension would bring them closer to the street scene. In short the Panel thought it would not preserve or enhance the conservation area.

The Panel recommended refusal on this application.

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

The Director said that the application was for a new 2m high perimeter fence to the front boundary of the property.

The Panel raised no objections but wanted the assurance that the railings would be of good quality and thickness. They thought that the continuous run of railing looked a similar to a prison and needed to be relieved by adding some more piers.

The Panel recommended seeking amendments to this application.

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

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

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

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

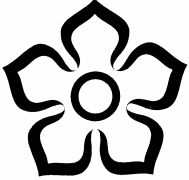
**K) 18 MARKET STREET
Planning Application 20091026
New signage**

14. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

15. CLOSE OF MEETING

The meeting closed at 6:00pm.



Leicester
City Council

CONSERVATION ADVISORY PANEL

21ST OCTOBER 2009

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning & Economic Development

A) FIELDING JOHNSON BUILDING, UNIVERSITY ROAD

Pre-application 200990093P

Removal of room fittings

This building is listed Grade II in 1950.

This pre-application enquiry relates to a first floor conference room which I understand was originally the dining hall for the asylum. The room was refurbished in the 1960s by Trevor Dannett which halved the overall internal height of the room and severely reduced the amount of natural light. The University would now like to remove the 1960s fittings to reinstate the original form of the room.

There are two other applications affecting the setting of the Fielding Johnson Building

B) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER

Planning Application 20091205

Alterations to access (adjacent to Astley Clarke Building); surfacing & landscaping

This primarily affects the most southerly entrance to the campus and includes widening of the access road resurfacing and landscaping.

C) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, FIELDING JOHNSON BUILDING

Planning Application 20091206

Alterations to land surrounding Fielding Johnson Building, surfacing, landscaping car and cycle parking

This application focuses on the area to the north side of the building and involves extensive resurfacing, landscaping, car park and cycle provision.

D) PAGET HOUSE, PRINCESS ROAD

Pre-application 200990092P

Removal of wall, new gates

This building is listed Grade II and is within the New Walk Conservation Area.

On a recent site meeting I was asked about the removal of a surviving section of wall that once formed the enclosure around the garden of Paget House in order to create a separate exit for vehicles and I would welcome the views of the Panel.

E) 16 NEW WALK
Pre-application 200991249P
Roof extension

This is a two storey building in use as a bar and formerly the Court House Pub within the New Walk Conservation Area. New Walk is a Grade II listed Park.

This is a pre-application for an additional storey to raise the existing two storey building to three.

F) 9 RATCLIFFE ROAD
Planning Application 20091218
Extensions and conversion of garage to living accommodation

This is a large detached house build in the 1990s and within the Stoneygate Conservation Area.

This application is for extensions to the house and alterations to convert the existing garage to living accommodation.

G) 315 LONDON ROAD STONEYGATE BAPTIST CHURCH
Advertisement Consent 20091223
Freestanding sign to front of Church

This building is within the Stoneygate Conservation Area.

This application is for a free standing sign to the front of the church.

H) 37 GALLOWTREE GATE/ MARKET PLACE
Advertisement Consent 20091245
One Internally illuminated fascia sign

The Market Place elevation is Grade II listed and falls within the Market Place Conservation Area.

This application is for the replacement of the existing signage.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 19th October 2009. Please contact Jeremy Crooks on 252 7218 or Jane Crooks on 252 7222.

I) 68 FOSSE ROAD SOUTH
Planning Application 20091159
Wooden gates to rear

This building is in the West End Conservation Area.

This application is for the removal of a section of rear wall and new timber gates installed.

J) 22 SILVER STREET
Planning Application 20091142
New signage

This building is within the Market Place Conservation Area.

This application is for the replacement of the existing signage.

K) 3 MAIN STREET, HUMBERSTONE
Listed Building Consent 20091202
Side doorway

This building is listed Grade II and is within the Old Humberstone Conservation Area.

This application is for the reinstatement of an external blocked door to the side of the building.

L) 1-3 COLTON SQUARE
20091202
External staircase

This building is within the St Georges Conservation Area.

This application is for an external stair to one of the new buildings to the rear of the former Police Station.

M) 158 UPPER NEW WALK
Planning Application 20091035
Single storey extension

This building is within the New Walk Conservation Area.

This application is for a small extension to the rear of the building. It will be visible from Salisbury Avenue.

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