



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 JANUARY 2010
TIME: 5:15 pm
PLACE: ROOM 18 - 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: John Snaith
Democratic Support, Resources Department
Leicester City Council
Town Hall, Town Hall Square, Leicester LE1 9BG
(Tel. 0116 229 8813 Fax. 0116 229 8819)
Email: john.snaith@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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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.

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 John Snaith, Democratic Support on (0116) 229 8813 or email john.snaith@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 18 November 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.

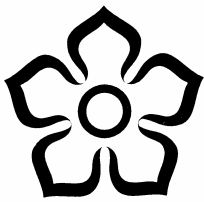
6. CURRENT DEVELOPMENT PROPOSALS **Appendix C**

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.



Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 NOVEMBER 2009 at 5.15pm

P R E S E N T:

R. Lawrence - Chair

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
J. Goodall	-	Victorian Society
D. Hollingworth	-	Leicester Civic Society
D. Lyne	-	Leicestershire Industrial History Society
A. McWhirr	-	Leicester Diocesan Advisory Committee
C. Sawday	-	Person Having Appropriate Specialist Knowledge
D. Smith	-	Leicestershire Archaeological & Historical Society
D. Trubshaw	-	Institute of Historic Building Conservation

Officers in Attendance:

J. Crooks	-	Planning Policy and Design Group, Regeneration and Culture
A. Provan	-	Planning Policy and Design Group, Regeneration and Culture Department
P. Mann	-	Democratic Support, Resources Department

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23. APOLOGIES FOR ABSENCE

Apologies for absence were received from J. Garrity, P. Swallow and Councillor Johnson.

24. DECLARATIONS OF INTEREST

There were no declarations of interest.

25. MINUTES OF PREVIOUS MEETING

C. Sawday commented that he had given his apologies at the last meeting however these had not been recorded.

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 21 October 2009, be confirmed as a correct record with the above amendment.

26. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

27. CURRENT DEVELOPMENT PROPOSALS

**LATE ITEM) BOSWORTH HOUSE
Planning Application 20091488
Refurbishment of exterior and extension**

The Director said that the application was for the refurbishment of the building and an extension.

The Panel were in favour of the proposed treatment of the building and the extension. They noted a word of caution regarding the materials for the external cladding system to be screen printed and asked that it be of good quality that would maintain its colour as if it were to fade, the drama of the design would be lost and the building could look tired very quickly. They noted that the building would encroach onto the castle Scheduled Monument and approval should only be given after a proper Archaeological investigation has been carried out and the Archaeologist was satisfied that no harm will be done to any underlying archaeology.

The Panel recommended approval on this application.

**A) DE MONTFORT UNIVERSITY HUGH ASTON BUILDING
Planning Application 20091417
Signs**

The Director said that the application was for new fascia and free standing signage to and around the recently built Hugh Aston Building.

The Panel were in the main in favour with the proposed signage with the exception of the monolith in front of the curved entrance which they thought detracted from the character of the entrance and the sign on the end elevation of the Clephan building which they thought might be acceptable as a trade off for a more suitable render colour.

The Panel recommended making amendments to this application.

**B) LANCASTER ROAD, LEICESTER UNIVERSITY HENRY WELCOME
BUILDING
Planning Application 20091225
Air conditioning/chilled water equipment**

The Director said that the application was for chilled water equipment for the air conditioning system to be sited to the rear of the building. The proposed works include the formation of a concrete base for the equipment to sit on.

The Panel had no objections but noted that the work might have an impact on the nearby tree roots.

The Panel recommended approval on this application.

C) 14 GRANBY STREET
Planning Application 20091397
Change of use, alterations

The Director said that the application was for the change of use of the upper floors of the building to six self contained flats. The proposal involved replacement windows.

The Panel were of the opinion that uPVC would not enhance or preserve the character of the building or the street scene and suggested powder coated aluminium with more detailing.

The Panel recommended refusal on this application.

D) LONDON ROAD / DE MONTFORT STREET
Planning Application 20091437
Bay window

The Director said that the application was for a new timber bay window to replace two first floor windows.

The Panel noted that the upper floors were mostly intact and the proposed bay window would not enhance or preserve the character of the building or the conservation area.

The Panel recommended refusal on this application.

F) LONDON ROAD / RATCLIFFE ROAD
Planning Application 20091374
New House

The Director said that the application was for a new three storey house.

The Panel noted that this area of land had been a wooded area as far back as the historical maps showed and should be maintained as such. They opposed any development on the site on the grounds that it should continue to remain solely as a wooded area and that the proposed building would come forward of the established building line along London Road where virtually all buildings were well set back from London Road. They did pass comment on the design of the building and thought it out of character with the conservation area.

Overall they considered that the proposal would not preserve or enhance the character of the conservation area.

The Panel recommended refusal on this application.

G) 1A STONEYGATE AVENUE
Planning Application 20091235
Dormer to rear

The Director said that the application was for a dormer to the rear roof slope which was visible from Toller Road.

The Panel were informed that this application had already been determined.

H) 8C ELMS ROAD
Planning Application 20091283
New boundary treatment to front garden

The Director said that the application was for new fence and railings and resurfacing of front garden.

The Panel raised concerns about the proposal and in particular the timber fence and the potential loss of garden space to a car standing area. They thought that a dwarf wall and railing with piers might work better and that a bin store was inappropriate for a front garden.

The Panel recommended seeking amendments to this application.

I) 23 ORSON STREET
Planning Application 20091034
Five houses

The Director said that the application was for the demolition of the existing buildings and redevelopment of the site with five houses.

The Panel were essentially satisfied that the proposal would not affect the character of the adjacent buildings and the conservation area. However they did think that setting back the development was out of character with the street scene and would make the building sit uncomfortably with the adjacent buildings. They commented that the scheme would also work better if the proportions of the existing houses were replicated and chimneys introduced to give the stark roof line some interest.

The Panel recommended seeking amendments to this application.

J) 264-266 EAST PARK ROAD
Planning Application 20091200
Two storey side and rear extension

The Director said that application was for a two storey rear extension which

would be visible from Blanklyn Avenue.

The Panel noted the symmetry of the building and the interesting crow stepped parapets on the flanking garages. They conceded that because of its community use there would perhaps be more pressure to approve an extension but felt that the existing garage façade could be kept in its current form with the proposed first floor set back behind it but with two windows to match the design of the existing ground floor rather than the proposed single window shown.

The Panel recommended seeking amendments to this application.

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

K) 66 ABBOTTS ROAD, HUMBERSTONE
Planning Application 20091390
New house

L) 1 GRANBY STREET
Listed Building Consent 20091179
Alterations to Banking Hall

M) 23 ASHLEIGH ROAD
Planning Application 20091232
New detached building

N) 158-160 ST SAVIOURS ROAD
Planning Application 20091272
Replacement windows

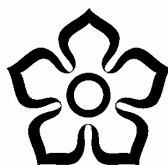
O) 39 GALLOWTREE GATE & 63 MARKET PLACE
Planning Application 20091303
ATM machine to front elevation

28. ANY OTHER URGENT BUSINESS

The Committee were informed that the next meeting of the Panel would be cancelled due to a limited number of staff and current work pressures. It was stated however that there was currently a recruitment process taking place to recruit new staff and the next meeting of the Panel would be in January 2010.

29. CLOSE OF MEETING

The meeting closed at 6:21pm.



Leicester
City Council

Appendix B

CONSERVATION ADVISORY PANEL

20th January 2010

DECISIONS MADE BY LEICESTER CITY COUNCIL

Report of the Director, Planning & Economic Development

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 1st July 2009			
Church Road, Evington App. No. 20090514	Seek amendments	Approve	Approved (amended plans)
14 Jubilee Road App. No. 20090653	Refuse	Amendments required	Approved (amended plans)
Applications considered by CAP 19th August 2009			
121 Loughborough Road App. No. 20090814	Approve	Approve	Approved
Saffron Hill Cemetery App. No. 20090899	Approve	Approve	Approved
44 Princess Road East App. No. 20090784	Approve	Amendments required	Approved (amended plans)
3 Halford Street App. No. 20090975 & 0982	Approve	Approve	Approved
52 Sanvey Lane App. No. 20090808	Approve	Approve	Approved
Applications considered by CAP 16th September 2009			
Springfield Road, Clarendon Park Congregational Church App. No. 20090744	Approve	Approve	Approved
208 London Road App. No. 20091007	Seek amendments	amendments required	Refused

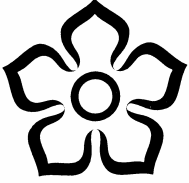
268 East Park Road App. No. 20090642	Approve	Approve	Approved
29 Gallowtree Gate App. No. 20091088	Seek amendments	amendments required	Approved (amended plans)
11A Rutland Street App. No. 20090968	Refuse	No objection	Approved (amended plans)
133 Loughborough Road App. No. 20090976	Seek amendments	No objection	Approved

Applications considered by CAP 21st October 2009

9 Ratcliffe Road App. No. 20091218	Approve	Approve	Approved
315 London Road, Stoneygate Baptist Church App. No. 20091223	Approve	Approve	Approved
37 Gallowtree Gate/Market Place App. No. 20091245	Approve illumination of Logo & bubbles only	As CAP	Approved
46 West Street App. No. 20090608	Seek amendments	Amendments required	Refused

Applications considered by CAP 18th November 2009

De Montfort University, Hugh Aston Building Plan App. 20091417	The Panel were not happy with the monolith at the entrance	No objection	Approved
Lancaster Road, Leicester University Henry Welcome Building Plan App. 20091225	Approve	No objection	Approved (amended plans)
14 Granby Street App. No. 20091397	No uPVC	As CAP	Application withdrawn
London Road/De Montfort Street App. No. 20091437	Refuse	Smaller bay only	Approved (amended plans)
4 Seymour Street App. No. 20091194	Refuse	Rfuse	Refused
1A Stoneygate Avenue App. No. 20091235	Determined	No Objection	Approved
8C Elms Road App. No. 20091283	Seek amendments	As CAP	Approved (amended plans)
264-266 East Park Road App. No. 20091200	Seek amendments	As CAP	Approved (amended plans)



Leicester
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CONSERVATION ADVISORY PANEL

20TH JANUARY 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning & Economic Development

A) PEACOCK LANE, CATHEDRAL SQUARE
Planning Application 20091719
Remodelling of Leicester Cathedral precinct

The Cathedral is a Grade II* listed building and within the Cathedral/Guildhall Conservation Area.

This application is for the remodelling of the Cathedral Square precinct. The current scheme dates from 1986(1047).

B) LILLIE HOUSE LONDON ROAD
Planning Application 20091723
Change of use, roof extension

The building is within the South Highfields Conservation Area and the proposal affects the setting of the adjacent Station porte-cochere a Grade II listed building.

This application is for conversion of the upper floors to 44 student flats. The proposal involves a single storey roof extension. The Panel made observations on the ground floor shopfront alterations last year.

C) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING
Listed Building Consent 20091577
Internal alterations

The building is Grade II listed.

This proposal is for alterations to remove some of the internal walls to create a larger more efficient space.

D) 61 GRANBY STREET
Advertisement Consent 20091624
New signage

This building, the former Grand Hotel, is Grade II listed and within the Granby Street Conservation Area.

This application is for new internally illuminated signage to both the Granby Street and Belvoir Street elevations.

E) 45/47 HORSEFAIR STREET & 20 HOTEL STREET
Planning Application 20091677 & 20091678
Awnings & air conditioning unit

The building is within the Market Place Conservation Area and the proposal affects the setting of the adjacent former City Rooms a Grade I listed building.

These applications are for five retractable advertisement awnings at first floor level and new air conditioning units to the rear.

F) 58 HIGH STREET
Listed Building Consent 20091673
Internal alterations

The building is Grade II listed and within the High Street Conservation Area.

This proposal is for internal alterations for a new internal staircase to provide access to the basement.

G) 12 NEW WALK
Planning Application 20091606
Roof extension, change of use

This building is within the New Walk Conservation Area.

This application is for the conversion of the upper floors currently in use as offices to a house in multiple occupation (9 bedrooms). The proposal involves raising the existing roof and adding dormers to create a third floor. The Panel made observations as a pre-application enquiry.

H) 52-54 CHURCH GATE
Planning Application 20091332
External roller shutter

This building is within the Church Gate Conservation Area.

This application is for an external roller shutter.

I) NARBOROUGH ROAD/UPPERTON ROAD, LEICESTER COLLEGE
Planning Application 20091362
Temporary building

The proposal is within the grounds of the old school which is a Grade II listed building.

This application is for a temporary building to provide social facilities.

J) 43 STRETTON ROAD
Planning Application 20091709
Change of use, replacement windows

The building is covered by an Article 4 Direction and within the West End Conservation Area

This application is for the change of use of the house to two self contained flats. The proposal involves replacement uPVC windows.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 16th November 2009. Please contact Jeremy Crooks on 252 7218 or Jane Crooks on 252 7222.

K) 33 SAXBY STREET
Planning Application 20091659
Change of use

The building is covered by an Article 4 Direction and within the South Highfields Conservation Area

This application is for the change of use of the house to two flats.

L) OLD CHURCH STREET, MEADOW COURT
Planning Application 20091309
Extensions

This building is within the Aylestone Village Conservation Area.

This application is for extensions to the existing building. The Panel made observations on a similar scheme in 2008

M) 17 WESTCOTES DRIVE, THE VICARAGE
Planning Application 20091697
Internal alterations

This building is Grade II listed.

This application is for internal alterations including installation of smoke detectors, boiler and flues

N) LILLIE HOUSE, 50 LONDON ROAD
Advertisement Consent 20091723
Signs

The building is within the South Highfields Conservation Area

This application is for new signage. The location and nature of the signage follows guidance given by the Panel when they considered the shop front alterations last year.

O) ST JAMES ROAD, 11 ST JAMES COURT
Planning Application 20091541
Replacement uPVC windows

This is a 1980s flat block within the Evington Footpath Conservation Area.

This application is for the replacement of the existing timber windows with uPVC.

P) 22 MORELAND AVENUE
Planning Application 20091707
Rear extension

The house is on the Local List.

This application is for an extension to the rear of the property.