



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 21 APRIL 2010
TIME: 5:15 pm
PLACE: 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 of Corporate Governance

Officer contact: John Snaithe
*Democratic Support,
Leicester City Council*

*Town Hall, Town Hall Square, Leicester LE1 9BG
(Tel. 0116 229 8813 Fax. 0116 229 8819)
Email: john.snaithe@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.

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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 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 17 March 2010 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

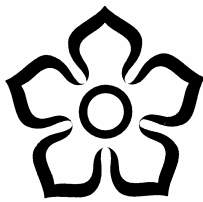
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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

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Leicester
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Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 MARCH 2010 at 5.15pm

P R E S E N T:

R. Lawrence – Chair

Councillor Hunt
Councillor Johnson

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
M. Goodhart	-	Leicestershire and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial History Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group
Jennifer Timothy	-	Planning Policy and Design Group
John Snaith	-	Democratic Support

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19. APOLOGIES FOR ABSENCE

Apologies were received from Simon Britton, Malcolm Elliott, Joan Garrity, Richard Gill and Chris Sawday.

20. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

No interests were declared.

21. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 17 February 2010, be confirmed as a correct record.

22. MATTERS ARISING FROM THE MINUTES

Jeremy Crooks, Building Conservation Officer said that the Panel had enquired about the status of an Art Nouveau shop front on London Road at the last meeting. It was stated that the owners planned to reinstate it soon and the Panel were thanked for their contribution to making this happen.

23. 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.

24. CURRENT DEVELOPMENT PROPOSALS

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

A) 24 CAREYS CLOSE

Planning Application 20100321, Conservation Area Consent 20200322 Demolition and redevelopment for student accommodation

Jeremy Crooks, Building Conservation Officer said this application was for the demolition of the existing factory, retention and refurbishment of the Italianate façade and the redevelopment of the site with a seven storey building for student accommodation.

There was some discussion regarding the archaeology including the use of sample core drilling and pile foundations. The Panel supported the retention of the existing façade however they felt that the proposed building did not relate to it. This was particularly noticeable in terms of the floor levels, they suggested that any new build should make reference to the existing façade to prevent it looking “pasted on”. They also noted that the Applegate façade needed improvement to reflect the character of the road, refurbished grammar school and Wygston House.

The Panel recommended seeking amendments, but refusing this application in its current form.

B) 20 FROG ISLAND

Planning Application 20100251 Change of use

Jeremy said that this application was for the conversion of the building to 43 flats. The proposal involves some external alterations including replacement windows.

The Panel welcomed improvement in this area but expressed concern over the replacement windows proposed. They noted that any replacement windows should be of suitable quality and not plastic. There was a suggestion that the fire escape should be enclosed both in aesthetic terms but also to provide greater security and safety. The Panel asked if the existing signage or similar could be kept to retain a sense of place as this was a landmark on one of the gateways to the city.

The Panel recommended approval of this application, subject to good quality windows.

C) BELGRAVE HOUSE
Listed Building Consent 20100197
Conversion of stables

Jeremy said that the application was for conversion of the stables into two houses in a vertical subdivision. The Panel were supportive of a previous application and expressed a preference for a vertical subdivision to create a more symmetrical external appearance.

The Panel supported the new development and hoped that it would go ahead providing a catalyst for Belgrave House to be brought back into use. It was noted that the windows needed special attention and should be traditional single glazed.

The Panel recommended approval of this application.

D) 1 WEST WALK
Planning Application 20100232
Extension to rear of offices

Jeremy said this application was for the demolition of an existing flat roof extension to the rear and replacement with a new two storey extension.

The Panel were generally happy with the proposal and felt it matched well with the main building. They thought that maybe this was a lost opportunity to explore something more contemporary in this location.

The Panel recommended approval of this application.

E) YMCA EAST STREET
Advertisement Consent 20100249,
Listed Building Consent 20100250
New signs

The Director said this application is for three fascia signs along the East Street elevation.

The Panel had no issues with the proposal. It was questioned whether some

form of projecting sign should be applied for also.

The Panel recommended approval of this application.

F) 189 LONDON ROAD
Planning Application 20100189
Extension to squash club

Jeremy said that this application was for extensions to the squash club to create two new squash courts and spectators area.

The Panel noted that this proposal would substantially alter the existing Art Deco appearance of the building, hiding it in views from London Road. They felt that the scheme should enhance the buildings Art Deco character rather than hide it. There were concerns expressed regarding the loss of the existing signage. The Panel did acknowledge that there was a need to upgrade the facilities and accepted the principle of an extension, but would prefer to see one which respected the existing character of the building.

The Panel recommended seeking amendments, but refusing this application in its current form.

G) 4 AVENUE ROAD
Planning Application 20100114
Extension to house

Jeremy said that this application was for a first floor extension to the side and rear and a single storey extension to the rear of the property.

The Panel felt that the extension would alter the relationship with the adjacent property and the space between the buildings would be lost. They suggested that roof materials should be salvaged from the demolition for reuse on the new extensions.

The Panel recommended approval of this application.

H) LEICESTER UNIVERSITY, FIELDING JOHNSON BUILDING
Listed Building Consent 20100144
Internal alterations

Jeremy said that this proposal was for alterations to remove an internal wall to create a larger office. The Panel made observations on a similar application at the January 2010 meeting.

The Panel expressed no real concerns over this proposal but did note that it would be good to get a conservation plan for the site to prevent these piecemeal developments potentially harming the overall character of the buildings.

The Panel recommended approval of this application.

I) 48 KNIGHTON DRIVE
Planning Application 20100211
Change of use

Jeremy said this application was for the change of use of the house to a day nursery.

The Panel expressed no real concerns over this proposal, but did question whether highways would have any concerns over the proximity of the new entrance to the existing junction. They were pleased to see the retention of the hedge.

The Panel recommended approval of this application.

J) 115-119 GRANBY STREET
Planning Application 20100241
Change of use to restaurant flue to rear

Jeremy said this application was for the change of use of the building from offices to a restaurant involving a flue to the rear visible from Dover Street.

The Panel did not feel that the addition of a flue to the rear elevation would be detrimental to the existing view of the rear of the buildings provided it were powder coated in an appropriate colour. A colour to match the brick was suggested.

The Panel recommended approval of this application.

K) GRANVILLE ROAD, DE MONTFORT HALL
Planning Application 20100294
2.5 Metre statue

Jeremy said that this application was for a new 2.5 metre statue within the grounds to the front of the hall.

The Panel were broadly supportive of the scheme. However concerns were raised that the proposed artwork could hamper any future outdoor staged events at the front of the hall, which had taken place previously.

The Panel recommended approval of this application.

The Panel made no objections to the following applications, they were therefore not formally considered:

L) 80-82 LONDON ROAD, MASONIC LODGE
Listed Building Consent 20100238
Internal alterations

M) 20 THE NEWARKE, SOAR POINT

**Planning Application 20100118
Canopies**

25. ANY OTHER URGENT BUSINESS

The Panel requested an update on the plans for the Friars Mill site on Bath Lane and asked when any proposals would come before the Panel again. Jeremy said that this would be looked into.

26. CLOSE OF MEETING

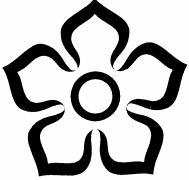
The meeting closed at 6:29pm.

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 November 2009			
Bosworth House App. No. 20091488	Approve	Approve	Approved
Applications considered by CAP 17th February 2010			
Belgrave Hall App. No. 20100040	Refuse	Refuse	Withdrawn
68 Derwent Street App. No. 20100134	Seek amendments	Amendments required	Approved (amended plans)
Applications considered by CAP 17th March 2010			
189 London Road App. No. 20100189	Refuse in current form	Approve	Approved
4 Avenue Road App. No. 20100114	Approve	Amendments required	Withdrawn
Leicester University, Fielding Johnson Building App. No. 20100144	Approve	Approve	Approved
48 Knighton Drive App. No. 20100211	Approve	Approve	Withdrawn

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Leicester
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CONSERVATION ADVISORY PANEL

21st APRIL 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning & Economic Development

**A) ALL SAINTS BREWERY, HIGHCROSS STREET
Planning Application 20100391 & Conservation Area Consent 20100392
Alterations to wall & demolition**

The building is within the All Saints Conservation Area.

This application is for the demolition of some of the buildings within the site and work to the boundary walls some of which form part of the buildings to be demolished.

**B) NEWARKE STREET/UPPER BROWN STREET, CROWN BUILDING
Planning Application 201000417
Change of use**

The building is adjacent to the Market Street Conservation Area

This application is for the conversion of the building to student accommodation with external alterations.

**C) 30 APPLGATE, ST NICHOLAS CENTRE
Listed Building Consent 20100329
Internal alterations**

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

The Panel made observations on the proposed conversion of the building and alterations in 2009. This application is for internal alterations to create a larger more usable space for the new Diocese centre.

D) 9 CHURCH GATE, CHURCH GATE TAVERN
Planning Application 20100179
External alterations to ground floor façade

The building was formerly on the Local List and is now is within the Church Gate Conservation Area.

This application is for alterations to the ground floor of the building including lowering of the windows to ground level.

E) 46 – 48 WEST STREET
Planning Application 20100282
Demolition, rear extension

The buildings are within the New Walk Conservation Area and are covered by an Article 4 Direction.

This application is for the demolition of a modern rear extension and the redevelopment with a new three storey building.

F) 17 HORSEFAIR STREET
Advertisement Consent 20100456
New signage

The building is Grade II listed, within the Town Hall Square Conservation Area and backs onto the Market Place Conservation Area.

This application is for seven internally illuminated window signs and two internally illuminated atm signs.

G) ST. SAVIOURS ROAD, ST. SAVIOURS CHURCH
Planning Application 20100016
Removal of bell

The building is a Grade II* listed building

St Saviours Church has recently been made redundant. This application is for the removal of one of the bells to be relocated within a church nearby.

H) 691 AYLESTONE ROAD
Planning Application 20100248
Rear extension

The building is within the Aylestone Village Conservation Area.

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

I) 68 DERWENT STREET
Planning Application 20100428
Rear extension

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

This application is for a two storey extension to the rear. The Panel made observations on a rear dormer earlier this year.

J) NEW WALK, ADJACENT TO NO. 55
Planning Application 201000244
2.2M High Public Art

The site is in the New Walk Conservation Area. New Walk is a Grade II listed park

This application is for a new piece of artwork to be sited on the bridge in the original location of the 'Clicker' sculpture.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 19th April 2010. Please contact Jeremy Crooks on 252 7218 or Jenny Timothy on 252 7296.

K) 14 GRANBY STREET
Planning Application 20100331
Change of use of ground floor from retail to hot food takeaway, ventilation flue at rear

This building is within Granby Street Conservation Area.

This application is for the change of use of ground floor from retail shop to a hot food takeaway. The proposal involves a ventilation flue to the rear.

L) 29 SAXBY STREET
Planning Application 20100108
Replacement of UPVC windows & doors at rear of house

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

This application is for new uPVC doors and windows to the rear of the property

M) 31 SAXBY STREET
Planning Application 20100109
Replacement of UPVC windows & doors at rear of house

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

This application is for new uPVC doors and windows to the rear of the property

N) 1 ELM TREE COURT
Planning Application 20100397
Insertion of door to side elevation of house

This building is within Stoneygate Conservation Area.

This application is for a new door to the side of the house. The building has only recently been completed.

O) 57 – 61 STRETTON ROAD
Planning Application 20100165
Replacement UPVC windows and doors to rear of flats

This buildings are within West End Conservation Area (formerly Daneshill) and is covered by an Article 4 Direction.

This application is for new UPVC windows and doors to rear of flats. The rears are not visible from the street scene.

P) 18 SILVER STREET
Planning Application 20091733
One internally illuminated fascia sign

The building is within the Market Place Conservation Area.

This application is for a new fascia sign to replace the existing.
