



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 MAY 2010

TIME: 5:15 pm

**PLACE: OAK ROOM, 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
Vacancy	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodheart	-	Leicestershire and Rutland Society of Architects
D Smith	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institution of Chartered Surveyors
S Heathcote	-	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, Corporate Governance

Officer contact: John Snaith
Democratic Support, 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

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 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 Support 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

The minutes of the meeting held on 21 April 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

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

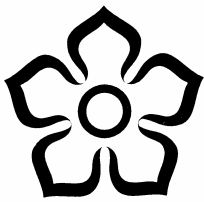
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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.

This page is left blank intentionally.



Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 21 APRIL 2010 at 5.15pm

P R E S E N T:

R. Lawrence – Chair

Councillors Johnson and Hunt

S. Britton	-	University of Leicester
M. Elliott	-	Person Having Appropriate Specialist Knowledge
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
C. Sawday	-	Person Having Appropriate Specialist Knowledge
P. Swallow	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation

Officers in Attendance:

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

* * * * *

27. APOLOGIES FOR ABSENCE

Apologies were received from David Smith and Richard Gill.

28. DECLARATIONS OF INTEREST

Michael Goodhart stated for the avoidance of doubt with regards to item 33 C): Current Development Proposals, 30 Applegate St Nicholas Centre, that he was involved in proposed Cathedral Square developments.

29. TRIBUTE TO DR MCWHIRR

The Chair paid tribute to the wonderful contribution made over the years to the work of the Panel by the recently departed Dr McWhirr. It was stated that Dr McWhirr would be greatly missed by many organisations across the city not

least by the Panel. A minute's silence was observed in his memory.

30. MINUTES OF PREVIOUS MEETING

RESOLVED:

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

31. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

32. 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.

33. CURRENT DEVELOPMENT PROPOSALS

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

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

The Director said that this application was for the demolition of some of the buildings within the site.

Colour photographs of the site were circulated.

It was noted that the enclosure of the churchyard by a substantial building was part of the character of this area and that its replacement with a 2m high boundary wall would not preserve this feeling of enclosure there a more substantial wall should be retained.

It was also felt that the loss of these buildings would result in the loss of an important part of Leicester's social and economic history. This site indicated how close industry and churches sat together in the fabric of the city.

The Panel recommended refusal of the application at least until the opinion of English Heritage was received.

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

The Director said that this application was for the conversion of the building to student accommodation.

The Panel generally supported this application. Some concerns were raised over the introduction of a rooflight on the south elevation and it was suggested that this building could be of potentially listable quality. It was requested that conditions be added that ensured the introduction of any vents, flues or external pipework was sensitively done and good quality windows were used.

The Panel recommended approval of this application, subject to sensitive external plumbing and good quality windows.

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

The Director said that this application was for internal alterations creating a larger more usable space.

The Panel had no concerns or comments relating to this application.

The Panel recommended approval of this application.

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

The Director said this application was for alterations to the ground floor of the building.

It was felt that the proposal spoilt the proportions of this prominent building. The Panel stated that a good restoration to enhance the building should be aimed for rather than extensive alteration. Retaining the proportions of the original windows, avoiding dropped openings and reinstating detail at signage level would achieve this.

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

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

The Director said that this application was for the demolition of a modern rear extension and redevelopment with a new three storey building.

The Panel welcomed the demolition of the existing 1970s extension and the proposed new windows. It was commented that the detailing and materials used should be of the highest quality. Uncertainty was expressed at the set

back of the new build that appeared in the plans and clarification was sought about this.

The Panel recommended approval of this application.

F) 17 HORSEFAIR STREET
Advertisement Consent 20100456
New signage

The Director said this application was for seven internally illuminated window signs and two internally illuminated ATM signs.

The Panel was unclear on what exactly was proposed. Concern was expressed regarding any potential external alterations to the Horsefair Street elevation including the installation of an ATM and signage.

The Panel recommended approval of this application, with the exception of the proposed ATM and signage on the Horsefair Street elevation.

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

The Director said that his application was for the removal of one of the bells to be relocated to a nearby church.

The Panel supported the application and was pleased to see that the bell was going to a local church. It was noted that this was the last surviving bell of an original peel.

The Panel recommended approval of this application.

H) 691 AYLESTONE ROAD
Planning Application 20100248
Rear extension

The Director said that this was for a single and two storey extension.

The Panel felt strongly that this application represented an overdevelopment of the site. It was noted that the relationship between the main dwelling and coach house, and the corresponding street views should be retained. The proposed attached double garage was especially detrimental in removing these views. The Panel also stated that the infill was a major overdevelopment and the excessive bulk of the roofline in the proposal was a particular concern.

The Panel recommended refusal of this application.

I) 68 DERWENT STREET
Planning Application 20100428
Rear extension

The Director said that this application was for a two storey extension to the rear.

The Panel was generally supportive of the application and felt the proposal was the least detrimental option available. Comments were made regarding the window proportions in the dormer and it was noted that materials should be high quality and match with the existing building.

The Panel recommended approval of this application.

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

The Director said this proposal was for a new piece of artwork sited on the bridge in the original location of the 'Clicker' sculpture.

The Panel commented that vandalism was a concern given the previous history on the site. They supported the request for a comprehensive scheme for an "art trail" on New Walk rather than the existing piecemeal applications.

The Panel recommended approval of this application.

LATE ITEM - HUMBERSTONE MANOR

The Director said that this application was for replacement UPVC windows.

The Panel strongly objected to the introduction of UPVC windows in this property. It was felt UPVC windows were wholly unacceptable on such a fine listed building in a conservation area.

The Panel recommended refusal of this application.

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

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

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

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

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

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

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

34. ANY OTHER URGENT BUSINESS

The Panel requested an update on the status of the Friars Mill site on Bath Lane, as this had been raised repeatedly over a several months. Frustration was voiced at the lack of progress and information about this site.

Officers stated that there had been problems identifying the owners of the site and a final plea was being drafted that would be sent to them shortly before formal notices were issued. It was explained that formal notices could require the owners to temporarily fix the roof, but for a relatively small extra cost it could be repaired permanently, and this letter was an attempt to convince the owners of the benefits of this. There so far been no indication from the owners of any intention to do anything with the site.

It was noted that the Panel would be informed of any developments as soon as possible.

35. CLOSE OF MEETING

The meeting closed at 6:25pm.

CONSERVATION ADVISORY PANEL

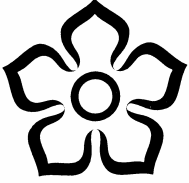
19th MAY 2010

DECISIONS MADE BY LEICESTER CITY COUNCIL

Report of the Service Director, Planning and Economic Development

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 21st October 2009			
University Road, University of Leicester App. No. 20091205	Refuse	Approve	Approved (amended plans)
University Road, University of Leicester, Fielding Johnson Building App. No. 20091206	Need to see more details	More details	Approved (amended plans)
Applications considered by CAP 20th January 2010			
61 Granby Street App. No. 20091624	Refuse	Refuse	Withdrawn
Applications considered by CAP 17th March 2010			
1 West Walk App. No. 20100232	Approve	Approve	Approved
115 – 119 Granby Street App. No. 20100241	Approve	No objections	Approved
Granville Road, De Montfort Hall App. No. 20100294	Approve	Approve	Approved
Applications considered by CAP 21st April 2010			
New Walk, Adjacent to No. 55 App. No. 20100244	A comprehensive scheme for an 'art trail' on New Walk would be better than a piecemeal approach	no objection	Approved

This page is left blank intentionally.



Leicester
City Council

CONSERVATION ADVISORY PANEL

19TH MAY 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning & Economic Development

**A) WESTERN ROAD, EQUITY SHOES
Planning Application 20100377 & 20100402
Redevelopment of site/Change of use**

The Building is on the Local List

These applications are for the redevelopment of the locally listed factory and surrounding area for student accommodation. One scheme involves retention and conversion of the building with extensions and new build to the East, the other for its demolition and redevelopment.

**B) 77 – 79 MARKET PLACE
Planning Application 20100393 & Listed Building Consent 20100501
Internal & external works, alterations to shop fronts, ATM to Market Place**

The building is Grade II listed and within the Market Place Conservation Area

This application is for the refurbishment of the shopfront and a new atm machine.

**C) 16 HIGHFIELD STREET
Planning Application 20100358
Shopfront**

The building is within the South Highfields Conservation Area.

This application is to replace the existing timber shopfront with one made of aluminium.

**D) 45 WELLINGTON STREET, HOLY CROSS PRIORY
Planning Application 20100578
Access ramp to church hall**

The building is within New Walk Conservation Area.

This application is for a new access ramp to the old church hall fronting Wellington Street.

E) 3 WELLINGTON STREET
Planning Application 20100649
Change of use

The building is within New Walk Conservation Area.

This application is for the conversion of the bar and offices to flats. The proposal involves external alterations.

F) 11 KING STREET
Planning Application 20100576
Change of use

The building is within New Walk Conservation Area.

This application is for the change of use of the shop to a hot food takeaway with self contained flat above. The proposal involves external alterations.

G) 2 WEST STREET PAGET HOUSE
Listed Building Consent 20100642, Planning Application 20100433
Demolition of wall, new gates and surround.

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

This application is for the removal of a surviving section of boundary wall and formation of new gates for access to the rear car park.

H) 7TH DAY ADVENTIST CHURCH, LONDON ROAD
Listed Building Consent 20100566
Access ramp

The building is Grade II listed and within the South Highfields Conservation Area.

This application is for a new access ramp to the side elevation facing De Montfort Street

I) 16 VICTORIA PARK ROAD
Planning Application 20100584
COU from three to four flats

The building is within Stoneygate Conservation Area.

This application is for the conversion of the building from three flats to four. The proposal involves new rooflights.

J) 48 KNIGHTON DRIVE
Planning Application 20100630
Extension at side & rear of bungalow, roof alterations

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

This application is for extensions to the bungalow and alterations to the roof to create an additional floor.

K) 22-32 HUMBERSTONE ROAD
Planning Application 20100648
Change of use to flats alterations to rear and shopfronts

The building is within the St Georges Conservation Area

This application is for conversion of the upper floors to four flats. The proposal involves external alterations.

L) NEDHAM STREET, CHARNWOOD PRIMARY SCHOOL
Planning Application 20100167
Security fence

The building is Grade II listed

The Panel made observations on a new extension to the school in 2008 which has now been included in an English Heritage guidance note to show how listed schools can be extended. This application is for new security fencing.

The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 17th April 2010. Please contact Jeremy Crooks on 252 7218 or Jenny Timothy on 252 7296.

M) SOUTHGATES BUS DEPOT
Planning Application 20100607
Change of use to car park

The building is within the Cathedral/Guildhall Conservation Area.

This application is for the change of use of the building to a temporary surface car park.

**N) 5 JUNIOR STREET, FORMER RICHARD ROBERTS FACTORY.
Listed Building Consent 20100519
External alterations**

The building is Grade II listed.

This application is for a new access ladder to the roof extension.

**O) 139 LONDON ROAD, MARQUIS OF WELLINGTON P H
Planning Application 20100654
Smoking shelters to rear**

The building is within the South Highfields Conservation Area.

This application is for a single storey smoking shelter to the rear of the building.

**P) 2A SOUTHERNHAY ROAD
Planning Application 2010702
Telecommunications cabinet**

The proposal is within Stoneygate Conservation Area.

This application is for a 1.6m high telecommunication cabinet sited within the pavement.

**Q) 93 AVENUE ROAD
Planning Application 2010701
Telecommunications cabinet**

The proposal is within Stoneygate Conservation Area.

This application is for a 1.6m high telecommunication cabinet sited within the pavement.
