

Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 15 SEPTEMBER 2010**  
**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
J Clarke	-	The Landscape Institute
Dr S Barton	-	Leicester Civic Society
Vacancy	-	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
C Laughton	}	

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: Angie Smith**  
Democratic Support, Leicester City Council  
Town Hall, Town Hall Square, Leicester LE1 9BG  
(Tel. 0116 229 8897 Fax. 0116 229 8819)  
Email: [angie.smith@leicester.gov.uk](mailto:angie.smith@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](http://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 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 18 August 2010 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****

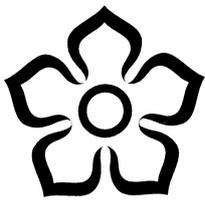
The Director, Planning and Economic Development Policy submits a report on planning applications received for consideration by the Panel.

**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.

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Leicester  
City Council

# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 AUGUST 2010 at 5.15pm

P R E S E N T:

R. Gill – Chair  
R. Lawrence – Vice Chair

Councillor Hunt                      Councillor Johnson

M. Goodhart	-	Leicestershire and Rutland Society of Architects
P. Draper	-	Royal Institute of Chartered Surveyors
D. Trubshaw	-	Institute of Historic Building Conservation
D. Smith	-	Leicestershire Archaeological Society
S. Britton	-	University of Leicester
J. Garrity	-	Person Having Appropriate Specialist Knowledge
J. Goodall	-	Victorian Society
M. Elliott	-	Person Having Appropriate Specialist Knowledge
Dr. S. Barton	-	Leicester Civic Society
C. Laughton	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect

**Officers in Attendance:**

Jeremy Crooks	-	Planning Policy and Design Group
Jenny Timothy	-	Planning Policy and Design Group
Angie Smith	-	Democratic Support

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**50. APOLOGIES FOR ABSENCE**

Apologies were received from David Lyne.

**51. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**52. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held

on 23 June 2010, be confirmed as a correct record.

**53. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

**54. DECISIONS MADE BY LEICESTER CITY COUNCIL**

The Director, Planning and Economic Development submitted a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

Comments were made on the following applications

All Saints Brewery, App. No. 20100392

It was noted that the buildings fronting the street had been damaged by fire. An officer from Planning, Policy and Design informed the meeting that the fire damage was superficial.

It was stated that a paper on the brewery was not included in a report on the Council's website. The report went to planning and was approved. The said paper was then able to be viewed after this meeting on the website. An officer from Planning, Policy and Design assured those present that the paper had been seen by planning officers and circulated, but had been missing temporarily on the website.

**55. CURRENT DEVELOPMENT PROPOSALS**

**A) BLACK FRIARS LANE, BATH LANE**

**Pre application enquiry**

**Redevelopment of site**

The Director said the pre application enquiry was for the redevelopment of the area bounded by Bath Lane, Blackfriars Lane, All Saints Road and Jarvis Street.

It was noted that the Panel had made observations on and around this site several times over the last few years.

Architects that were due to present this item did not attend as they were working on further information on the project and would present this item at a later date.

**B) NEWARKE STREET, OXFORD STREET, ALLEN HOUSE**

**Planning Application 20101307**

**Change of use, extensions**

The Director said the application was for the change of use of Allen House to student accommodation with additional roof extension, the demolition of the adjacent Antiques Centre and construction of further student accommodation

along Oxford Street and Newarke Street. The ground floor of the development is intended for commercial use. There is a previous approval on the Antiques Centre site for demolition and replacement building (20071647) and an application to extend the time limit of this approval.

It was noted at the meeting that the application was adjacent to another application for student accommodation development, but the two applications were from different developers.

The panel expressed concern over an application for further student accommodation questioning whether there was evidence of need. The new build was considered to overpower the retained building, and is completely out of scale in terms of mass and height with Newarke Street. The roof extension to Allen House was not seen as a positive contribution.

Whilst the panel accepted the principle of the development they considered that amendments be sought but did not support the scheme in its current form.

**C) BISHOP STREET, REFERENCE LIBRARY**  
**Listed Building Consent 20101253**  
**Internal alterations**

The Director said the application was for internal alterations to facilitate the relocation and move of the central lending library into the above building and to comply with fire safety.

The panel noted that the building had never been particularly welcoming and expressed concern that this was a poorly thought through scheme and a missed opportunity to make the building more welcoming and user friendly. There was also concern expressed regarding the work space elements that would require a quiet environment, and this was not clear from the plans.

The Panel recommended seeking amendments to this application.

**D) 7 BELVOIR STREET CENTRAL LENDING LIBRARY**  
**Listed Building Consent 20101041**  
**Internal alterations**

The Director said the application was for internal alterations including the subdivision of the lower ground floor level.

The panel felt that it was difficult to consider this as there was no indication of how and by whom the space was to be used. The subdivision was poorly thought out and considered to be detrimental to the character of this open basement and, if small rooms are required the panel suggested that this was the wrong building for this use.

The Panel recommended refusal on this application.

**E) 48 KNIGHTON DRIVE  
Planning Application 20101159  
Extension to bungalow**

The Director said the application was for extensions to the bungalow to raise it up to create a two storey detached house.

It was noted that the Panel had made observations on a similar scheme last year.

The panel considered that this was a site with good potential and rather than increasingly large extensions the site should be cleared and allow for a good well considered scheme to come forward which enhances the character of the conservation area. Whilst they accepted the principle of a two storey building, extending the current bungalow in this way would neither preserve or enhance the character of the conservation area.

The Panel recommended refusal on this application.

**F) 349-353 LONDON ROAD  
Planning Application 20100918  
New detached house**

The Director said the application was for a new six bedroom detached house on land at the corner of Ratcliffe Road and London Road.

It was noted that the Panel had made observations on a similar scheme last year.

The panel were not happy with the principle of any development on this site. It was felt that the wooded character was of more value to the conservation area than a new building.

The panel did note that if the officer was minded for approval then the current design was unacceptable and a much higher quality contemporary design would be required to exploit the wooded setting.

The Panel recommended refusal on this application.

**G) 7 EAST STREET YMCA  
Planning Application 20101149, 1150, Listed Building Consent 20101153,  
1152  
Replacement windows, re-roofing**

The Director said that the application was for replacement of the current uPVC windows with aluminium and timber hybrid working sash windows based on the original window designs. The application included re-roofing the theatre.

The panel supported the replacement of the UPVC windows and the re-roofing of the theatre.

The Panel recommended approval on this application.

**H) 136-140 LONDON ROAD  
Planning Application 20071577  
Amendments to approved scheme**

The Director said the application was for amendments to planning application 20071577 for redevelopment of the above site.

It was noted that the Panel had made comments in 2007.

The panel thought this was an improvement on the previous scheme. There were concerns were expressed about the stair tower on the principle elevation. However the panel felt unable to make a full assessment without drawings showing the context within the street scene and particularly its relationship to the adjacent properties. They also requested a drawing showing the North West elevation facing along London Road.

The Panel recommended that more information should be obtained, but recommended refusing this application in its current form.

**I) 2 KIRBY ROAD ST PAULS CHURCH AND VICARAGE  
Planning Application 20101088  
1.4metre high railings**

The Director said the application was for a new fence to subdivide the land currently shared by the church and the vicarage.

The panel considered that the fence line should follow as close as possible the historic fence line. It should also retain the existing entrance and path to the Church with a new entrance being used for the Vicarage.

The Panel recommended seeking amendments to this application.

**The Panel made no observations on the following applications therefore they were not formally considered:**

**J) 40-50 HIGH STREET  
Planning Application 20101150  
Fascia signs**

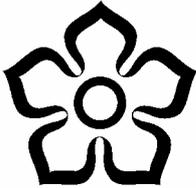
**56. ANY OTHER URGENT BUSINESS**

There were no items of urgent business.

**57. CLOSE OF BUSINESS**

The meeting closed at 6.48pm.

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Leicester  
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CONSERVATION ADVISORY PANEL

15<sup>th</sup> September 2010

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## CURRENT DEVELOPMENT PROPOSALS

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### Report of the Service Director, Planning Policy & Design

#### **A) 136 WESTCOTES DRIVE** **Planning application 20100961** **New flats, alterations to listed wall**

The proposal is within the West End Conservation Area and involves work to the boundary wall of Sykefield House. Both house and wall are Grade II listed.

This application is for a new three storey development for three flats on part of the land formerly belonging to 136 Westcote Drive. The proposal involves work to the adjacent wall of Sykefield House to create a rear access and to lower the piers and wall on Westcotes Drive to allow safe vehicular access.

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#### **B) HOME FARM STRASBOURG DRIVE** **Pre-application enquiry** **Alterations**

The building is Grade II listed.

This application is for alterations to move the reception area from the front to the rear of the building. The work requires a new door and disabled persons access ramp and internal alterations.

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#### **C) 27 FRIAR LANE** **Listed Building Consent 20101007** **Projecting sign**

The building in use as a solicitors office is Grade II listed and within the Cathedral/Guildhall Conservation Area.

This application is for a projecting sign.

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**D) 86-92 REGENT ROAD**  
**Planning Application 20101300**  
**Telecommunications masts**

The building is within the New Walk Conservation Area.

This application is for six telecommunications masts to the roof of the office building.

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**E) 14 GRANBY STREET**  
**Planning Application 20101389 Advertisement Consent 20101388**  
**Change of use, fascia sign and flue**

The proposal is within the Granby Street Conservation Area.

This application is for the change of use of the ground floor to a hot food shop with new signage and a flue to the rear.

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**F) ST BARNABAS ROAD VICARAGE**  
**Planning Application 20101216**  
**Change of use, alterations**

The vicarage is on the Local List and adjacent to a Grade II listed Church.

This application is for change of use of the vicarage from residential to educational use to provide additional space for the adjacent school. The proposal involves external alterations. The Panel made observations on a scheme to link the building to the main school earlier this year.

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**G) 1 WOODBRIDGE ROAD**  
**Planning Application 20101330**  
**Antenna and cabling**

The building is on the Local List.

This application is for one antenna to the side of the building and additional cabling.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 13th September 2010. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**H) 34 GRANBY STREET**  
**Planning Application 20101315**  
**Fascia and projecting signs**

The building is within the Granby Street Conservation Area.

This application is for a new fascia and projection sign to replace existing signage.

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**I) 82-86 HIGH STREET**  
**Planning Application 20101336**  
**Change of use**

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

This application is for change of use of the first and second floors from assembly and leisure use to offices. No external alterations are proposed.

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**J) 62-68 HIGHCROSS STREET**  
**Planning Application 20101127**  
**Change of use**

The building is within the High Street Conservation Area.

This application is for change of use of the basement and ground floors of the factory to bar/restaurant. No external alterations are proposed.

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