

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 OCTOBER 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

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 8897 or email angie.smith@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 15 September 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

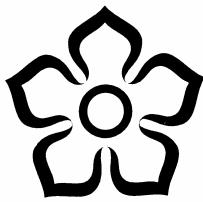
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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 Committee Services 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, 15 SEPTEMBER 2010 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Johnson

P. Draper	-	Royal Institute of Chartered Surveyors
D. Smith	-	Leicestershire Archaeological & Historical Society
J. Clarke	-	Landscape Institute
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial Society
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 Officer

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58. APOLOGIES FOR ABSENCE

Apologies were received from Deborah Martin, Richard Lawrence, Simon Britton, Joan Garrity and David Trubshaw.

59. DECLARATIONS OF INTEREST

Councillor Johnson declared an interest in Item (D) 86-92 Regent Road, as a family member worked in an office based at this address.

60. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 18 August 2010, be confirmed as a correct record.

61. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

62. CURRENT DEVELOPMENT PROPOSALS

A) 136 WESTCOTES DRIVE

Planning application 20100961

New flats, alterations to listed wall.

The Director said the planning application was for work involving the boundary wall of Sykefield House. Both house and wall are Grade II listed. The application was for a new three storey development for three flats on part of land with rear access.

The Panel were opposed to the lowering of the wall and piers along Westcotes Drive and the use of the grounds of Sykefield being used as a car park. They were concerned about the loss of open space in what was the garden of 136 Westcotes Drive but conceded that there might be scope for a smaller modern style house within the plot.

The Panel recommended refusal on this application.

B) HOME FARM STRASBOURG DRIVE

Pre-application enquiry

Alterations

The building is Grade II listed.

The Director said the pre-application enquiry was for alterations, to move the reception area, install a new door and disabled persons access ramp, and internal alterations.

The Chair stated that he could see no problems with the development and was happy for officers to negotiate the details. The Panel felt that the alterations would be an improvement of the building.

The Panel were supportive of the proposal to create a new reception and disabled access.

C) 27 FRIAR LANE

Listed Building Consent 20101007

Projection sign

The building is currently used as a solicitor's office, is Grade II listed and falls within the Cathedral/Guildhall Conservation Area.

The Director said the application was for a projecting sign.

The Panel did not support the projecting sign. They were of the opinion that

there is no need for a projecting sign as offices not the need to attract passing trade and allowing one here will create a precedent for the future.

The Panel recommended refusal on this application.

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

The building is within the New Walk Conservation Area.

The Director said the application was for six telecommunications masts to the roof of the office building.

The Panel accepted the principle of the antennae but would like them relocated away from the edges of the building to lessen the visual impact.

The Panel recommended seeking amendments to this application on this application.

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.

The Director said the application was for change of use of the ground floor to a hot food shop with new signage and a flue to the rear.

The Panel accepted the flue as it will not be visible in most views from within the conservation area but they thought the sign was inappropriate for a conservation area and suggested the lettering was reduced in size.

The Panel recommended seeking amendments to this application.

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.

The Director said the application was for change of use of the vicarage from residential to educational use. It was noted that the Panel had made observations on a scheme to link the building to the main school earlier this year.

No objections to the use or the new door but they suggested that should the new link with school previously discussed ever be implemented that the window should be reinstated.

The Panel recommended adding a condition to reinstate the window.

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

The building is on the local list.

The Director said that the application was for one antenna to the side of the building and additional cabling.

The Panel would like to see the ariel relocated to a less prominent position.

The Panel recommended seeking amendments to this application.

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

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

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

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

63. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

64. CLOSE OF MEETING

The meeting closed at 5.55pm.

CONSERVATION ADVISORY PANEL

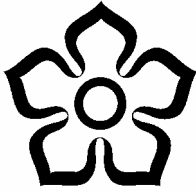
20th OCTOBER 2010

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 August 2010			
EAST STREET YMCA App. No. 20101150, 51, 52 & 53	Approve	Approve	Approved
Applications considered by CAP 19th September 2010			
86-92 Regent Road App. No. 20101300	Amendments required	Amendments required	Refused
14 Granby Street App. No. 20101389 & 1388	Amendments required	Amendments required	Approve amended plans
St Barnabas Vicarage App. No. 20101216	Approve	Approve	Approved

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Leicester
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CONSERVATION ADVISORY PANEL

20th October 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning Policy & Design

A) WHEATSHEAF WORKS, KNIGHTON FIELDS ROAD EAST **Planning Application 20101551** **Change of use, demolition and redevelopment**

The building is Grade II listed

This application is for the change of use of the building from general industry to residential use for 74 apartments and 91 houses with 168 car parking spaces. The proposal involves demolition of existing 'outbuildings' and new development. There is also a new build element proposed within the curtilage of the listed building.

B) ABBEY MILLS, ABBEY PARK ROAD **Planning Application 20101403** **Demolition and redevelopment**

The building is on the Local List.

This application is for the demolition of the existing building and redevelopment of the site with a new eight storey building for 92 self contained flats. The Panel made observations on the conversion of the building a few years ago.

C) PEACOCK LANE, SOUTHGATES BUS DEPOT **Conservation Area Consent 20101494** **Demolition of building**

The building is within the Cathedral/Guildhall Conservation area.

This application is for the demolition of the old bus depot. The proposal retains the brick front section that forms the street frontage along Peacock Lane.

D) LEICESTER UNIVERSITY CHARLES WILSON BUILDING
Planning application 20101514
External alterations

The building is on the Local List and forms part of the iconic 'three towers' landmark which includes the Grade II* listed Sterling Engineering Building.

This application is for external alterations to the building.

E) TOWN HALL, TOWN HALL SQUARE
Listed Building Consent 20101631
Internal security door

The Building is Grade II* listed and within the Town Hall Conservation Area.

This application is for an internal security door based on the design of the fire doors installed several years ago which the Panel made observations on at the time.

F) 50-54 BELVOIR STREET, CENTRAL LENDING LIBRARY
Listed Building Consent 20101566
Internal alterations

The Building is Grade II listed and within the Market Street Conservation Area.

This application is for internal alterations. This is an alternative scheme following the Panel's observations on the previous application for internal alterations to the building in August.

G) VICARAGE LANE, BELGRAVE
Planning Application 20101535
Demolition of buildings

The buildings are within the Belgrave Village Conservation area.

This application is for the demolition of a surviving outbuilding from the former Vicarage and a modern community centre built in the early 1970s.

H) 284 LOUGHBOROUGH ROAD
Planning Application 20101455
Change of use

The building is within the Belgrave Hall Conservation Area.

This application is for change of use of the second floor to a flat. The proposal involves external alterations.

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 18th October 2010. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

I) OPPOSITE 169 GRANBY STREET
Planning Application 20101549
Illuminated information panel

The proposal is within the Granby Street Conservation Area.

This application is for the re-siting of an existing information panel as a result of the current subway works.

J) ELMFIELD AVENUE, BRITISH RED CROSS
Planning Application 20101553
Equipment cabinet

The proposal is within the Stoneygate Conservation Area.

This application is for a telecommunications equipment cabinet sited within the pavement outside of the building.

K) 289 LONDON ROAD
Planning Application 20101671
Equipment cabinet

The proposal is within the Stoneygate Conservation Area.

This application is for a telecommunications equipment cabinet sited within the pavement outside of the building.

L) ST ANDREWS CHURCH JARROM STREET
Planning Application 20101485
New link between church and hall

The building is Grade II* listed.

This application is for a new link between the church and hall creating a new entrance to the hall. English Heritage have made observations in support of the proposal.

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