



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 DECEMBER 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, Prof P Swallow, C Sawday, J Garrity, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference 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: 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 Angie Smith, 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 17 November 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

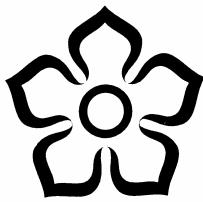
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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 Services 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, 17 NOVEMBER 2010 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Hunt

Councillor Johnson

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Laughton	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect
P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

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

* * * * *

73. APOLOGIES FOR ABSENCE

Apologies were received from Michael Goodhart, Simon Britton, Joan Garrity and Dr. Susan Barton.

74. DECLARATIONS OF INTEREST

No declarations of interest were made.

75. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 20 October 2010 be confirmed as a correct record.

76. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

77. 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 application:

Newarke St, Oxford St, App. No. 20101307

It was noted that the buildings only had draft local list status. Officers were not at the Committee that approved the application so did not know the overriding reasons for approval.

78. CURRENT DEVELOPMENT PROPOSALS

A) UPPERTON ROAD

Planning Application 20101644

New development

The Director said the application was for a new 4-15 storey building for 479 student apartments, with the tallest part of the development fronting Upperton Road, in a mainly two-storey residential area.

The Panel thought that the scale of this building was completely inappropriate for this location. They noted that it would intrude on views of the historic environment from many locations within the city, in particular nearby listed buildings and views into the city of the iconic towers of St Mary de Castro and the Cathedral. It would have a detrimental affect on the Great Central Way linear park one of the city's best environmental achievements over recent years.

The Panel recommended REFUSAL of this application.

B) MARKET PLACE

Planning Application 20101753

Partial removal of canopy and resurfacing

The building was within the Market Place Conservation Area.

The Director said the application was for the removal of a section of the market roof structure and resurfacing work to create a flexible amenity space for eating, events, demountable stalls, etc.

There were no objections to the removal of the canopy although the Panel would prefer this to have been part of a larger scheme to improve the Market Place as a whole. They would like to see the 'street' brought into the scheme and the re surfacing should be York stone. They would not like to see the surface laid out to delineate proposed uses as this would restrict the flexibility within the new space.

The Panel recommended APPROVAL of this application.

**C) 8 BOWLING GREEN STREET
Listed Building Consent 20101773
Internal alterations**

The building is Grade II listed and within the Market Street Conservation area.

The Director said the application was for an internal refit to create a new tiki themed interior for the Bora Bar Company. The Panel had no objections to this but they would like a condition to ensure that if the use ceased all furnishing and fitting introduced as a result of an approval would be removed.

The Panel recommended APPROVAL of this application.

**D) WELFORD PLACE
Planning Application 20101746,1747,1749 Advertisement Consent
20101748
Alterations, signs**

The building is within the Market Street Conservation area.

The Director said the application was for external alterations to form new shop fronts with illuminated signage and atm machine. Mechanical plant to the roof is also proposed.

The Panel had some reservations regarding the external treatment of this prominent corner building. They were opposed to the atm machine as it would cut through the windowsill line. The panel suggested that as there was no obvious external position the atm should be relocated inside. They thought that the design could be better executed to bring the windows and doors in line horizontally. The panel also noted that there was an excessive amount of signage and thought that there was no need for the sign on the chamfered corner. They noted that the flat section had a lantern roof and wanted assurance that the plant would not interfere with this.

The Panel recommended seeking amendments to this application.

**E) 48 KNIGHTON DRIVE
Planning Application 20101711 and Conservation Area Consent 20101682
Demolition and redevelopment**

The building is within the Stoneygate Conservation Area.

The Director said the application was for the demolition of the bungalow and redevelopment of the site with a new two storey dwelling house. The scheme follows advice from the Panel given at the August meeting.

The Panel were supportive of the removal of the bungalow and the redevelopment of the site with a new house. They did think that cream bricks

would not be appropriate for this prominent corner which is currently dominated by red brick and therefore a good red brick was advised.

The Panel recommended seeking amendments to materials proposed.

F) LEICESTER UNIVERSITY CHARLES WILSON BUILDING
Planning Application 20101633
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.

The Director said the application was for four plant units and a 2.1m high timber palisade perimeter fence near to the step arrangement at the front of the building. The Panel made observations on alterations to the building at the last meeting.

The Panel thought that the location for the plant was not sympathetically thought through and they advised that an alternative location be sought. The Panel asked why this scheme could not be dealt with as part of the overall refurbishment scheme they commented on in the October Committee?

The Panel recommended seeking amendments to this application.

G) 1 WEST WALK
Planning Application 20100901
Change of use

The building is within the New Walk Conservation Area.

The Director said the application was for the change of use of the building to flats. The proposal would involve a rear extension previously seen by the Panel and external alterations to the main property.

The Panel had no objections to the slight revisions to the approved rear extension or the proposed alterations to the entrance and window. They did note the fine quality of the existing windows and added a cautionary note that these should be kept as they are with secondary double glazing fitted behind.

The Panel recommended APPROVAL of this application.

H) 119 LOUGHBOROUGH ROAD
Planning Application 20101647
Portable classrooms

The building is within Loughborough Road Conservation Area.

The Director said the application was for four portable classrooms, three to the front forecourt facing Loughborough Road and one to the rear visible from Shaftsbury Avenue.

The Panel had no objections to a temporary three year consent providing the hedge that will shield them is maintained. They asked if a condition could be attached to the consent to this effect.

The Panel agreed to APPROVE the application subject to a condition that the hedge that would shield the portable classrooms from view is maintained.

**I) 31 ST ALBANS ROAD
Planning Application 20101569
Replacement rear windows**

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

The Director said the application was for replacement uPVC windows to the rear of the property visible from Evington Road.

The Panel maintained previous views that if the windows are visible from the street scene they should be timber, as installing uPVC windows would be detrimental to the façade.

The Panel agreed to refuse the application in its current form, and recommended seeking amendments to install timber windows and not uPVC.

**J) KINGS HEAD PH, KING STREET
Advertisement Consent 20101629
New signage**

The building is within the New Walk Conservation Area.

The Director said the application was for new externally illuminated signage, and the applicants had re-submitted plans for signage.

The Panel discussed the revised signage but on the whole thought that the new signage did not preserve or enhance the conservation area. They accepted a lower hanging sign but wondered why the existing signage could not be retained.

The Panel recommended seeking amendments to this application.

**K) 128 WESTCOTES DRIVE
Planning Application 20101678
Change of use**

The building is within the West End Conservation Area.

The Director said the application was for the conversion of the property to three

flats. It was unclear from the application whether alterations to the windows were proposed.

The Panel noted the quality of the existing windows and that they matched neighbouring properties. In light of the slight confusion as to the future of the windows they recommended that the existing ones be kept with secondary glazing fitted.

The Panel agreed there were no objections to the change of use but recommended existing windows be kept.

The Panel raised no objections to the following applications

L) 23 HIGHFIELD STREET (ON THE CORNER WITH UPPER TICHBORNE STREET)

Planning Application 20101631

External alterations

M) 86-92 REGENT ROAD

Planning Application 20101593

Air conditioning unit

N) 19 HOTEL STREET

Planning Application 20101623

Satellite dish to roof

O) UNIVERSITY ROAD, WYGGESTON & QUEEN ELIZABETH I COLLEGE

Planning Application 20101708

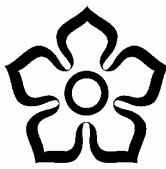
Rear extension

79. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

80. CLOSE OF MEETING

The meeting closed at 6.41 pm.



Leicester
City Council

Appendix B

CONSERVATION ADVISORY PANEL

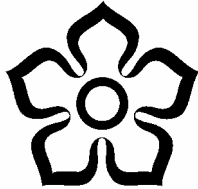
15th DECEMBER 2010

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 20th October 2010			
Central lending library App. No. 20101566	No objections	Approve	Approved
283 Loughborough Rd App. No. 20101455	Refuse	Objection	Refuse
Applications considered by CAP 17th November 2010			
Market Place App. No. 20101753	Approve (condition materials)	Approve	Approved
Welford Place App. No. 20101747, 1748, 1749	Amendments required	Amendments required	Approve (amended plans)
Welford Place App. No. 20101746	Remove atm	Remove atm	Withdrawn
119 Loughborough Road App. No. 20101647	Retain hedge LP approval	Retain hedge LP approval	Approve with conditions
Kings Head PH App. No. 20101629	Amendments required	Amendments required	Approved (amended plans)

This page is left blank intentionally.



Leicester
City Council

CONSERVATION ADVISORY PANEL

15th December 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning Policy & Design

A) BLACKFRIARS Pre Planning Application 201091358P Mixed use development

The proposal is likely to affect views of nearby historic sites and will affect the setting of the Grade II listed Donisthorpes group of listed buildings. The site also contains important archaeology.

This is a pre application enquiry for a mixed use development for 601 student assisted living accommodation, 26 houses, commercial and ancillary uses. The presentation will be given by the developers.

B) PRE APPLICATION PRESENTATION BY THE AGENTS- SLOT RESERVED FOR POSSIBLE LATE ITEM

We have been asked to reserve a spot for a pre application presentation by agents acting on behalf of developers.

C) 40-42 WESTERN ROAD, EQUITY SHOES Planning Application 20101775 Change of use, new building

The building is on the local list.

This application is for the reserved matters (full details) for the conversion of the main Equity Shoes building considered by the Panel earlier this year and outline application for a new building on the adjacent land for 36 flats.

D) ST DENY'S CHURCH
Pre application enquiry
Demolition, extension

The building is Grade II* listed and within the Evington Village Conservation area.

This is a pre application enquiry for the demolition of the south extension built in the 1950s and the construction of a new wing to provide additional facilities.

E) FORMER LEICESTER GRAMMAR SCHOOL
Listed Building Consent 20101934
Removal of railings

The railings form the boundary of the old school playground and run along the St Martins West walkway. They were independently listed Grade II last year at the same time as the school and fall within the Cathedral/Guildhall Conservation area.

This application is for the demolition of a section of railings. The Panel have made observations on the conversion of the school to the new Diocese Centre and alterations to the open space in front of the Cathedral within the last 12 months.

E) 74 CHURCH GATE
Planning Application 20101746

The building is within the Church Gate Conservation area.

The Panel made observations on the replacement of the windows in 2009. Conversion of the factory to flats was granted in January 2006 before the conservation area had been designated. This application is for a material change to the approved consent for aluminium windows to allow uPVC windows.

F) BISHOP STREET METHODIST CHAPEL
Planning Application 20101879
Access ramp and external alterations

The building is Grade II listed and within the Town Hall Square Conservation Area.

This application is for a new access ramp and 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 13th December 2010. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

G) 6 WEST WALK
Planning Application 20101947
Change of use

The building is within the New Walk Conservation Area.

This application is for change of use of the building to flats. The proposal involves a rear extension.

H) CHARNWOOD STREET SCHOOL
Planning Application 20101880
New perimeter fence

The building is Grade II listed

This application is for new perimeter fencing to the rear playground. Members may be aware that the rear extension considered by the Panel in 2008 won the small scheme of the year at the 2010 Pro Con awards.

I) 40-42 WESTERN PARK SPECIAL SCHOOL
Outline Planning Application 20101087
Change of use to assisted living accommodation

The building is on the local list.

This is an outline application for the change of use of the school to assisted living accommodation /nursing home. It is proposed to report the reserved matters (details of external alterations) to the Panel at a later date.

This page is left blank intentionally.