



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 FEBRUARY 2011 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair

Councillor Hunt

Councillor Johnson

J. Clarke	-	Landscape Institute
P. Draper	-	Royal Institution of Chartered Surveyors
J. Goodall	-	Victorian Society
M. Elliott	-	Person Having Appropriate Specialist Knowledge
D. Martin	-	Leicestershire and Rutland Gardens Trust
S. Barton	-	Leicester Civic Society
P. Swallow	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect
C. Laughton	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation

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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89. APOLOGIES FOR ABSENCE

Apologies for absence were received from Simon Britton, Joan Garrity and Richard Gill.

90. DECLARATIONS OF INTEREST

No declarations of interest were made.

91. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 15 December 2010 be confirmed as a correct record.

92. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

93. 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:

Upperton Road, App. No. 20101644

It was noted that the development had reduced to seven storeys in height.

Charles Wilson Building, App. No. 20101633

The application was approved, even though there was an objection to the application by the Panel, with a suggestion that alternatives were considered.

Western Road, Equity Shoes, App. No. 20101775

There was to be a change of use to what had already been approved. As yet there are no details of the height of the development.

94. CURRENT DEVELOPMENT PROPOSALS

A) THURMASTON LANE, MONTROSE COURT Planning Application 20102008 Residential development

The Director said the outline application was for residential development.

Part of the site was within the Old Humberstone Conservation Area and includes a listed building.

The Panel supported the proposed residential use. They noted that the area contained many fine trees and open space and would like any development to retain as much of this as possible. They asked if Francis Dixon Lodge could be retained and converted but otherwise there was insufficient information for further comment at this time.

The Panel recommended APPROVAL of this application.

B) FOSSE ROAD NORTH, EMPIRE PH Planning Application 20100708 External alterations

The building was on the Local List.

The Director said the application was for single and two storey extensions to the front and side of the building.

The Panel thought that the scheme as proposed was detrimental to the character of the building and recommended refusal. They would support a scheme that exploited the available space within the car park and welcomed a landscaping scheme that improved the current sea of hard surfacing. They did not wish to see the Newport Street elevation compromised. It was also noted that the windows had been changed without planning permission and asked for a better window to be reinstated.

The Panel recommended REFUSAL of this application.

C) HOLBROOKE ROAD, ST GUTHLAC'S CHURCH
Planning Application 20110044
Extension to front, access ramp

The building was on the Local List.

The Director said the application was for an extension to the front of the building and new access ramp. The proposal also involved additional parking.

The Panel noted that there was evidence that the original intention was to build the church with the additional bay currently proposed. They were supportive of this scheme.

The Panel recommended APPROVAL of this application.

D) 12-14 EAST GATES, 2B & 2C CHURCH GATE, FORMER COFFEE HOUSE
Planning Application 20101656
Alterations to shopfront

The landmark building dominated the corner of East Gates and Church Gate, and was within the High Street Conservation Area. It also contributed to the setting of the Clock Tower a Grade II listed building.

The Director said the application was for alterations to the shopfront.

The Panel noted that this building was currently being considered for listing and they did not wish to see a scheme implemented that would compromise the potential listing of the building. Whilst they reluctantly accepted the use of aluminium in the new windows they did not wish to see the strong vertical and horizontal elements (mullions and transoms) removed from the existing design. They welcomed the proposed repair work to the building. On seeing the proposed sign (although not part of this application) they considered it completely inappropriate for this building.

The Panel recommended REFUSAL of this application in its current form, and recommended SEEKING AMENDMENTS.

**E) MARKET PLACE, LEICESTER MARKET
Advertisement Consent 20110071
New signage**

The site is within the Market Place conservation area and the setting of a number of listed buildings.

The Director said the application was for new non illuminated signage.

The Panel were supportive of all of the signage except the raised one that sits on the roof edge on the north corner which obscures views of the Corn Exchange tower and should therefore be omitted or moved to a less obstructive position.

The Panel recommended REFUSAL of this application in its current form, and recommended SEEKING AMENDMENTS.

**F) 6 AVENUE ROAD
Planning Application 20102005
Extensions to house**

The building was within the Stoneygate Conservation Area and covered by an Article 4(2) Direction.

The Director said the application was for front and rear extensions and the raising of the roof of the house dating from c.1930s.

The Panel accepted the fact that the building was not prominent in the street scene or one of the better properties within the conservation. Accordingly they accepted the principle for change. However they considered the current series of extensions to be badly thought through and would like to see a much better designed frontage. There was some suggestion that demolition and rebuild with a new design might be the best solution.

The Panel recommended REFUSAL of this application in its current form, and recommended SEEKING AMENDMENTS.

**G) LONDON ROAD, MAYFIELD ROAD GARAGE
Planning Application 20101963
Extension to garage**

The site affects the setting of the Stoneygate and Evington Footpath Conservation Area and the registered park and garden Victoria Park.

The Director said the application was for an extension to the garage. The Panel has previously considered proposals for the redevelopment of the site.

The Panel lamented the loss of the old 1930s garage. They thought the site deserved a well designed building to exploit the dominant corner and that the current proposal was not of sufficient quality. They suggested a building with a curved frontage that drew from the architectural styles of the nearby 1930s buildings would be more appropriate. They also noted that rows of cars addressing the street scene would be detrimental to both of the adjacent conservation areas and the registered park and garden.

The Panel recommended REFUSAL of this application.

**H) 236 LONDON ROAD
Planning Application 20110054
Free standing sign**

The site was within the Stoneygate Conservation Area.

The Director said the application was for a free standing sign at the corner of London Road and Stanley Road to advertise the forthcoming residential development on the 'Eastfield' grounds considered by the Panel in 2007 & 2008.

The Panel considered that a limited period consent for 12 months was appropriate.

The Panel agreed LIMITED PERIOD APPROVAL.

**I) 22 ST JAMES ROAD
Planning Application 20102069
Change of use**

The site is within the Evington Footpath Conservation Area.

The Director said the application was for the conversion of the house currently used as a care home to four self contained flats. The proposal involves external alterations.

The Panel accepted the principle of the conversion but ideally did not wish to see any alterations to the front elevation. If there has to be some intervention to the front roof slope then a small well designed dormer would be acceptable.

The Panel recommended REFUSAL of this application in its current form, and recommended SEEKING AMENDMENTS.

The Panel raised no objections to the following applications:

J) 75 MARKET PLACE
Listed Building Consent 20101736
Replacement signage

K) 7 HIGH STREET
Listed Building Consent 20110039
Replacement signage

L) 23 GILLIVER STREET
Planning Application 20110026
Replacement windows

M) 22-24 HORSEFAIR STREET
Planning Application 20102072
Change of use

Though no comments were made on this item, a Panel Member asked that a watchful eye was kept on the signage for this application. There were very few details for this.

95. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

96. CLOSE OF MEETING

The meeting closed at 6.25pm.