

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 FEBRUARY 2011
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

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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.

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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 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 15 December 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

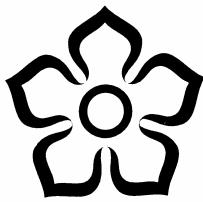
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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.

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Appendix A

Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 15 DECEMBER 2010 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor Hunt Councillor Johnson

J. Goodall	-	Victorian Society
S. Barton	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Goodhart	-	Leicestershire and Rutland Society of Architects
C. Sawday	-	Architect
D. Lyne	-	Leicestershire Industrial Society
P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
Paul O'Connell	-	OEA
Simon Jesson	-	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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81. APOLOGIES FOR ABSENCE

Apologies were received from David Trubshaw.

82. DECLARATIONS OF INTEREST

Richard Gill declared an interest in Item F, Bishop Street Methodist Chapel, as he is a member of the Chapel.

Councillor Hunt declared an interest in Item E, Former Leicester Grammar School, as he is a member on the Board of Friends of Leicester Cathedral.

Michael Goodhart declared an interest in Item E, Former Leicester Grammar School, as he is Project Manager for St. Martin's House.

83. MINUTES OF PREVIOUS MEETING

RESOLVED:

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

Richard Lawrence asked for it to be recorded that his apologies had been made for the 17th November 2010.

84. MATTERS ARISING FROM THE MINUTES

Minutes 78. (D) WELFORD PLACE

Panel members were asked to note installation of an ATM had been withdrawn from the Tesco's application.

85. 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.

No comments were made on the applications.

86. CURRENT DEVELOPMENT PROPOSALS

A) BLACKFRIARS

Pre Planning Application 201091358P

Mixed use development

The proposal was likely to affect views of nearby historic sites and would affect the setting of the Grade 11 listed Donisthorpes group of listed buildings. The site also contained important archaeology.

The officer presenting the report said the pre application enquiry was for a mixed use development for 601 student assisted living accommodation, 26 houses, commercial and ancillary uses.

The presentation was given by the architect and was generally very well received by the Panel. They asked about the need for more student accommodation. They raised a number of concerns on the potential impact on

nearby historic assets including height and appropriate materials. They wanted an assurance that the indicative tree lined avenues on the illustrations that helped to sell the scheme would be implemented and maintained. They liked the larger windows often lacking in new developments and the reinstatement of the old road layout. They were concerned that the lack of car parking provision would make a possible future flat use difficult to sustain. They also felt the design was not ambitious enough for the site as this was supposed to be Leicester's showcase area for regeneration.

B) REGENT COLLEGE

Pre-application – New medical teaching building adjacent to Regent College.

Also presented by the architect of the proposal.

Materials to be used and the design were met with mixed views by the Panel. Some felt it was not a strong enough design for this prominent location. They issued a word of caution regarding the other modern building on the corner of Princess Road and how it had detrimentally affected the corner. They were concerned that this was a loss of important open space and would like to know what further plans the University has for their buildings.

C) 40-42 WESTERN ROAD, EQUITY SHOES

Planning Application 20101775

Change of use, new building

The building is on the local list.

The officer presenting the report said the application was for the reserved matters (full details) for the conversion of the main Equity Shoes building and outline application for a new building on the adjacent land for 36 flats all for general residential use. The scheme was the same as the student accommodation approved previously.

The Panel had very little to comment on because of the outline sketchy nature of the information. They would not like to see any development higher than the ridge of the Equity Shoes factory and they noted the lack of parking in particular might make selling these units difficult.

D) ST DENY'S CHURCH

Pre application enquiry

Demolition, extension

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

The officer presenting the report said the pre application enquiry was for the demolition of the south extension built in the 1950s and the construction of a new wing to provide additional facilities.

The Panel accepted the principle of the new build. They did not like the granite banding and would like to see it confined to the lower walls to create a strong plinth. The off centre lantern was thought to make the design look odd and suggested it be removed and a roof light tube used. Also the oversailing eaves were commented on. They liked the glazed link to the church. The Panel agreed the plan needed refining.

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.

The officer presenting the report said the application was for the demolition of a section of railings. The Panel had 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.

The Panel did not feel that the proposal would either preserve or enhance the conservation area or the setting of the surrounding listed buildings including the Grade I listed Guildhall. It was noted that this was a historic boundary line between the Cathedral and Wygesston's hospital. It was also observed that this was one of the finest pathways in the City. The Panel were sensitive to the access issues raised by the Cathedral and considered that the widening of the existing gate which could be opened and closed as necessary would be a better option.

The Panel recommended REFUSAL of the application in its current form, and recommended seeking amendments.

F) 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.

The officer presenting the report said the application was for a material change to the approved consent for aluminium windows to allow uPVC windows.

The Panel noted that the approved window was not what they would have liked but replacing it with a window even less suited to the historic fabric was not something they would support.

The Panel recommended REFUSAL of this application.

Richard Gill declared an interest in the following item and handed over the Chairing of the meeting to Richard Lawrence.

**G)) 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.

The officer presenting the report said the application was for a new access ramp and external alterations.

Generally supportive of the scheme the Panel were concerned that the railings within the new handrail were too fussy and would clash with the historic front railings. They suggested a much simpler approach.

The Panel recommended APPROVAL of this application with amended railing design.

Richard Gill Chaired the meeting for the following items.

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

This was an application for the conversion of buildings which were locally listed and the demolition of lower, single storey buildings, to enable the construction of a four-storey building. The site is on different levels.

The Panel had concerns regarding this proposal. They did not like the treatment of the retained buildings as it removed much of the historic character and interest. They reluctantly accepted the principle of the new build provided a suitable design was found and thought four storeys were too high.

The Panel recommended REFUSAL of this application.

Late Item

**225 EVINGTON LANE
Planning Application 20101724**

Extension

The building is within Evington Village Conservation Area.

This application was for an extension on top of an adjoining garage.

The Panel thought that the proposed extensions took all of the original character of the building away and would be detrimental to both the building and the character of the conservation area. They accepted the principle of an extension but it should be done in a way that maintained the character of the building.

The Panel recommended REFUSAL of the application in its current form, and recommended seeking amendments.

The Panel raised no objections to the following applications

**H) 6 WEST WALK
Planning Application 20101947
Change of use**

**I) CHARNWOOD STREET SCHOOL
Planning Application 20101880
New perimeter fence**

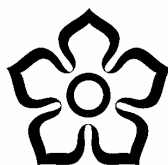
Though no comments were made on this item, members of the Panel were asked to note that they had considered the application for a rear extension in 2008 and Jeremy Crooks had advised on the scheme. This year it won the small scheme of the year at the 2010 Pro con awards.

87. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

88. CLOSE OF MEETING

The meeting closed at 7.25pm.



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Appendix B

CONSERVATION ADVISORY PANEL

16th February 2011

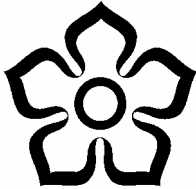
DECISIONS MADE BY LEICESTER CITY COUNCIL

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 17th November 2010			
Upperton Road App. No. 20101644	Refuse	Objection	Approved (amended plans)
8 Bowling Green Street App. No. 20101773	Approve	Reservations	Approved
48 Knighton Drive App. No. 20101711 & 1682	Approve	Approve	Approved
Charles Wilson Building App. No. 20101633	Look at alternatives	Objection	Approved
31 St Albans Road App. No. 20101569	Refuse	better windows required	Approved

Applications considered by CAP 15th December 2010

Western Road Equity Shoes App. No. 20101775	impose height restriction		Approved
6 West Walk App. No. 20101947	Approve	Approve	Approved



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16th February 2011

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning Policy & Design

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

The proposal affects the Old Humberstone Conservation Area and the group of listed buildings around the Thurmaston Lane Gipsy Lane junction.

This is an outline application for residential development.

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

The building is on the Local List.

This application is for single and two storey extensions to the front and side of the building.

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

The building is on the Local List.

This application is for an extension to the front of the building and new access ramp. The proposal also involves additional parking.

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

This landmark building which dominates the corner of East Gates and Church Gate is within the High Street Conservation area. It also contributes to the setting of the Clock Tower a Grade II listed building.

This application is for alterations to the shopfront.

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

The proposal is within the Market Place Conservation Area.

This application is for new non illuminated signage.

F) 6 AVENUE ROAD
Planning Application 20102005
Extensions to house

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

This application is for front and rear extensions and the raising of the roof of the house dating from c.1930s.

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

The proposal affects the setting of the Stoneygate and Evington Footpath Conservation areas.

This application is for an extension to the garage. The Panel has previously considered proposals for the redevelopment of the site.

H) 236 LONDON ROAD
Planning Application 20110054
Free standing sign

The proposal is within the Stoneygate Conservation area.

This application is 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.

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

The building is within the Stoneygate Conservation area.

This application is for the conversion of the house currently used as a care home to four self contained flats. 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 14th January 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

J) 75 MARKET PLACE
Listed Building Consent 20101736
Replacement signage

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

This application is for replacement signage similar to those already existing.

K) 7 HIGH STREET
Listed Building Consent 20110039
Replacement signage

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

This application is for replacement signage sited within the window area updating those already existing.

L) 23 GILLIVER STREET
Planning Application 20110026
Replacement windows

The building is within the Knighton Village Conservation Area

This application is for replacement uPVC windows to the side elevation not visible from the street scene.

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

The proposal is within the Market Street Conservation area.

This application is change of use from bank to hot food takeaway.
