

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 16 MARCH 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](mailto:angie.smith@leicester.gov.uk)

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

### **ACCESS TO INFORMATION AND MEETINGS**

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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).

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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](mailto: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 16 February 2011 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**

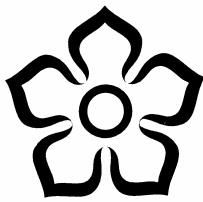
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

### **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, 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**

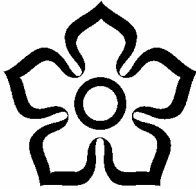
Though no comments were made on this item, a Panel Member asked that a watchful eye was kept on the signage for this application. There were very few details for this.

**95. ANY OTHER URGENT BUSINESS**

There were no items of urgent business.

**96. CLOSE OF MEETING**

The meeting closed at 6.25pm.



Leicester  
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**CONSERVATION ADVISORY PANEL**

16<sup>th</sup> March 2011

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## **CURRENT DEVELOPMENT PROPOSALS**

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

#### **A) 82-86 RUTLAND STREET Pre application presentation**

The building is Grade II listed and within the St Georges Conservation Area.

This is a pre application proposal by the City Council to repair and renovate the buildings, add a glazed atrium and introduce creative work spaces for let. The proposal will be presented by the architect.

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#### **B) BATH LANE, BLACK FRIARS Planning Application 20110288 Mixed use development**

The proposal affects the Listed Buildings within the former Donisthorpes site

This application for mixed use development for student and residential accommodation, commercial and ancillary uses follows the pre application presentation discussed by the Panel at the end of last year.

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#### **C) MANCHESTER PUBLIC HOUSE, KNIGHTON FIELDS ROAD EAST Planning Application 20110125 Conversion of pub to residential.**

The building is on the Local List.

This application is for a new three and four storey building and alterations and conversion of the public house to create 59 units for student accommodation.

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#### **D) MEDWAY STREET SCHOOL Planning Application 20110222 Perimeter fencing**

The building is within the South Highfields Conservation Area.

This application is for security fencing around the school. The fencing is deemed necessary following a long series of break-ins and vandalism.

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**E) 3 ELM TREE GARDENS**  
**Planning Application 20110043**  
**Timber decking**

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

This application is for timber decking to the rear of this recently built property which is visible from Elms Road. This is an opportunity to discuss the general principle of additions and extensions to the Elm Road frontage.

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**F) CEDARS COURT FLAT 11**  
**Planning Application 20101491**  
**Roof light & rear dormer**

The building is within the Stoneygate Conservation area.

This application is for a roof light to the front elevation and dormer to the rear

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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 14th March 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**G) 30 CHURCH GATE**  
**Planning Application 20110207**  
**Change of use to flats**

The building is within the Church Gate Conservation Area.

This application is for conversion of the upper floors to flats.

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**H) 14 ST JAMES ROAD**  
**Planning Application 20110088**  
**Replacement rear windows**

The building is covered by an Article 4 Direction and within the Evington Footpath Conservation area.

This application is for the replacement of the rear windows with uPVC double glazed units. The windows are not visible from the street scene.

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**I) 9A ST JAMES ROAD**  
**Planning Application 20110134**  
**Replacement rear windows**

The building is covered by an Article 4 Direction and within the Evington Footpath Conservation area.

This application is for the replacement of the rear windows with uPVC double glazed units. The windows are not visible from the street scene.

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**J) 6 LANCASTER ROAD**  
**Planning Application 20110158**  
**Replacement rear windows**

The building is covered by an Article 4 Direction and within the Evington Footpath Conservation area.

This application is for the replacement of the rear windows with uPVC double glazed units.

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**K) 44 OXFORD STREET**  
**Listed Building Consent 20110270, Advertisement Consent 20110264**  
**Replacement signage**

The building is Grade II listed.

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

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**L) 125 HINCKLEY ROAD**  
**Planning Application 20110161**  
**External door**

The building is within the West End Conservation area.

This application is for a new external door to the rear of the building.

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**M) SPARKENHOE STREET SCHOOL**  
**Planning Application 20110094**  
**Timber shelter**

The building is within the South Highfields Conservation Area.

This application is for a timber shelter to the rear of the building.

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