

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 APRIL 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

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 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 16 March 2011 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 Service Director, Planning and Policy submits a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

6. CURRENT DEVELOPMENT PROPOSALS

Appendix C

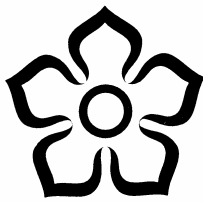
The Service Director, Planning and Policy submits a report on planning applications received for consideration by the Panel.

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
City Council

Appendix A

Notes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 MARCH 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

J. Goodall	-	Victorian Society
P. Draper	-	Royal Institute of Chartered Surveyors
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Goodhart	-	Leicester and Rutland Society of Architects
M. Elliott	-	Person Having Appropriate Specialist Knowledge
S. Barton	-	Leicester Civic Society
C. Laughton	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation
P. Swallow	-	Person Having Appropriate Specialist Knowledge
J. Clarke	-	The Landscape Institute
D. Lyne	-	Leicestershire Industrial Society
S. Jesson	-	Architect
M. Al-Sallowy	-	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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97. APOLOGIES FOR ABSENCE

Apologies were received from Simon Britton.

98. DECLARATIONS OF INTEREST

No declarations of interest were made.

99. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 16 February 2011 be confirmed as a correct record.

David Lyne asked for it to be recorded that he had attended the meeting on the 16th February 2011, but his attendance had not been included.

100. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

101. CURRENT DEVELOPMENT PROPOSALS

A) 82-86 RUTLAND STREET Pre application presentation

The item was also presented by the architect of the proposal.

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

The proposal was pre application by the City Council to repair and renovate the buildings, add a glazed atrium and introduce creative work spaces for let.

The scheme was fully supported by the Panel.

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

The item was a previous pre-application brought to the Forum on 15 December 2010. The proposal affected the Listed Buildings within the former Donisthorpes site

The Director said the application was for mixed use development for student and residential accommodation, commercial and ancillary uses.

The Panel reiterated the position that it had taken following the presentation by the Architect to the Panel in December 2010. Whilst the presentation was well received and appreciated, the concerns expressed about the scheme had not changed. The Panel still did not like the scale of the development, the design or the materials proposed. The Panel expressed the view that it would be oppressive and dominate important views across the site. From the opposite

side of the river, it would dominate views of the historic environment including the views over Donisthorpe, the nearby Jewry Wall and St Nicholas Church and obscure views of the Cathedral and St Mary de Castro's spire.

The Panel OBJECTED to this application.

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

The building was on the Local List.

The Director said the application was for a new three and four storey building and alterations and conversion of the public house to create 59 units for student accommodation.

The Panel welcomed the retention of the pub. They would like to see the roofline of the new build element stepped to echo existing properties. The panel had some reservations concerning the dormers which they felt might not work as shown on the drawing. They raised concerns over additional car parking in this already congested area.

The Panel recommended SEEKING AMENDMENTS to this application.

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

The building was within the South Highfields Conservation Area.

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

Whilst not desirable the Panel accepted the need for additional security.

The Panel had NO OBJECTION to this application.

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

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

The Director said the application was for timber decking to the rear of the recently built property which was visible from Elms Road. This was an

opportunity to discuss the general principle of additions and extensions to the Elm Road frontage.

The Panel accepted that the timber decking would be acceptable because it would be screened by the new yew hedge proposed.

They also discussed potential extensions within the gardens and thought any boundary treatments to improve privacy should be achieved using hedges rather than close boarded fencing. Any development that might be allowed on these elevations should only be allowed if carried out to a very high standard.

The Panel had NO OBJECTION to this application.

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

The building was within the Stoneygate Conservation area.

The Director said the application was for a roof light to the front elevation and dormer to the rear.

The Panel noted that there was currently an uninterrupted plain roofscape fronting the highway. They raised concerns that the introduction of a rooflight would therefore be detrimental to the character of the group. Accordingly they recommended that it be removed from the proposal. They did not object to the rear dormer.

The Panel recommended SEEKING AMENDMENTS to this application.

**LATE ITEM: COLLEGE HALL SITE, KNIGHTON ROAD
Pre application presentation**

A presentation was given on proposals for the former halls of residence. The Panel were supportive of the scheme which had been developed with the assistance of one of the original architects, Trevor Dannett. They raised concerns about potential traffic issues possible, car parking, loss of trees and the size of plant on the roofs. They noted some structural problems and queried how these would be addressed and wanted an assurance that the treatment of Latimer House would be done sensitively. Overall though they were impressed with the presentation and offered a word of congratulations to the architects and the University.

The Panel made no observations on the following applications

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

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

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

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

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

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

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

102. CLOSE OF MEETING

The meeting closed at 7.00pm.

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CONSERVATION ADVISORY PANEL

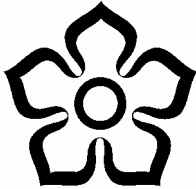
20th APRIL 2011

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 20th December 2010			
St Martins walk railings App. No. 20101934	Refuse	Objection	Refuse
74 Church Gate App. No. 20101746	Refuse	Objection	Approved
Western Park School App. No. 20101087	Refuse	Objection	Withdrawn
Applications considered by CAP 16th February 2011			
East Gates Coffee House App. No. 20101656	Amendments required	Amendments required	Withdrawn
Market Place, the Market App. No. 20110071	Amendments required	Amendments required	Approved
236 London Road App. No. 20110054	Approve (limited period)	Approve (limited period)	Approve (limited period)
Kings Head PH App. No. 20101629	Amendments required	Amendments required	Approved (amended plans)
Applications considered by CAP 16th March 2011			
3 Elm Tree Gardens App. No. 20110043	Approve	Approve	Approve

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Leicester
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CONSERVATION ADVISORY PANEL

20th April 2011

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning Policy & Design

A) 31 GRANBY STREET Pre Application Presentation

The former HSBC Bank is a Grade II* listed building and within the Town Hall Square Conservation area.

This item will be a presentation by the architect for the potential re use of the building that has been vacant since the bank moved to other premises over two years ago.

B) LONDON ROAD, RAILWAY PORT COCHERE Pre Application Enquiry 201190280P Alterations to the internal layout

The building is Grade II listed and just to the outside of the South Highfields Conservation area.

This is a pre application enquiry for alterations to the interior of the porte cochere. One of the main proposals is to sub divide the space to reduce car fumes from taxis. Re-surfacing, access improvements and hardstanding for retail pods are also proposed.

C) ST MARTINS, LEICESTER CATHEDRAL Advertisement Consent 20110454 New signage

The Cathedral is a Grade II* listed building and within the Cathedral/Guildhall Conservation Area.

This application is for new signage around the Cathedral.

D) KIRBY ROAD, ST PAULS CHURCH
Listed Building Consent 20110262, Planning Application 20110261
Change of use from church to offices

The building is Grade II listed and to the outside of the West End Conservation Area.

This application is for change of use to offices. The proposal involves a mezzanine floor and internal alterations.

E) 208 LONDON ROAD
Planning Application 20110125
Building to rear garden.

The building is within the Evington Footpath Conservation Area and covered by an Article 4 direction. The proposal also affects the setting of the adjacent Grade II* listed St James the Greater Church.

This application is for a small building to the far end of the garden which will be visible from St James Terrace.

F) 29 STONEYGATE ROAD
Planning Application 20101854
Extension and demolition

The building is within the Stoneygate Conservation area.

The building is currently converted to seven flats. This application is for extensions to the building to increase the size to provide fourteen self contained flats. The proposal involves the demolition of two post war garages to the rear.

G) 2 SOUTHERNHAY ROAD
Planning Application 20110437
Extensions, new garage

The building partly in use as a dwelling and part beauty salon is within the Stoneygate Conservation area.

This application is for a two storey extension to the rear of the beauty salon and a single storey extension to the front and rear of the house. The proposal also involves a new garage.

H) 1 GRANVILLE ROAD
Advertisement Consent 20110424
Signs

The building is within the New Walk Conservation Area.

This application is for new signage to the building in use as a dentists.

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 April 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

I) TOWN HALL SQUARE, TOWN HALL
Listed Building Consent 20110275
Internal alterations

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

This application is for a new reception desk, door and frame to the ground floor of the magistrates entrance off Bowling Green Street.

J) LONDON ROAD 7th DAY ADVENTIST CHURCH
Listed Building Consent 20110274
New lighting

The building is Grade II listed and within the South Highfields Conservation Area.

The Panel made observations on a new ramped access to the building last year. This application is for new lighting. The old lighting is out of date and failing and located in the roof of the church which makes any maintenance both difficult and dangerous.

K) 3 DE MONTFORT STREET
Planning Application 20110286
Replacement of bay window

The building is within the New Walk Conservation Area.

This is part of a matching group of later 19c. properties along the west side of De Montfort Street . At some time during the inter wars years a timber and metal bay window was added. The window has reached the end of its life and the proposal is to replace with a new timber double glazed bay to match the existing. The proposal involves new decorative leadwork between the ground and first floor bays.

L) 26 HIGHFIELD STREET
Planning Application 20110382
Replacement windows to side and rear

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

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

M) 24 HIGHFIELD STREET
Planning Application 20110405
Replacement windows, new windows and roof lights

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

This application is for the replacement of the rear and side windows with uPVC double glazed units. Two new rear windows and two rear roof lights are also proposed.

N) 26 WOODBINE AVENUE
Planning Application 20110381
Replacement rear windows

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

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

O) 43 STRINGFIELD ROAD
Planning Application 20110355
Extension to rear

The front elevation of the building is covered by an Article 4 Direction and within the Stoneygate Conservation area.

This application is for a rear extension.

P) CHARLES WILSON BUILDING
Advertisement Consent 20110264
New sign

The building is on the local list.

This application is for a new sign to the coffee shop.

Q) 12 NEWTOWN STREET
Listed Building Consent 20110303
Internal alterations

The building is Grade II listed and within the New Walk Conservation Area.

This application is for minor alterations to the interior of the building.
