



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 17 AUGUST 2011

TIME: 5:15 am

PLACE: THE OAK ROOM - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER.

Members of the Panel

R Gill (Chair), R Lawrence (Vice Chair)
Councillor Dr. S Barton

5 Labour Vacancies, 1 Opposition Vacancy

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
H Eppel	-	Leicester Civic Society
Vacancy	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
M Johnson	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institute 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 22 June 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

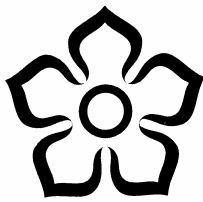
Appendix B

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.



Leicester
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Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 22 JUNE 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
Cllr. Dr. Barton	-	Leicester City Council
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Laughton	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation
C. Sawday	-	Architect
M. Goodhart	-	Leicester and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial Society
M. Elliott	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Ann Provan	-	Team Leader, Conservation and Nature Team
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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1. APOLOGIES FOR ABSENCE

Apologies were received from Simon Britton and Prof. Peter Swallow.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 20 April 2011 be confirmed as a correct record.

4. MATTERS ARISING FROM THE MINUTES

A question was raised as to how much student accommodation was available at present. This would enable the Panel to make an informed decision regarding planning applications. Officers informed the meeting that research was ongoing into student accommodation, and information would be brought to a future Conservation Advisory Panel meeting when available.

5. CURRENT DEVELOPMENT PROPOSALS

A) ALL SAINTS BREWERY, HIGHCROSS STREET Planning application 20110435

The application was for the demolition of buildings and associated site clearance, alterations to a wall and demolition.

A structural survey carried out had reported that the building was unsafe.

The Panel noted that they would only support the demolition of the buildings if there was a redevelopment scheme for the site in place. They also noted that these buildings should have been secured by the owner under the conditions for the previous application. Their concerns with the loss of the buildings were the loss of medieval street pattern and the degradation of the conservation area.

B) 40-46 WESTERN ROAD (EQUITY SHOES SITE) Planning application 20110539

The application was for student halls of residence (no use class) comprising 712 bed spaces in a five storey building to Western Road and a 7-9 storey building above undercroft to old River Soar with ancillary amenity space, parking, administration and communal space. The Equity Shoes building had already been converted to student accommodation.

The panel felt that the Western Road elevation was acceptable. However, they did not support the buildings fronting the Old River Soar for the following reasons:

- Overdevelopment
- Too high

- Overwhelm the Equity Shoes building

The Panel suggested the building should be set further back from the river. They felt there was an opportunity to enhance the heritage asset and area through well designed buildings with space around them.

C) BATH LANE, FORMER MERLIN WORKS SITE **Planning application 20110541**

The application was a variation of condition 43 (approved plans) to amend planning permission 20100610 (one 22 storey and one 27 storey tower block and 8 storey podium building; 388 apartments, non-residential uses and basement parking), to amend the design of buildings, change the layout and omit the basement car park.

The Panel commented that there was not enough information on the application, but that it was a completely different scheme. The Panel also queried as to why the car park proposal had been removed. It was noted that the previous proposal was for a hotel.

The panel did not feel this was a minor amendment. They thought that there were fundamental changes to the approved plans which affected the historic environment and needed to be fully considered.

They were concerned over the monolithic nature of the scheme along with its general design quality. It was added that this site needed to be carefully considered as any building of this scale would be viewed as a gateway building when entering the City.

D) LAND ADJACENT TO REGENT COLLEGE **Planning application 20110846**

The application was for a new Medical Teaching Building. A presentation had previously been received pre-application.

The Panel were broadly supportive of the scheme. They welcomed the orientation, keeping the building on grid and framing the views of the war memorial. They noted that it would not affect the setting of the surrounding heritage assets. They did regret the loss of open space.

E) ENGINEERING BUILDING, LEICESTER UNIVERSITY **Planning application 20110772**

The application was for internal alterations to a Grade II* listed building.

The panel expressed no real concerns over the proposal.

Late Items

F) 25 DE MONFORT STREET Planning application 20110666

The panel supported the principle of development in the location but objected to the current proposal for the following reasons:

- Out of context with the conservation area
- Too high
- Did not compliment the existing built form
- Did not follow the existing building line on De Montfort Street

They suggested something which picked up the articulation of the surrounding built form, was set back to the building line and made use of landscaping should be considered.

G) INTERNATIONAL HOTEL, HUMBERSTONE GATE Advice on discharge of condition

The application was for the change of use to student accommodation on the upper floors.

The Panel welcomed the re-use and redevelopment of the building. They noted that the existing treatment of the upper floors on Rutland Street and Wimbledon Street were well considered and reflected the character of the conservation area and adjacent listed building. They thought the finish on these two elevations should be retained. They felt that whilst still in keeping with the building, there was more scope for improvement on the Humberstone Gate elevation.

It was noted that the concrete on the tower was thought to be in a very poor state of repair and that any alterations to the tower should be undertaken with this in mind.

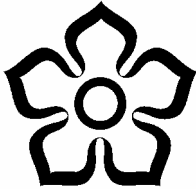
6. ANY OTHER URGENT BUSINESS

- The Donisthorpe Site was visited by English Heritage in October 2010. It was reported that cement had been poured in the entrance to stop people from getting in, but it would also stop the Fire Brigade should they require access.
- Rumours had circulated that the Weigh Works on Upperton Road were to be demolished.
- East Gates Coffee House had gained status as a listed building. Congratulations were passed on to the Victorian Society for their achievement.

7. CLOSE OF MEETING

The meeting closed at 6.37pm.

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Leicester
City Council

CONSERVATION ADVISORY PANEL

17th August 2011

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning and Economic Development

A) COLLEGE HALL, KNIGHTON ROAD

Listed Building Consent 20110943

Change of use to conference centre with a new extension, external and internal alterations

The site includes the Grade II listed complex of University buildings, designed by Trevor Dannatt and Sir Leslie Martin, the Grade II listed Grove and Latimer House. The site as a whole is in the Knighton Village Conservation area. The College Hall buildings are on the Heritage at Risk Register.

B) THREADS CLOTHING CO, FIVEWAYS HOUSE, TUDOR ROAD

Planning Application 20110905

Listed Building Consent 20110906

Change of use from factory to self storage facility, alterations to roof, internal and external alterations.

The building is Grade II listed and has consent for conversion to student flats. It had a severe fire two years ago and has stood partially open and scaffolded since. It is currently on the heritage at risk register.

C) 22 KNIGHTON PARK ROAD

Planning application 20111097

Residential development comprising two blocks to provide 73 student beds in 57 one and two storey bedroom flats. Associated car parking and landscaping.

The building is adjacent to the Stoneygate Conservation Area.

D) RAILWAY STATION, LONDON ROAD

Listed Building Consent 20111191

Internal alterations to the Porte Cochere including insertion of glazed screen to create separate pedestrian and vehicular routes, new disabled access routes, alterations to entrance and internal surfaces.

The building is Grade II listed, the listing has recently been updated to include all of the structure rather than just the front wall facing London Road.

E) CPH THURMASTON SITE, UPPERTON ROAD

Planning Application 20111234

Mixed use development comprising: student halls of residence with 731 bed spaces in 4, 5, 6, 7 and 8 storey buildings with ancillary facilities and parking; foodstore, drive through restaurant, gym, car parking for all uses, amended site access, demolition of factory buildings, amendments to planning permission 20101644 (student halls of residence)

The site includes the locally listed CPH Thurmaston building. It is proposed to demolish this building as part of the overall scheme.