

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 21 SEPTEMBER 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)

Councillor Dr. S Barton
Councillor M Unsworth
4 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
R. Curtis	-	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 17 August 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 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**

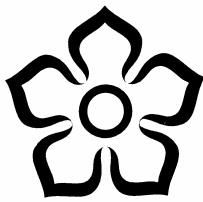
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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 Support Officer in advance of the meeting if they have urgent business that they wish to be considered.

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Leicester
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Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 AUGUST 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Dr. Barton

S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Laughton	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect
M. Goodhart	-	Leicester and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial Society
H. Eppel	-	Leicester Civic Society
M. Johnson	-	Leicester Archaeological Society
M. Elliott	-	Person Having Appropriate Specialist Knowledge
P. Swallow	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	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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8. APOLOGIES FOR ABSENCE

Apologies were received from David Trubshaw and Richard Lawrence.

9. DECLARATIONS OF INTEREST

10. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the Conservation Advisory Panel meeting held on 22 June 2011 be confirmed as a correct record.

11. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

12. CURRENT DEVELOPMENT PROPOSALS

A) COLLEGE HALL, KNIGHTON ROAD Listed Building Consent 20110943

The application was for the change of use to a conference centre with a new extension, external and internal alterations.

The site included 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 was in the Knighton Village Conservation area. The College Hall buildings were on the Heritage at Risk Register.

The panel were supportive of the proposal and had no comments to make on the detail of the scheme. They raised some issues regarding traffic circulation including poor visibility at the junction with Knighton Road. However, they acknowledged that this was not within their remit but requested that their comments be passed on.

The Panel had NO OBJECTION to the application.

B) THREADS CLOTHING CO, FIVEWAYS HOUSE, TUDOR ROAD Planning Application 20110905 Listed Building Consent 20110906

The application was for the 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.

Again the panel were supportive of the application and welcomed the restoration and re-use of the building in a more sensitive manner than the previously approved student accommodation scheme. They had no comment on the details of the application.

The Panel had NO OBJECTION to the application.

C) 22 KNIGHTON PARK ROAD Planning application 20111097

The application was for a residential development comprising two blocks to provide 73 student beds in 57 one and two storey bedroom flats, with

associated car parking and landscaping.

The building is adjacent to the Stoneygate Conservation Area.

The panel supported the principle of development on this site. They expressed concerns over the size of block B to the rear of the site feeling that this was overdevelopment. They commented on the use of materials and noted that although render was used in the area it was not the dominant material and asked that the use of brick be considered in the development. They requested that the detailing should reflect the high standard of the area. The panel also raised concerns about the rooms sizes and living conditions within the block. They also requested that the protected trees should be safeguarded.

The Panel recommended SEEKING AMENDMENTS to this application regarding materials and detailing.

**D) RAILWAY STATION, LONDON ROAD
Listed Building Consent 20111191**

The application was for 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.

The panel were disappointed with the scope of the scheme and felt that it wasn't ambitious enough. They thought that too many compromises had been made to fit too much into the space. They raised concerns over the space provided for disabled parking and the difficulty of pedestrian movements across the trafficked area with too many pinch points. In the pedestrianised area they felt that the amount of ramps and level changes would result in a cluttered, disjointed appearance which was likely to be exacerbated by the installation of retail kiosks at a later date. Concerns were also raised regarding accumulation of fumes with the subdivision and also the relocation of the historic granite cobbles.

The panel suggested that the traffic should be moved out of the Porte Cochere with taxis relocated on to the street and pick up ability in the car park to the rear. This would allow the Port Cochere to be given over to pedestrians, more scope for level alterations and allow for a "St Pancras style" shopping area.

The Panel recommended SEEKING AMENDMENTS to this application.

**E) CPH THURMASTON SITE, UPPERTON ROAD
Planning Application 20111234**

The application was for 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.

The panel objected to the demolition of the CPH Thurmaston building and supported its designation as a locally listed building. It was sited as one of the last remnants of the Great Central Railway which also features prominently in the street scene. They noted that no attempt appeared to have been made to investigate the re-use of the building within an overall development scheme.

The panel also objected to the proposed development on the grounds of scale, mass, height, design and location. They once again requested that the necessity for this type of student accommodation be demonstrated.

The Panel OBJECTED to the application.

13. ANY OTHER BUSINESS

The City Mayor has set up a heritage advisory panel, which will look at the wider issue of heritage in the city, the local list, and buildings in danger.

14. CLOSE OF MEETING

The meeting closed at 6.45pm.

CONSERVATION ADVISORY PANEL

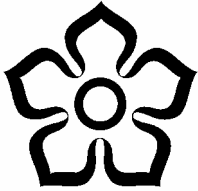
21st SEPTEMBER 2011

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 22nd June 2011			
All Saints Brewery App. No. 20110435	No demolition until new scheme approved	Objection	Refused
Land adjacent Regent College App. No. 20110846	No strong objections	Approve	Refused
Engineering Building App. No. 20110772	Approve	Approve	Approved
25 De Montfort Street App. No. 20110666 (demolition)	No objections	Approve	Approve
Applications considered by CAP 17th August 2011			
Fiveways House Tudor Road App. No. 20110905, 0906	No objections	Approve	Withdrawn

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Leicester
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CONSERVATION ADVISORY PANEL

21st September 2011

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning Policy & Design

A) 82-86 RUTLAND STREET

**Listed Building Consent 20111231, Planning Application 20111232
Change of use to creative workspaces, extensions & alterations**

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

This application is for the change of use of the factory building to creative workspaces. The proposal involves a three storey extension and internal and external alterations. The Panel made observations at pre-app.

B) SPENCEFIELD LANE, EVINGTON HALL

**Listed Building Consent 20111280, Planning Application 20111274
Internal and external alterations.**

The building is Grade II listed.

The Panel made observations on the development of the grounds for residential and the conversion of the hall to flats in 2008. This application is for alterations to the school including the removal of the flat roof 1960s extensions.

C) GIPSY LANE, TOWERS HOSPITAL LODGE

**Listed Building Consent 20110426
Internal and external alterations.**

The building is Grade II listed.

The Panel have looked at the Towers site on several occasions over the last ten years including the conversion of the main building to flats and new residential developments within the grounds. This application is for alterations to the lodge which has been a building at risk for many years.

D) 7 HIGH STREET
Listed Building Consent 20111192
New internal light fittings

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

This application is for new light fittings to the front windows to help with the visual identity of the Lloyds Bank.

E) 7 KNIGHTON PARK ROAD
Planning Application 20111232
Extensions to house

The building is within the Stoneygate Conservation Area

This application is for extensions to a house built in the late 1970s which will transform the external appearance.

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 19th September 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

F) 55A LONDON ROAD
Listed Building Consent 20110278
Change of use, alterations

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

This application is for the change of use of the upper floor to flats. The proposal involves internal alterations.

G) 24 CAREYS CLOSE
Advertisement Consent 20111042
Three externally illuminated signs

The building is within the cathedral/Guildhall Conservation Area.

This application is for three externally illuminated signs on the new student accommodation nearing completion.
