



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 23 NOVEMBER 2011
TIME: 5:15 pm
**PLACE: COMMITTEE ROOM 2 - 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
Rev. 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. Tweeting in formal Council meetings is fine as long as it does not disrupt the meeting. 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 19 October 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.

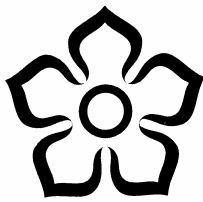
7. ANY OTHER URGENT BUSINESS

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

8. DATE OF NEXT MEETING

The date of the next meeting is Wednesday 14 December 2011.



Leicester
City Council

Appendix A

Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 OCTOBER 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
C. Laughton	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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22. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Malcolm Unsworth, Chris Sawday, Simon Britton and Michael Goodhart.

23. DECLARATIONS OF INTEREST

There were no declarations of interest.

24. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 21 September 2011 be confirmed as a correct record.

25. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

26. CURRENT DEVELOPMENT PROPOSALS

A) ABBEY PARK ROAD, ABBEY MILLS Planning Application 20111482 Demolition, redevelopment

The building was on the Local List

The application was for the demolition of the mill and redevelopment of the site with a new eight storey building for 24 self-contained flats and eleven four storey houses. The Panel had made observations on similar schemes over the last year.

The Panel reiterated previous comments regarding the importance of the building and wished to see it retained and re-used. When the city was approached from the waterway the building formed a key gateway into the city centre. The building rose directly from the canal bank; this was an integral part of both the buildings and the canals special character. They questioned the sustainability of demolishing the building and replacing it with something new, noting that the previously approved scheme for conversion had clearly demonstrated that the building could be successfully converted.

The Panel were uncomfortable about making comments on the new build in case it lessened the strong views that the building should be retained. However, they thought the new build element was too busy and that the low rise and high rise elements did not sit well with one another. Overall they raised very strong objections to the demolition of the building.

The Panel recommended REFUSAL of the application.

B) 40-46 WESTERN ROAD Planning Application 20110539

The proposal affected the former Equity Shoes factory which was on the Local List.

The Panel made observations on the development earlier in the year. The proposal was a revised scheme for new buildings ranging from five to eight storeys in height to create 581 bed spaces for student accommodation.

The revised scheme did not address the concerns previously raised with the exception of the break in the building to provide limited views of the Equity shoes factory over the old canal. They considered that the building was still too high and monolithic, dominating and compromising historic views within the city. Essentially it should be no higher than the adjacent factory.

The Panel recommended REFUSAL of the application in its current form.

**C) 8 SALISBURY ROAD
Planning Application 20111442
Change of use, rear extension**

The building was within the New Walk Conservation Area.

The application was for conversion of the building to nine flats. The proposal involved a two and a half storey rear extension.

The Panel were not overly impressed with the scheme but conceded that it was not visible from the public areas of the conservation area. Accordingly it would have little overall impact on the character of the conservation area. They did note that the original windows at the front should not be replaced with double glazed units and wanted an assurance that the front wall and garden would remain.

The Panel recommended APPROVAL of the application.

**D) 84-86 GRANBY STREET
Planning Application 20111552
Change of use, alterations**

The building was within the Granby Street Conservation Area.

The application was for change of use of the building from restaurant/café to bar/café and the upper floors to offices. The building suffered severe fire damage earlier in the year.

The Panel raised no objections.

The Panel recommended APPROVAL of the application.

**E) 10 ST JAMES ROAD
Planning Application 20111496
Change of use, alterations**

The building was within the Evington Footpath Conservation Area

The application was for the conversion of the building from nine bedsits to two bedsits and eight self-contained flats. Some external alterations were proposed.

The Panel were slightly uneasy with the proposal but conceded that the scheme was unlikely to have an effect on the character of the conservation

area provided it was carried out properly with matching timber windows. They would not support the replacement of the existing windows with double glazed units.

The Panel recommended APPROVAL of the application.

**LATE ITEM) 10 WOODLAND AVENUE
Planning Application 20110307
New House**

The panel reiterated previous views that the space between the large houses in the Stoneygate area was an important part in the character of the conservation area and should be preserved. They thought that there was insufficient space for the proposed house considering it to be overdevelopment.

The Panel recommended REFUSAL of the application.

The Panel raised no objections to the following applications:

**F) 344 LONDON ROAD
Planning Application 20111417
Replacement windows**

**G) 48 PRINCESS ROAD EAST
Planning Application 20111542
Replacement windows and doors**

**H) REGENT ROAD, REGENT COLLEGE
Planning Application 20111370
Link extension**

**I) HALLAM CRESCENT EAST, CALDECOTE PRIMARY SCHOOL
Planning Application 20111371
2.4 metre fence**

27. CLOSE OF MEETING

The meeting closed at 6.05pm.

CONSERVATION ADVISORY PANEL

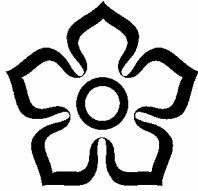
23rd NOVEMBER 2011

DECISIONS MADE BY LEICESTER CITY COUNCIL

Report of the Director, Planning and Economic Development

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 17th August 2011			
London Road, Railway Station App. No. 20111191	Amendments required	Amendments required	Approved
Upperton Road cph Thurmaston App. No. 20111234	Objection	Objection	Withdrawn
Applications considered by CAP 21st September 2011			
Spencefield Lane, Evington Hall App. No. 20110774 & 1280	Approve	Approve	Approved
7 Knighton Park Road App. No. 20111162	Refuse	Amendments required	Approve (amended plans)
15 Elms Road App. No. 20110894	Approve	Approve	Approved
Applications considered by CAP 19th October 2011			
84-86 Granby Street App. No. 20111552	No objections	Approve	Approve

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Leicester
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CONSERVATION ADVISORY PANEL

23rd November 2011

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning and Economic Development

A) REGENT ROAD, REGENT COLLEGE Planning Application 2011648 New Sports Hall

The building is on the Local List

This application is for a two storey detached sports hall to the side of the building closest to Lancaster Road.

B) 11-17 JARROM STREET Planning Application 20111607 Demolition and redevelopment

The proposal affects St Andrews Church listed Grade II* and the Luke Turner factory a Grade II listed building.

This application is for the demolition of the existing building and redevelopment of the site with a five and six storey building for 111 student rooms in 21 cluster flats.

C) 62-64 NEW WALK Planning Application 20111719, Listed Building Consent 20111721 Change of use, alterations

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

This application is for the conversion of the building to two houses and two self contained basement flats. The proposal involves internal and external alterations.

D) CHURCH ROAD, EVINGTON, ST DENYS YOUTH CENTRE AND CAR PARK Planning Application 20111653 & Conservation Area Consent 20111656 Demolition and redevelopment with two detached houses

The site is within the Evington Village Conservation Area.

This application is for the demolition of the existing building and the redevelopment of the site with two detached houses.

E) 92 LONDON ROAD
Planning Application 20110986
Change of use, extensions

The building is within the South Highfields Conservation Area

This application is for the change of use of the building from retail and offices to student accommodation. The proposal involves raising the existing building by two stories and a four storey rear extension. The Panel made observations on a similar scheme in 2008(1497).

F) HIGHCROSS SHOPPING CENTRE
Advertisement Consent 20111640 & 20111641
Two internally illuminated signs and four internally illuminated free standing signs

The Highcross shopping centre falls partly within the High Street Conservation Area.

This application is for additional signage to help promote the Highcross Shopping Centre.

G) 55-57 LONDON ROAD
Planning Application 20111190
Repair / replacement of windows

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

This application is for the repair and possible replacement of the metal Crittall windows and fitting of new secondary double glazing.

H) 1 MILL LANE, DE MONTFORT UNIVERSITY
Planning Application 20111793
Lift tower in courtyard

The building is a later addition to the 'Gateway Boys School' listed Grade II (formerly a Scheduled Ancient Monument). It is also within the Castle Conservation Area

This application is for a new lift shaft within the inner courtyard. The Panel made observations on a similar lift shaft approved in 1999 and this proposal will provide an additional lift shaft.

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 21st November 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).

I) 19 PREBEND STREET
Planning Application 20111590
Rear extension

The building is within the South Highfields Conservation Area.

This application is for a single storey rear extension. It will be partially visible from the street scene.

J) 34-36 WESTLEIGH ROAD
Planning Application 20111576
Rear extension, dormers to rear

The building is within the Ashleigh Road Conservation Area.

This application is for a single storey rear extension and four dormers to the rear roof slope.

K) 28 TOWER STREET
Planning Application 20111514
Replacement windows

The building is within the New Walk Conservation Area and protected by the Holy Trinity Article 4 Direction.

This application is for replacement uPVC windows to the rear of the building.

L) 35 KING STREET, THE COTTON MILL
Listed Building Consent 20111762
Replacement roof

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

This application is for the repair of the roof due to fire damage earlier this year.

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