



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 AUGUST 2012
TIME: 5:15 pm
**PLACE: THE FOUNTAIN 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
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
J Fox	-	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 Monitoring Officer

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 27th June 2012 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

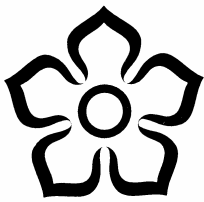
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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
City Council

Appendix A

Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 27 JUNE 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

Councillor M Unsworth

D Trubshaw	-	Institute of Historic Building Conservation
H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Malcolm Elliott, Deborah Martin, Chris Sawday, and the City Mayor Sir Peter Soulsby.

69. DECLARATIONS OF INTEREST

No declarations were made.

70. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 16th May 2012 be confirmed as a correct record.

71. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

72. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

A) CLYDE STREET, ERSKINE STREET Planning Application 20120802 Change of use, Roof extension

The buildings were within the St George's Conservation Area.

The application was for the conversion of the two factory buildings to 125 flats including a roof top extension to create an additional floor. The Panel made observations on two similar proposals approved in 2008 (20080272 & 20080226).

The Panel discussed this at length. The suggestion of leaving the building alone was the preferred option, but acknowledged the previous consent and need to bring the building back into use. Regarding the roof extension some preferred the modern option but generally they thought that the proposed option might work providing materials matched exactly which they felt would be difficult to achieve, and therefore suggested a string course to delineate between the old and the new. Although the panel acknowledged it was not necessarily within their remit they requested that concerns regarding the limited car parking was raised.

The Panel recommended SEEKING AMENDMENTS to the application and requested MORE INFORMATION details of MATERIALS, and BETTER JUNCTION DETAIL

B) 24 DE MONTFORT STREET Planning Application 20120608, Conservation Area Consent 20120609 Demolition, new building for 9 flats

The site was within the New Walk Conservation Area. New walk was also listed Grade II on the register of parks and gardens in England

The application was for the demolition of a two storey post war building and redevelopment of the site with a new five storey building to create nine flats.

A few members noted that the current building was quite a good attempt at a modern building but generally it was felt that, had it been a vacant site, they would not have supported the existing building. Therefore they supported the

principle of demolition. The scale of the new building was acceptable but the colour palette should contrast with the adjacent 44 Princess Road and be more in line with the building to the rear of 44 discussed a couple of months ago. They also noted that it seemed to relate better to the modern building on the other side of the site.

The Panel recommended APPROVAL of the application but requested that a colour contrast be applied in brick colour

C) 54A-56 LONDON ROAD

Planning Application 20120620, Advertisement Consent 20120619

Shopfront, signage

The quirky 1930s addition to the London Road street scene was within the South Highfields Conservation Area.

The application was for new shopfronts and signage.

The Panel supported the revised drawings to keep the recessed shopfronts and to lower the aluminium backdrop to the signage. However they would like to see the signage above one shop only, with perhaps a blank panel above the other shop, with the projecting sign in the middle to preserve the individuality of the shopfronts.

The Panel recommended SEEKING AMENDMENTS to the application

D) 42 BELVIOR STREET

Pre-Application enquiry

Change of use, alterations

The building was Grade II listed and within the Market Street Conservation Area.

The pre-application enquiry was for change of use to a hot food takeaway with residential on the first floor. The proposal involved internal and external alterations. The building was granted change of use to a restaurant last year with included an extract flue.

The panel would like to see the recessed doorway retained as it was thought that it was the original 1920s shopfront. It was also mentioned that the shopfront might contain the original plate glass which would also be desirable to retain. The Panel expressed reservations about the proposed hot food takeaway use. Overall they were very uneasy about the proposed changes to the shopfront and the hot food takeaway use.

The Panel recommended REFUSAL of the application

E) 9 STONEYGATE ROAD

Planning Application 20120673

Replacement windows

The building was within the Stoneygate Conservation Area and covered by an Article 4 Direction.

The application was for replacement uPVC windows to the end elevation of the coach house which is well set back from the street scene.

It was noted that the Article 4 Direction was limited in its protection of the big houses within Stoneygate and should be addressed to increase to include the side elevations. They reluctantly accepted the replacement windows in this case because the coach house had been altered in the 1990s and the existing windows were of no merit and it will have no marked effect on the character of the street scene. They did think that the large horizontal window should be divided into three with an additional mullion to create a better proportioned window.

The Panel recommended SEEKING AMENDMENTS to the application

**F) 6 WESTLEIGH ROAD
Planning Application 2012
Two storey rear extension**

The building was within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

The application was for a two storey extension to the rear of the property and visible from Narborough Road.

The Panel thought that this was an improvement to the current rear extension.

The Panel recommended APPROVAL of the application

**G) 20 ASHLEIGH ROAD
Planning Application 20120782
Replacement windows to front and rear of property**

The building was within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

The application was for replacement uPVC windows to the front and rear. The windows to be replaced within the front elevation were not original and set back from the main facade. The principle bays within the front elevation were to be refurbished.

The Panel accepted the replacement of the windows were not visible from the street scene but did not support uPVC windows on the front elevation.

The Panel recommended SEEKING AMENDMENTS to the application

The Panel raised no objections with the following applications:

- H) 19 ASHLEIGH ROAD**
Planning Application 20120781
Replacement windows to rear and side of property
- I) THE COUNTING HOUSE PH, FREEMENS COMMON**
Planning Application 20120680
Smoking shelter
- J) 11 KING STREET**
Planning Application 20120670
Atm machine and signage
- K) 9 CHURCH LANE, KNIGHTON**
Planning Application 20120591
Side and front extension
- L) 2B ALEXANDRA ROAD**
Planning Application 20120169
Side and rear extension
- M) 33 RUTLAND STREET**
Advertisement Consent 20120634
New sign
- N) CHARNWOOD PRIMARY SCHOOL**
Planning Application 20120541
Play equipment
- O) 204 LONDON ROAD**
Planning Application 20120594
Change of use, alterations
- P) 3-5 SALISBURY ROAD**
Planning Application 20120685
Boiler flue to rear
- Q) 4 THE HOLLOW**
Planning Application 20120661
Rear extension

73. CLOSE OF MEETING

The meeting closed at 6.42pm.

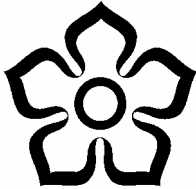
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DECISIONS MADE BY LEICESTER CITY COUNCIL

Report of the Director, Planning, Transportation and Economic Development

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 18th April 2012			
London Road, Masonic Lodge App. No. 20120387, 0334, 0335	Approve	Approve	Approved
Silver Street, the Globe App. No. 20112069	Approve	Approve	Approved
5 Market Street App. No. 20120340	Amendments required	Amendments required	Approved (Amended plans)
8b Elms Road App. No. 20112022	Approve	Approve	Approved
Applications considered by CAP 16th May 2012			
East Bond Street App. No. 20120479	Approve	Approve	Approved
London Road, Masonic Lodge App. No. 2012450	Approve	Approve	Approved
Market Place, Odeon Arcade App. No. 20120479	Amendments required	Amendments required	Approved (Amended plans)
Applications considered by CAP 27th June 2012			
9 Stoneygate Road App. No. 20120673	Amendments required	Amendments required	Approved (Amended plans)
20 Ashleigh Road App. No. 20120782	Amendments required	Amendments required	Approved (Amended plans)
6-8 Westleigh Road App. No. 20120782	Approve	Approve	Approved

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Leicester
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CONSERVATION ADVISORY PANEL

15th August 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) WELFORD ROAD, FORMER JEMSOX FACTORY

Planning Application [20120886](#)

Change of use, new build

The building is on the Local List.

This application is for change of use of the hosiery factory building to create 173 student bedrooms in 34 cluster flats. The proposal involves a new five storey building to the rear and external alterations. A previous approval for the demolition of the building was approved in 2007(2084) for the redevelopment of the site with a twelve storey hotel.

B) LEICESTER UNIVERSITY, ENGINEERING BUILDING

Listed Building Consent [20120952](#)

Replacement of glazed roof and facade

The building is listed Grade II* and highly regarded as one of the finest post war buildings in the country.

This application is for the replacement of the glazed roof and façade of the workshop section of the building.

C) TUDOR ROAD FIVEWAYS HOUSE

Listed Building Consent [20120868](#)

Internal and external alterations

The building is listed Grade II.

This application is for internal and external alterations to the building. The building had been the subject of discussion for the Panel over a number of years.

D) GLENFIELD FARM
Planning Application [20120650](#)
Redevelopment 30 houses

The buildings are on the Local List

This application is for the conversion of several of the existing farm buildings, demolition of others and new development to create 30 houses.

E) 14 WOODLAND AVENUE
Planning Application [20120410](#)
New 5 bedroom dwellinghouse

The building is within the Stoneygate Conservation Area

This application is for a new five bedroom dwellinghouse. This is a renewal of planning application 20072367.

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 13th August 2012. Contact Jeremy Crooks (tel. 252 7218) or Jennifer Timothy (tel. 252 7296).

F) SCOTT STREET, MILLGATE SCHOOL
Planning Application [20120897](#)
Change of use, alterations

The site includes Knighton Fields House a mid Victorian property and the 1930s school. All are on the Local List.

This application is for the demolition of a single storey prefabricated range of buildings and the 1970s sports hall and to build a new two storey building for the school. The proposal involves a ramp and other external alterations to the south wing of the school.

G) 30-32 HUMBERSTONE ROAD
Planning Application [20120215](#)
Change of use of shop to restaurant and flats

The building is within the St Georges Conservation Area and covered by an Article 4 Direction.

This application is for the change of use of the ground floor to a restaurant with flats on the upper floors. The proposal involves external alterations and a flue.

H) 1A WESTLEIGH ROAD
Planning Application [20120991](#)
Change of use

The building is within the Ashleigh Road Conservation Area.

This application is for change of use from office to two flats. The building is a modern replacement for the coach house subject to a fire a few years ago.

I) 12-14 WINDSOR AVENUE
Planning Application [20120821](#)
Rear extension

The building is within the Loughborough Road Conservation Area.

This application is for a small extension to the rear of the nursing home.

J) 107 LONDON ROAD
Planning Application [20120573](#)
Change of use to flats

The building is within the South Highfields Conservation Area.

This application is for conversion of the upper floors to flats. The proposal involves modifications to the existing windows.

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