



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 APRIL 2007 at 5.15pm

P R E S E N T :

R. Lawrence –Vice Chair (in the Chair)

Councillor Garrity

Councillor O'Brien

- |                 |   |  |
|-----------------|---|--|
| D. Hollingworth | - | Leicester Civic Society                            |
| K. Chhapi       | - | Leicestershire and Rutland Society of Architects   |
| D. Martin       | - | Leicestershire and Rutland Gardens Trust           |
| P. Draper       | - | Royal Institute of Chartered Surveyors             |
| M. Elliott      | - | Person having appropriate specialist knowledge     |
| R Roenisch      | - | Victorian Society                                  |
| A. McWhirr      | - | Leicester Diocesan Advisory Committee              |
| C. Sawday       | - | Person having appropriate specialist knowledge     |
| D. Smith        | - | Leicestershire Archaeological & Historical Society |
| P. Swallow      | - | Person having appropriate specialist knowledge     |

**Officers in Attendance:**

- |              |   |   |
|--------------|---|---|
| J. Carstairs | - | Urban Design Group, Regeneration and Culture<br>Department        |
| J. Crooks    | - | Urban Design Group, Regeneration and Culture<br>Department        |
| M. Reeves    | - | Committee Services, Resources, Access and Diversity<br>Department |

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**87. APOLOGIES FOR ABSENCE**

Apologies were received from S. Britton, A. McWhirr and S. Heathcote.

Councillor O'Brien informed the Panel that this would be his last meeting as he was not standing in the forthcoming election. A number of members of the Panel thanked Cllr. O'Brien for his long association with the Panel and wished him well for the future.

## **88. DECLARATIONS OF INTEREST**

Councillor Garrity declared that she was a member of the Planning and Development Control Committee and therefore undertook to give no opinions on any of the business on the agenda for the meeting.

## **89. MINUTES OF PREVIOUS MEETING**

It was noted that the attendance at the previous meeting was incorrect in the minutes. The Committee Administrator undertook to correct this for the record.

RESOLVED:

that the minutes of the Panel held on 18 April 2007 be confirmed as a correct record, subject to the above amendments.

## **90. MATTERS ARISING FROM THE MINUTES**

Officers informed the Panel that a site visit had been organised to the Glenfield Railway Tunnel on Thursday 10 May at 11am, meeting at the Glenfield end.

Richard Lawrence, Derek Hollingworth, Rowan Roenisch, Malcom Elliott and Cllr. Garrity all indicated that they were going to attend.

## **91. DECISIONS MADE BY LEICESTER CITY COUNCIL**

Members of the Panel enquired about details of the amended plans which were approved as part of the 76 Clarendon Park Road application. Officers commented that the proposals to alter the windows were dropped.

It was also enquired why the Silver Street signage application was approved despite the Panel being opposed. Officers commented that the proposed signage was thought to be no worse than that already there. However a side issue regarding projecting signs was dealt with as part of the process.

## **92. THE HERITAGE WHITE PAPER**

A briefing note detailing the key points for the White Paper, Heritage Protection for the 21<sup>st</sup> Century was attached to the agenda for the Panel's views.

A comment was made regarding the ability of English Heritage to undertake any further duties and responsibilities as it was already under resourced.

Officers encouraged the organisations that Panel members represented to make their own representations on the White Paper.

## **93. CURRENT DEVELOPMENT PROPOSALS**

### **A) 109-133 GRANBY STREET**

**Conservation Area Consent 20061838 Planning Application 20061793  
Demolition and Redevelopment**

The Director said that the application was for the demolition of the row of buildings 109-133 Granby Street and the redevelopment of the site with a seven-storey building with retail and restaurant use on the ground floor and offices on the upper floors. This is a revised application from one considered by the Panel in November 2006.

The Panel wasn't happy with the loss of the existing buildings and in particular it was felt that the Thomas Cook Temperance Hotel building should have its façade retained and restored. Thomas Cook, it was pointed out was very important not only locally but nationally as well. It was considered that the new building was out of scale with the majority of historic buildings within the conservation area. A suggestion of staggering the building back from the second floor (retaining the Thomas Cook façade) so that the building would appear more in keeping with the historic street was recommended as a possible option.

**B) 111 HIGHCROSS STREET  
Planning Application 20070271  
Redevelopment**

The Director said that the application was for the redevelopment of the site currently occupied by a three storey 1980's building, with a new six-storey building to create ground and part first floor restaurant/café with 21 self-contained flats and associated car parking.

The Panel accepted the principle of a new build in this location as the existing building had no redeeming architectural qualities. It was however recommended that the new build should draw on the adjacent church for its colour palette and should be subservient to the church both in scale and appearance which meant not brightly coloured. The design and height of the building should allow existing views of the 12<sup>th</sup> century tower to be retained.

**C) 307 LONDON ROAD, SOUTH LODGE  
Planning Application 20070519  
Assisted living scheme**

The Director said that the application was for a new building ranging between two and four storeys in height and the retention and refurbishment of the main body of South Lodge to create 82 assisted living units. The new building was to be attached to the rear of the retained front section of South Lodge; the rear wings and the cottage were to be demolished.

The Panel applauded the level of information provided for this proposal and the positive way that the applicants had canvassed local residents. The retention of the main section of the historic house was welcomed. It was however thought that the proposed building was like an enormous maze and ideally it was thought that it would have been nicer to have a series of buildings rather than the one large one but accepted that it was designed this way in order to facilitate efficient management of the facility.

**D) 34 KNIGHTON DRIVE (LAND ADJACENT)**  
**Planning Application 20070407**  
**New House**

The Director said that the application was for a new six-bedroom house on the land adjacent to number 34 Knighton Drive.

The Panel was happy with the principal of a new house on this location. Both the new sketch scheme and the plan submitted with the application were considered acceptable subject to good materials and attention to detail. It was recommended that a chimney be incorporated into either design. The issue of car parking for the adjacent house (no 34) was also raised, local members believed this was currently serviced by the garage to be incorporated into the new dwelling. It was also suggested that the bow top railings and gates fronting Knighton Drive should be retained.

**E) 42 SILVER STREET**  
**Listed Building Consent 20070458**  
**Internal works**

The Director noted that the building comprised a Georgian building fronting Silver Street and a Medieval rear wing which was restored after intervention by the City Council.

The Panel had no objections to the proposal providing it was carried out sensitively so as not to affect the historic fabric of the building.

**F) WESTCOTES DRIVE, UNITED REFORM CHURCH**  
**Planning Application 20070503**  
**Antennae & equipment cabinets**

The Director said that the application was for antennae on the front and rear elevations with associated equipment cabinets.

The Panel again lamented that these types of proposals always appeared to pick out the best buildings in an area. It was not wished to see aerials on either the front or rear elevation and it was suggested either hiding them behind the front left side chimney like feature or look at the adjacent building which was a similar height and architecturally less impressive.

**G) 2 ST MARTINS**  
**Listed Building Consent 20070379**  
**Change of use**

The Director noted that the Panel had previously made observations on the change of use of the building to flats/ restaurant with a new build element on several occasions over the last few years. This application was for alterations to extend the existing mezzanine floor.

It was explained to the Panel that a site visit had not yet been possible by officers. Therefore the information available at the meeting made it difficult to gauge if this scheme would have a detrimental effect on the building. The Panel deferred commenting on the application until officers had visited the site and a more comprehensive presentation of the proposal could be put together.

**H) 4-8 HORSEFAIR STREET**  
**Listed Building Consent 20070459**  
**Internal alterations**

The Director said that the application was for the extension of the existing counter and the formation of a new lobby to the main banking hall. Also, some of the changes to the less sensitive areas of the bank that have undergone modernisation in the past were proposed.

The Panel pointed out that this open space was slowly being eroded and filled in which was considered a shame but it was conceded that in order to keep up with modern banking methods some change was inevitable and therefore providing that views of the roof were retained and the work did not damage the historic fabric it was acceptable.

**I) CRITERION PH, 44 MILLSTONE LANE**  
**Planning Application 20070479**  
**Extensions**

The Director said that the application was for extensions to the building to create extra space and to form a new access for disabled people.

The Panel had some reservations about this scheme. It was thought that the open land to the west of the building could be better used by following the line of the curb to create a more organic design. The Panel also thought that the lack of a decent perspective looking from the proposed entrance end made it difficult to comment further.

**J) 1 GREY FRIARS**  
**Planning Application 20070602**  
**Lift shaft**

The Director said that the application was for an external lift shaft to the rear of the building.

The Panel gave its reluctant support to the application but commented that more should be done to make the shaft work as part of the existing building design, for example they should continue the stringcourses through the design and the rhythm of the windows.

**K) 22 WOODBINE AVENUE**  
**Planning Application 20070433**  
**Dormer to rear**

The Director said that the application was for a new dormer window to the rear roof slope.

The Panel accepted the principle of a dormer but felt that this proposal was too big and should be significantly reduced in height.

**L) 76-80 LONDON ROAD  
Planning Application 20070402, Listed Building Consent 20070403  
Antennae & equipment cabinet**

The Director noted that an application for a 3.5 metre flagpole to incorporate three internal antennae, pole mounted dish and equipment cabinet to be located to the roof on the early 20<sup>th</sup> Century part of the building to the rear of the Georgian building was considered by the Panel in January. This was a revised scheme.

The Panel reluctantly supported the scheme, but requested that a more elegant flag pole style aerial, and to; either position the equipment out of site or re-design the cabinet to make it less prominent.

**The Panel raised no objection to the following, they were therefore not formally considered.**

**M) TOWERS HOSPITAL, GIPSY LANE  
Listed Building Consent 20070453  
Flat conversion**

**N) 15 GRANBY STREET  
Planning Application 20070373  
Alterations to shopfront**

**O) 10 ST MARTINS  
Advertisement Consent 20070533  
New sign**

**P) 26 WEST STREET  
Planning Application 20061686  
Replacement rear windows**

**Q) 70 WESTERN ROAD  
Planning Application 20070439  
Covered Terraces**

**R) 2-4 COLTON STREET  
Planning Application 20070357  
Change of use**

**94. ANY OTHER URGENT BUSINESS**

Labour Group Attendance at CAP Meetings

A letter was circulated from Councillor Patrick Kitterick suggesting that Labour Councillors start attending CAP meetings for discussion on matters relating to policy, but they still felt unable to attend the applications section of the meeting for fear of being seen to pre-judge planning applications.

Members of the Panel made a number of comments. They didn't agree that there was a difficulty with Councillors attending Panel meetings to hear the discussion on planning applications. It was felt that this would enhance their knowledge of a planning application and lead to better decision making.

Members also felt that it would be difficult to separate meetings between the policy and application sections; also discussion on policies relating to conservation matters was limited and infrequent at Panel meetings.

Panel Members commented further that Labour Group members used to attend the CAP meetings, the contributions of the former Councillor Stuttard were noted as being particularly positive. It was felt that it was very positive to have Councillors at Panel meetings because of their local knowledge. It was suggested and hoped that a Labour Group Councillor could attend some meetings as an observer to view the work of the panel.

## **95. CLOSE OF MEETING**

The meeting closed at 7.05pm.

