



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 JULY 2007 at 5.15pm

P R E S E N T:

R. Lawrence – Chair

- | | | |
|-----------------|---|----------------------------------------------------|
| K. Chhapi | - | Leicestershire and Rutland Society of Architects |
| P. Draper | - | Royal Institute of Chartered Surveyors |
| D. Hollingworth | - | Leicester Civic Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| A. McWhirr | - | Leicester Diocesan Advisory Committee |
| R. Roenisch | - | Victorian Society |
| D. Smith | - | Leicestershire Archaeological & Historical Society |
| P. Swallow | - | Person Having Appropriate Specialist Knowledge |

Officers in Attendance:

- | | | |
|----------------|---|--------------------------------------------------------------------------|
| J. Carstairs | - | Urban Design Group, Regeneration and Culture
Department |
| J. Crooks | - | Urban Design Group, Regeneration and Culture
Department |
| D. Chapman | - | Head of Planning Policy & Design, Regeneration and
Culture Department |
| J. Kirkpatrick | - | Committee Services, Resources Department |
| P. Mann | - | Committee Services, Resources Department |

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9. APOLOGIES FOR ABSENCE

Apologies for absence were received from R Gill.

10. DECLARATIONS OF INTEREST

There were no declarations of interest.

11. MINUTES OF PREVIOUS MEETING

It was noted that D Smith's name was not included on the attendance list.

RESOLVED:

that the minutes of the Panel held on 20 June 2007 be confirmed as a correct record subject to the above amendment.

12. MATTERS ARISING FROM THE MINUTES

Membership

The Committee Administrator informed the Panel that the Political Group Whips meeting, as previously mentioned, was not scheduled to meet until Thursday 26 July to discuss the membership of the Panel and that the outcome from this would be reported back to the next meeting of the Panel.

Panel Minutes

The Senior Building Conservation Officer informed the Panel that following the previous meeting a discussion had taken place with Councillor Kitterick and Mike Richardson, on how the Panel could push for a Committee decision on applications. It had been agreed that for a review period of six months any applications that the Panel had strong objections to would be taken to the Planning and Development Control Committee for a decision.

13. DECISIONS MADE BY LEICESTER CITY COUNCIL

The Service Director, Planning and Policy submitted a report on the decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

14. CURRENT DEVELOPMENT PROPOSALS

A) 330A LONDON ROAD Planning Application 20070837 New flat block

The Director said that the Panel had made comments on the demolition of the existing house and the redevelopment of the site several times over recent years. This was the latest scheme for six apartments and associated car parking.

The Panel felt that this design was much better. They were still hoping that one of these redevelopment sites will produce a good modern design but accepted that this pastiche was a safe option. The materials should all be natural including timber windows, slate roof and a good brick preferably laid in a traditional bond. They also felt that blue stringcourses would add to the character of the design. They did still have issues with the car parking at the

front but thought that a good quality surface with a well thought out landscaping scheme and gates and a boundary wall would help to improve the appearance.

B) LAND ADJACENT 34 KNIGHTON DRIVE
Planning Application 20071089
New House

The Director said that the Panel had made comments on the building of a single detached house on this site earlier this year. That application was approved. The applicant now submitted a revised design for a detached six bedroom house.

The Panel were essentially happy with the revised design but felt that the front door was a bit weak and could be improved with a traditional fanlight. Materials should be traditional ones i.e. natural slate, red brick, timber windows.

C) 147 NARBOROUGH ROAD, ROBERT HALL MEMORIAL BAPTIST CHURCH
Planning Application 20071001
Single storey extension to church

The Director said that the application was for an extension to the rear of the building to provide a new entrance, kitchen and toilet.

The Panel were generally in favour of this proposal although some had a few reservations regarding the flat roof element but overall thought the proposal was acceptable.

D) 88 HIGH STREET
Planning Application 20071267
ATM machine

The Director said that the application was for the installation of an ATM machine within the existing shopfront of the newsagents.

There were no objections from the Panel to an ATM machine in what was considered a poor shop front. However they noted the increase in applications of this type and thought that an ATM machine in a quality shop front might be a problem. They also felt a policy should be developed to deal with this issue.

E) 17-19 BOND STREET
Planning Application 20071011
Signage

The Director said that the application was for new internally illuminated fascia signs and two internally illuminated projecting signs to the façade of the casino to replace the existing.

The Panel felt that as this was now within a conservation area a reduction in the signage was in order. The Panel felt that the first floor projecting sign

should be removed.

**F) 16 MARKET PLACE SOUTH
Planning Application 20071184
Retention of Shop front**

The Director said that this was a retrospective application and was for the retention of a shopfront within the modern building below the old fish market.

The Panel noted that the new shop front could have been installed to a higher standard. There were no suggestions how the existing shop front could be improved.

**G) LAND TO THE REAR OF 45/47 EVINGTON ROAD, ABINGDON ROAD
Planning Application 20071137
2 New Houses**

The Director said that the application was for two new houses sited on land between 1 Abingdon Road and the rear of 45-47 Evington Road. The proposal involved the removal of outbuildings.

The Panel noted that the view along Abingdon Road was a particularly lovely section of townscape with the outbuildings giving a dramatic drop in scale. The wall also made a positive statement within the street scene. They were opposed to the two houses. They considered that the gap was important but thought that a single house lower in height might work.

**H) OLD HORSE PUBLIC HOUSE
Planning Application 20071105
Single storey extension at side**

The Director said that the application was for the removal of the existing conservatory to the side of the building which was added in the 1980s and be replaced with a single storey extension.

The Panel thought that removing the conservatories and replacing this with a more permanent addition did not preserve or enhance the building or the conservation area. They thought that the conservatories had some charm whilst the proposed extension did not.

**I) 113-117 LONDON ROAD, TOP HAT TERRACE
Planning Application 20071251
Bay window & canopy**

The Director said that the application was for the reinstatement of a bay window to replace a modern shopfront at 117 and install a new canopy to the façade of 115.

The Panel thought that this would make an improvement to the building but

stated that it was important to get the detailing of the bay right so that it matched the existing one.

**J) 64 FAIRFIELD STREET
PLANNING APPLICATION 20071157
New Build**

The Director said that the application was for the demolition of the existing lock up garages and the redevelopment of the site with a two storey building for four apartments.

The Panel had no objections to the principle of a new development in this location but felt that the proposed design was poor. They noted that this was an important corner plot and that it should be exploited by a well-designed building.

**K) 278 EAST PARK ROAD
PLANNING APPLICATION 20070743
Rear extension**

The Director said that the application was for a single storey extension to the rear of the house.

The Panel considered this extension to be too large and out of character with the rest of the building. The Panel commented that a shorter extension that allowed for a proper-pitched roof in a natural slate would be acceptable.

**L) 45 FROG ISLAND
Planning Application 20071160
Car wash on vacant site**

The Director said that the proposal was for a car wash on the vacant listed building site.

The Panel felt that this brightened up the site and was acceptable on a vacant site. However they added that limited period approval should be given until the site can be redeveloped.

**M) 6B NEW WALK, REVOLUTION PH
Planning Application 20070601
Timber decking**

The Director said that the proposal was for soft wood timber decking to the outdoor terrace.

The Panel had some real reservations regarding this proposal. They could see no reason for the decking and thought that the existing stone frontage was much better. They raised concern about the possibility of litter building up beneath the decking if the timbers had gaps between them and the possibility that it would look like an eyesore if not well maintained.

**LATE ITEM) O'NEILLS PH, 16-20 LOSEBY LANE
Planning Application 20071288
Canopy**

The Director said that the application was for two matching canopies on the shop front.

The Panel accepted the principle of a canopy in this location as it was in front of an existing 'shop front'. However it should be a traditional styled one with canvas awning and should be able to retract into the fascia leaving a clean line. They used the traditional canopy opposite at 'Currant Affairs' as an example of what they would accept.

The Panel raised no objections to the following applications, they were therefore not formally considered:

**N) ST JAMES THE GREATER
Planning Application 20071171
Extension**

**O) BELPER STREET
Planning Application 20071006
Relocatable classroom**

**P) 2 MORLEDGE STREET
Planning Application 20071108
Retention of fence**

**Q) 12 OXFORD AVENUE
Planning Application 20070983
Replacement windows to rear of house**

**R) HALLAM CRESCENT EAST CALDECOTE PRIMARY SCHOOL
Planning Application 20070805
Extension**

**S) 2 BURLINGTON ROAD
Planning Application 20071047
New door**

15. ANY OTHER URGENT BUSINESS

16. CLOSE OF MEETING

The meeting closed at 6.25pm.

