



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 15 AUGUST 2007 at 5.15pm

P R E S E N T :

R. Gill - Chair

K. Chhapi	-	Leicestershire and Rutland Society of Architects
P. Draper	-	Royal Institute of Chartered Surveyors
J. Garrity	-	Person Having Appropriate Specialist Knowledge
D. Hollingworth	-	Leicester Civic Society
A. McWhirr	-	Leicester Diocesan Advisory Committee
D. Smith	-	Leicestershire Archaeological & Historical Society
P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

J. Crooks	-	Urban Design Group, Regeneration and Culture Department
J. White	-	Heritage Regeneration Officer, Regeneration and Culture Department
M. Reeves	-	Committee Services, Resources Department
P. Mann	-	Committee Services, Resources Department

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17. APOLOGIES FOR ABSENCE

Apologies for absence were received from S Dobby, M Elliott, R Lawrence, D Lyne, R Roenisch, C Sawday and D Smith.

18. DECLARATIONS OF INTEREST

There were no declarations of interest.

19. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 15 August 2007 be confirmed as a correct record.

20. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

21. 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.

22. CURRENT DEVELOPMENT PROPOSALS

A) THE NEWARKE

Planning Application 20071282

4-7 storey academic building

The Director said that the application was for a new academic building for De Montfort University ranging from four to seven storeys in height. This was the second of a number of new buildings proposed by the university. The Panel made observations on the recently completed CEPP building in front of the Hawthorn building in 2005.

The Panel looked at both the application as submitted and the recent changes. They did not like the design or the materials and thought it was like looking at three different buildings. It did not draw on architectural elements of the surrounding area and was out of scale with some of the surrounding buildings, in particular the Old Gateway school. They thought that more open space between the existing and new buildings should be provided and that the space between the Hawthorn building and the new build would be quite dark and sombre. The internal yard would also be very shady. The design was thought to be lacking in articulation and the scale of the facades was overbearing in respect of rhythm. They also mentioned the loss of the now wonderful view of the Hawthorn building. Overall they thought that the University had given us great buildings in the past and this building did not come up to the same high standards.

B) MORLEDGE STREET

Planning Application 20071262

Media Centre

The Director said that the application was for a new six to eight storey building to form a new digital media centre with café/bar, business work spaces and 63 flats with basement car parking. The Panel made observations on a similar application for this site in June 2006, which was subsequently approved. This was for an amended scheme.

No objections to revisions were made.

C) MELBOURNE HALL

**Listed Building Consent 20071351 & Planning Application 20071424
Ramp & entrance door**

The Director said that the application was for a disabled access ramp and new door to the school rooms to the rear of the main church.

The Panel said that the Ramp was acceptable in principle. They preferred to see the existing door retained in use for able-bodied people and remove the steps from the proposal. They also added that the proposed door required improving.

**D) UNIVERSITY ROAD, ATTENBOROUGH TOWER, LEICESTER
UNIVERSITY**

**Planning Application 20071309
New windows**

The Director said that the application was for the replacement of existing windows with double glazed units.

The Panel raised no objections.

**E) 119-121 GLENFIELD ROAD
Planning Application 20071261
Redevelopment**

The Director said that the application was for the demolition of the buildings and the redevelopment of the site with seven three storey terraced houses and a four storey block for sixteen flats.

The Panel said they would like to see this fine pair of buildings retained. They thought that it could be converted to twelve flats and that the proposal at the rear could be modified in some way to make up the short fall. They thought that the proposed new build was poorly designed and out of scale with the surrounding area. They suggested that if the local list houses were lost that any new building should reflect the scale of the surrounding buildings.

**F) 55-57 UPPER TICHBORNE STREET
Planning Application 20071169
2 storey extension & tower to rear**

The Directors said that this large late Victorian house was currently in use as a place of worship. This application was for a two-storey extension, including a tower to the rear of the property.

The Panel were happy with the proposal but said they would like to see the existing side wall and arched opening retained.

G) 11 CHEAPSIDE
Planning Application 20071343
Illuminated signs and banner sign

The Director said that the application was for new internally illuminated fascia signs to both the Cheapside and Cank Street elevations and a new banner sign on the upper part of the Cank Street façade.

The Panel accepted the fascia signs but felt that too much signage was being proposed. They said they would prefer to see the two banners with the illuminated projecting signs removed from the proposal.

H) 13-21 ST NICHOLAS PLACE
PLANNING APPLICATION 20071328
Banner Signs

The Director said that the Panel made observations on the conversion of this building to a hotel in 2005. This application was for three banner signs and a flag to advertise the new use.

The Panel said that banner signs should be kept to one per elevation and moved away from the chamfered corner. The one on St Nicholas Place should be above the door or have a flag above the door to mark the entrance. They did not like the stiff flag but thought a proper one would be acceptable.

I) 11 UPPER KING STREET
Listed Building Consent 20071278
Internal alterations

The Director said that the application was for the conversion of the building to two flats. The proposal involved internal alterations.

The panel welcomed the return of the building to residential use. No objections were made.

J) 2 CRESSIDA PLACE
Listed Building Consent 20070293
Internal and external alterations

The Director said that the application was for internal and external alterations to the house.

The Panel were happy with the internal alterations but did not wish to see double glazed windows or the loss of the front door. They said a traditional back door would be nice.

**K) 2 VICTORIA PARK ROAD
Planning Application 20071101
Replacement of windows, external alterations to house**

The Director said that the application was for the replacement of some of the Crittall windows with matching new ones, a new garden wall with arched entrance and door and the extension and resurfacing of the existing car standing area.

The Panel welcomed the refurbishment of the house.

LATE ITEM

**FORMER BURTONS STORE
Flags & Flag Poles**

The Director said that the application was for the insertion of flags at the top of the fascia.

The Panel raised no objections but stated they would like to see proper flags.

The Panel made no observations on the following applications, they were therefore not formally considered:

**L) 21 SAXBY STREET
Planning Application 20071244
Change of Use**

**M) MARGARET ROAD, SOCIETY FOR THE BLIND
LISTED BUILDING CONSENT 20071392
Car Park**

23. ANY OTHER URGENT BUSINESS

There was no other urgent business.

24. CLOSE OF MEETING

The meeting closed at 6:45pm.

