



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 SEPTEMBER 2007 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

- | | | |
|-----------------|---|--|
| S. Britton | - | University of Leicester |
| M. Elliott | - | Person Having Appropriate Specialist Knowledge |
| J. Garrity | - | Person Having Appropriate Specialist Knowledge |
| D. Hollingworth | - | Leicester Civic Society |
| D. Lyne | - | Leicestershire Industrial History Society |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| C. Sawday | - | Person Having Appropriate Specialist Knowledge |
| P. Swallow | - | Person Having Appropriate Specialist Knowledge |

Officers in Attendance:

- | | | |
|---------------|---|--|
| J. Carstairs | - | Urban Design Group, Regeneration and Culture Department |
| D. Chapman | - | Planning Policy and Design Directorate, Regeneration and Culture |
| Jeremy Crooks | - | Urban Design Group, Regeneration and Culture Department |
| Jane Crooks | - | Urban Design Group, Regeneration and Culture Department |
| M. Reeves | - | Committee Services, Resources Department |
| P. Mann | - | Committee Services, Resources Department |

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25. APOLOGIES FOR ABSENCE

Apologies for absence were received from K Chhapi, S Heathcote and R Roenisch.

26. DECLARATIONS OF INTEREST

There were no declarations of interest.

27. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 19 September 2007 be confirmed as a correct record.

28. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

29. 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.

30. CURRENT DEVELOPMENT PROPOSALS

The Chair agreed to accept this item of urgent business.

LATE ITEM

WELFORD ROAD PRISON Satellite Dish.

The Director said that the application was for a Satellite Dish on the top of Welford Road Prison

The Panel raised no objections to the proposal.

A) 27 WHARF STREET SOUTH Planning Application 20071365 New ten storey building

The Director said that the application was for a new ten storey building for 39 self contained flats, offices and café. The proposal also included a 4.1 metre wind turbine on the roof of the building.

The Panel thought that the proposed name was in bad taste and would have preferred it to be called Merrick House. It was noted that there were factories with fine architectural qualities within the area, some of which were on the Local List and did not wish this building to detract from them. It was thought the design was acceptable but considered it to be too tall. A reduction of three stories was suggested.

B) ABBEY PARK ROAD, SANGRA/SHONKI BUILDING
Planning Application 20071448
Change of use, extension

The Director said that the application was for the conversion of the building to 200 apartments. The proposal involved a two storey roof top extension and external alterations including the removal of the roof tower.

The panel raised no objections to the proposed conversion. The Panel commented that they would like to see the tower on the Shonki building retained and no roof extension on this building. It was also thought that the roof extension on the Sangra building was acceptable. The Panel also wished to see the windows retained.

C) GIPSY LANE, THE BEECHES
Planning Application 20071384
12 Self Contained Flats

The Director said that the application was for three two and three storey buildings to provide 24 flats was considered by the Panel earlier this year. The application was subsequently refused. This was a revised proposal for 12 self contained flats.

The Panel agreed that 12 flats were better than 24 and the design was better than before but the windows on the rendered gable looked awkward. The Panel thought they would look better with a curve on the double window and the render should be on the whole of the central bay rather than just the upper section. It was agreed by the Panel that the design required some refining.

D).NEW WALK MUSEUM & ART GALLERY
Advertisement Consent 20070016
Four freestanding banner signs

The Director said that the application was for four 6m high free-standing banner signs within the forecourt of the Museum.

The Panel thought that the banners were unattractive and they took away from the eminence of New Walk. It was commented that the signage needed to be introduced in a more subtle way. It was pointed out the signs were neither one thing nor another just a post with a banner on it. The Panel agreed that the signage should be made into an art feature such as a pyramid/ obelisk with perhaps with a maximum of one at each end and a more striking design.

E) NEWMARKET STREET
Planning Application 20071357
Seven new houses

The Director said that the application was for seven new houses.

The Panel had no objections to the design however commented that they would

like to see the mature trees retained. There was also some concern raised over parking as it was an issue in the area.

F) 1 ST JAMES STREET
Planning Application 20071277
Change of Use

The Director said that the application was for the continuation of use of the ground and first floor of the warehouse as a restaurant. The proposal was also for the retention of the unauthorised shopfront.

The Panel thought the application was attractive but was out of character with the building.

G) 33 RUTLAND STREET
Planning Application 20071598
External alterations

The Director said that the application was for a new entrance. This was an amendment to the approved scheme for flat and retail use presented to the Panel in 2003 (20032162).

The Panel noted that the building was not symmetrical and commented that the previous approval to put an arch in would not improve the symmetry of the building which was in fact asymmetrical. The Panel felt that the latest proposal retained the stone banding on the ground floor and was therefore a good solution.

H) 6-8 SILVER STREET/ 5a CANK STREET
Planning Application 20071462
New signs

The Director said that the application was for replacement signage to the Silver Street elevation.

The Panel commented that the application was no worse than the existing design.

I) 7 MARKET STREET
Advertisement Consent 20071463
New fascia sign

The Director said that the application was for a new internally illuminated fascia sign.

The Panel thought that the new design did not preserve or enhance and would have a detrimental effect on the character of the conservation area and the street scene.

J) 6-10 EAST GATES
Planning Application 20071587 & Advertisement Consent 20071592

New signs

The Director said that the application was for replacement signage and alterations to the shopfront.

The Panel thought that the new design was an improvement.

K) SILVER STREET, THE GLOBE Planning Application 20071508 Canopy

The Director said that the application was for a canopy to the Carts Lane elevation over an existing arched entrance. This was a revised scheme to a application that had been recently refused after comments by the Panel.

The Panel was still not satisfied with this proposal. It was thought the canopy should be curved to reflect the arched opening.

L) 153 LONDON ROAD Planning Application 20071628 & 20071629 Alterations to Shop Front, ATM & Internally illuminated fascia sign to front

The Director said that the application was for a new ATM machine, an internally illuminated fascia sign and alterations to the shopfront.

The Panel thought that the existing shop front was not of sufficient quality and that the proposal would further damage the character of the building.

M) 14 VICTORIA PARK ROAD Planning Application 20071704 Conversion of coach house

The Director said that the application was for the conversion of the rear coach house to a single dwelling. The coach house is partially visible from Victoria Park Road.

The Panel were happy with the proposed conversion.

N) 8 KNIGHTON DRIVE Planning Application 27001564 Single Storey Extension at Rear

The Director said that the application was for the replacement of the existing conservatory to the rear of the building with one made of uPVC.

The Panel felt that UPVC was not suitable for a quality building of this type and would prefer them to repair the existing conservatory or rebuild it in replica re-using the stained glass.

O) 5 SOUTHERNHAY ROAD, LAND TO THE REAR
Planning Application 20071722
New house

The Director said that the application was for a new two storey house to the rear of 5 Southernhay Road.

The Panel thought that the proposed house was very large for the plot. The Panel accepted the principle of a house on this site but commented that it should be smaller and in keeping with the adjacent property styles.

P) 75 CLARENDON PARK ROAD
Conservation Area Consent 20071518
Demolition of Garage & Outbuildings

The Director said that the application was for the removal of outbuildings and the garage. There was an accompanying as yet incomplete application for the conversion of the 19th century house to flats including a new coach house to the rear.

The Panel raised no objections to the proposed demolition. It was noted that the development application was incomplete but the Panel felt that the proposal was essentially going in the right direction. It was felt that the proposed stable block could be improved by bringing the gables nearer to each other and increasing the size of the rather small windows. The Panel stated that the application also needed more attention to detail to reflect the qualities of the existing nearby coach house.

Q) 19 ASHFIELD ROAD
Planning Application 20071704
Single Storey Garage Extension & External Alterations to House

The Director said that the application was for an extension to the existing garage to bring it forward. The proposal would also involve the blocking up of an existing window and a new window inserted within the side elevation

It was noted that the existing garage doors were very fine and matched the front door of the house. The Panel felt that they should be re-used. The proposed window should be a timber window to match the existing. Otherwise it was acceptable.

R) 11 PENDENE ROAD
Planning Application 20071630
External alterations

The Director said that the application was for a new pitched roof to the garage and a canopy to the front of the house dating from circa. 1960

The Panel saw no need for the planned alteration. They thought that the pitched roof was very close to the first floor windows and that overall it was

detrimental to the character of the building. They suggested that the applicant be advised to repair the roof and to invite them to withdraw the application.

**S) 32 LANCASTER ROAD
Planning Application 20071660
Change of use**

The Director said that the application was for the conversion of the house to three flats. The proposal involved a rear extension and roof lights to both roof slopes.

The Panel raised no objections to the change of use. However the Panel added that the proposal should omit the roof lights on the front of the building.

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

**T) LONDON ROAD, VICTORIA PARK
Planning Application 20071645
Lights Along Footpaths**

**U) 76-80 LONDON ROAD
Planning Application 20071624
Air Conditioning Units to Roof**

**V) KNIGHTON, THE CRADDOCK PH
Planning Application 20071410
Alterations**

**W) 99 HIGH STREET
Planning Application 20071506**

**X) GIPSY LANE, TOWERS HOSPITAL
Planning Application 20071304
New fencing**

31. ANY OTHER URGENT BUSINESS

Matthew Reeves, Committee Services Officer announced that it was the last meeting of the Panel that he would attend and the Panel thanked him for his all work.

Panel members confirmed that they would accept literature relating to the work of the Panel occasionally if it were thought to be of their interest.

The Building Conservation Officer confirmed that David Trubshaw would replace Sue Dobby as a representative from the Institute of Historic Building Conservation to the Panel.

32. CLOSE OF MEETING

The meeting closed at 6:50pm.

