



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 13 AUGUST 2008 at 5.15pm

P R E S E N T :

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor R Blackmore	- Leicester City Council
J. Garrity	- Person Having Appropriate Specialist Knowledge
J. Goodall	- Victorian Society
D. Hollingworth	- Leicester Civic Society
D. Lyne	- Leicestershire Industrial History Society
D. Martin	- Leicestershire and Rutland Gardens Trust
P. Draper	- Royal Institute of Chartered Surveyors
R. Roenisch	- Victorian Society
D. Smith	- Leicestershire Archaeological & Historical Society
P. Swallow	- Person Having Appropriate Specialist Knowledge
D. Trubshaw	- Institute of Historic Building Conservation
A. McWhirr	- Leicester Diocesan Advisory Committee

Officers in Attendance:

J. Carstairs	- Planning Policy and Design Group, Regeneration and Culture Department
Jane Crooks	- Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks	- Planning Policy and Design Group, Regeneration and Culture Department
S. Welton	- Committee Services, Resources Department

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106. APOLOGIES FOR ABSENCE

Apologies were received from Malcolm Elliott and Chris Sawday.

107. DECLARATIONS OF INTEREST

No declarations were made.

108. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Panel held on 18 June be confirmed as a correct record.

109. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes

110. 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.

A Member of the Panel queried the outcome of College Hall, Knighton. It was reported that College Hall, Knighton had been approved. However there has been a strong objection from English Heritage, which could overturn the decision should the Secretary of State call in the application.

The Panel queried the decision to approve 136 Mere Road. Officers responded that as the applicant was using timber frames to replace existing timber casements it would be difficult to refuse.

It was explained that Wellington Hotel, Granby Street had been approved with amended plans. The Panel queried whether the unauthorised PVC windows would be removed under the consent. Officers reported that this enforcement issue would be dealt with separately.

RESOLVED:

that the report be noted.

111. CURRENT DEVELOPMENT PROPOSALS

A) FIRE STATION, LANCASTER ROAD

Planning and Listed Building Consent applications 20081261 and 20081171

Internal and external alterations, demolition of extension

The Director said that the application was for alterations to the grade II listed building to allow it to continue as a fire station. Inside the building one of the main features was the ceiling in the ballroom. The intention was to remove the false ceiling and repair damage. There was to be a number of meeting rooms created in the building, and accessibility improved.

The Panel welcomed the decision to retain the building within the Fire Service. The changes were discussed and it was felt that the proposals will not detract from the original character of the building. The Panel expressed their delight

that the ballroom roof was to be opened up and restored and that the sprung ballroom floor would remain. No objections were raised to the demolition of the later extension, as this was needed to make the station efficient for the 21 Century. It was suggested that a photographic recording condition should be made and any replacement windows needed to match the existing design.

It was noted that the Wyvern on the roof was modelled by Morecombe. The lattice work to the ballroom ceiling was also original and thought to be part of a heating system similar to that in Bishop Street Methodist Church.

The Panel recommended approval on this application.

B) 8 BOWLING GREEN STREET
Listed Building Consent 20081015
Retention of unauthorised internal alterations

The Director said that building work had been carried out at the premises without listed building consent. A number of walls had been removed and doorways blocked without consent. It was not known if a small staircase beyond one of these doorways had been damaged, as it was contained within a residential flat. It was noted that the enforcement liability would remain with the original owner who undertook the work.

The Panel unanimously agreed that the unauthorised works had damaged the building and supported enforcement action against the owner.

The Panel recommended refusal on this application.

C) 37-43 RUTLAND STREET
Planning Application 20080728
Proposed change of use of upper floors to a hotel

The Director said that the application was for the change of use of the upper floors of the building to a hotel involving internal alterations.

The Panel had no objections to the change of use as little survives of the internal layout but the staircase and trusses should be retained. It was noted that this is a fabulous building that would benefit from a clean up.

The Panel recommended approval on this application.

D) VICTORIA HOUSE, 172 LONDON ROAD
Listed Building Consent 20081103
Proposed internal and external alterations

The Director said that the application was for the garage door to be replaced with timber and that the staircase could not be repaired. It was thought that the staircase was Victorian and not the same age as the building. It was noted that English Heritage had not yet commented on the property.

The Panel expressed concern at the removal of the Victorian staircase and

recommend that it should be saved and restored, where possible. It was felt that the entrance gates should be of a high quality, preferably an open wrought iron style to allow views through, which would be beneficial for the building and the conservation area. The Panel suggested a possible compromise would be to allow the staircase to be taken out if the PVC windows were also removed and replaced with timber.

It was suggested that the building was possibly once the home of Phillip Larkin who wrote a poem about Victoria Park.

The Panel recommended that amendments were sought on this application.

E) 157-159 GRANBY STREET
Planning Application 20081089
New development for 22 flats

The Director said that the application was for an eight storey red brick building with PVC windows.

The Panel expressed concern that the proposal was not in keeping with the area and the previous scheme had been preferable. The increase in height was felt to be detrimental to the character of the conservation area. The Panel noted that there were usually conflicts with tall buildings behind listed buildings and the proposal would also adversely affect the setting of the YMCA.

The Panel recommended refusal on this application.

F) 102-106 GRANBY STREET
Planning Application 20080993
Change of use, extension

The Director said that the application was for roof extension and change of use.

The Panel noted that despite the cladding, the roofscape was still largely intact and in scale and character with adjacent buildings on that side of the road. Unlike the opposite side of the road, roofs had remained intact without the intervention of taller new buildings. It was agreed that the proposal would be detrimental to the character of the building and the conservation area. The Panel felt that in order to maintain the scale of the street scene the roof slope would need to be retained. It was suggested that a reintroduction of gables could be used to convert the roof space. The Panel had no objections to the removal of the cladding or the change of use.

The Panel recommended refusal on this application.

G) 10-12 GRANBY STREET
Planning Application 20080721
Satellite dish

The Director said that the application was for the installation of a satellite dish.

It was reported that when investigating this application two unauthorised satellite dishes were discovered.

The Panel recommended that the application be refused. They could not support any satellite dishes on display in that location and suggested that action be taken to remove the authorised dishes. It was felt that an alternative position could be found at the rear of the property.

The Panel recommended refusal on this application.

**H) 3 HALFORD STREET
Planning Application 20081248
Alterations to shopfront**

The Director said that the application was for alterations to incorporate wheelchair access to the building.

The Panel noted that the existing entrance was symmetrical and suggested that the plans could be altered to maintain symmetry.

The Panel recommended that amendments were sought on this application.

**I) 328 LONDON ROAD
Planning Application 20081012
Extension and ramp**

The Director said that the application was for an extension to the side of the building and new disabled access ramp and terrace.

The Panel noted that this was one of the few high Victorian Gothic buildings in Leicester. They queried the need for the raised terrace to the conservatory, although were mainly supportive of the proposals. It was recommended that the materials were conditioned in the application to ensure a high quality finish. It was emphasised that the need for a proper brick bond preferably to match the existing Flemish bond was important

The Panel recommended approval on this application.

**J) 3 ELMFIELD AVENUE
Planning Application 20081178
Change of use, external alterations**

The Director said that the application was to create nine flats and inclusion of decorative balconies.

The Panel expressed concern that the balcony was not appropriate for the building. They queried the need for one bed flats and thought that three luxury flats would work better and reduce the need for car parking. It was suggested that a small garden be placed in the front area with better landscaping.

The Panel recommended that amendments were sought on this application.

K) LAND ADJACENT TO 225 LOUGHBOROUGH ROAD
Planning Application 20080930
Three storey building

The Director said that the application was for a new three storey building just to the outside edge of the conservation area.

The Panel were concerned over the size of the building in the small site, however as it was set back from the road it was felt that it would not be detrimental to the character of the conservation area. It was suggested that the proposed materials could look out of character against the red brick of the adjacent Victorian buildings, although the design proportions were satisfactory. Concerns were raised regarding damage to the tree roots of the Oak Tree.

The Panel recommended approval on this application.

L) 2 MORELAND AVENUE
Planning Application 20080850
Change of use

The Director said that the application was for change of use to flats. It was reported that the property was within the new proposed conservation area. It was felt that the change of use to flats and changes to the building would be recommended for refusal if it were an existing conservation area.

The Panel noted that the house was part of a group of buildings and felt it contributed to the 'Arts and Crafts' feel of the street. Concern was expressed that alternations to the front gable would not be acceptable, as it would be out of character to the house. They recommended that the house be retained as a single dwelling rather than flats.

The Panel recommended refusal on this application.

M) 50-52 LONDON ROAD
Planning Application 20081179
New fascia signs

The Director said that the application was for new fascia signs.

The Panel agreed that the number of signs was excessive. It was suggested that a more modest sign would be appropriate and the panel referred to the new toned down McDonalds signage used in Conservation Areas. It was recommended that a single fascia sign on the corner of the building with small projecting signs on Conduit Street and London Road elevations would be acceptable. It was noted that although the canopies added character to the building their retention could not be enforced.

The Panel recommended that amendments were sought on this application.

N) 91 LONDON ROAD

**Advertisement Consent 20080816
New fascia sign**

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

The Panel thought that the sign should be externally lit with a trough light, not internally illuminated, and should fit snugly between the fascia brackets by relocating the alarm box.

The Panel recommended that amendments were sought on this application.

**O) 26 SHAFTESBURY AVENUE
Planning Application 20080770
Stairlift**

The Director said that the application was for the installation of a stairlift at the front of the property to allow for wheelchair access.

The Panel agreed that the proposal was acceptable as the installation was reversible.

The Panel recommended approval on this application.

**P) 50 RATCLIFFE ROAD
Pre-app enquiry
Extensions to detached house**

The Director said that the application was for extensions to the house and new boundary wall and railings which was a revised scheme to the one previously discussed by the Panel, reducing the impact on the front elevation and revising the boundary treatment.

The Panel expressed concern that the proposed pitched roof on the porch was not in keeping with the style of the house and that it should retain a horizontal emphasis. It was felt that the new garage doors should be timber, rather than a roller shutter. It was suggested that the front fencing be lowered to a metre in height and the gates be set back, which would alleviate any problems with sight line.

The Panel recommended that amendments were sought on this application.

112. CLOSE OF MEETING

The meeting closed at 7.15pm

