



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 1 JULY 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Johnson

S. Britton	-	University of Leicester
P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D. Hollingworth	-	Leicester Civic Society
S. Pointer		Royal Town Planning Institute
D. Smith	-	Leicestershire Archaeological & Historical Society
P. Swallow	-	Person Having Appropriate Specialist Knowledge
D. Trubshaw	-	Institute of Historic Building Conservation

Officers in Attendance:

J. Carstairs	-	Planning Policy and Design Group, Regeneration and Culture Department
F. Connolly	-	Democratic Support, Resources Department
Jane Crooks	-	Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
A. Provan		Team Leader, Conservation and Nature Team

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1. APOLOGIES FOR ABSENCE

Apologies for absence were received from D. Martin, C. Sawday and M. Goodhart.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the Conservation Advisory Panel meeting held on 20 May 2009, be confirmed as a correct record.

4. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

5. DECISIONS MADE BY LEICESTER CITY COUNCIL

The 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.

6. CURRENT DEVELOPMENT PROPOSALS

A) 215-219 EVINGTON LANE Planning Application 20090668 & Conservation Area Consent 20090697 Demolition and Redevelopment

The Director said that the applications were for the demolition of two Edwardian houses and the redevelopment of the site with five new houses. The Panel has made comments on the principle of two additional houses on the site several times and more recently a block of flats.

The Panel noted that these two fine examples of Edwardian domestic architecture set in large attractive gardens were a gateway into the village. They were seen as important not only because of their visual interest but also because they illustrated the early 20th century expansion of the village demonstrating the social aspirations of the time. It was of the view that they were visually interesting not only from the front but also the sides and even the rear where they can be enjoyed whilst walking along the rear footpath. The Panel felt that they possessed all the attributes typical of houses of this era i.e. tall chimneys brick and render, steep gabled roofs and projecting bays. The motor house at no. 215 was also seen as very attractive and a fine example of the period. The Panel was unanimous that the existing houses made a positive contribution to the character of the conservation area and should be retained.

The Panel considered the current proposal to be over-development and that the style of the proposed houses was out of character with this part of the conservation area. Overall the proposal was thought not to either

preserve or enhance the character of the conservation area and therefore should be refused.

The Panel recommended refusal for this application.

**B) 22 KNIGHTON PARK ROAD
Planning Application 20090658
Residential Development**

The Director said that the application was for the redevelopment of the site with a three-storey block of ten apartments and a three storey block of four town houses. A similar scheme was considered and supported by the Panel last year but refused by the Planning and Development Control Committee.

The Panel noted that as the scheme was outside of the conservation area and not dissimilar to the previous one it would be difficult to oppose. However they did consider that from a design point of view the previous scheme had more merit & if the overlooking problem could be rectified but retain the interest of the previous scheme that would be preferable.

The Panel requested amendments for this application.

**C) 10 CHEAPSIDE
Planning Application 20090688 & Listed Building Consent
20090643 Advertisement Consent 20081790
Change of use and alterations**

The Director said that the application was for the change of use of the building to a hot food takeaway. The proposal involved new signage and internal alterations.

The Panel noted the importance of this extremely fine building originally part of the Angel Inn. It was also noted that the timbered section dated from the 16th century at least but possibly earlier. They expressed caution that no part of the medieval section should be altered. The Panel thought that the scheme was acceptable, providing that the work was confined to those areas that have been altered. They were concerned about the extent of internal illumination for the fascia sign and this should preferably be confined to the lettering and logo.

The Panel recommended approval for this application.

**D) CHURCH ROAD EVINGTON
Planning Application 20090514
New house & extension to existing house.**

The Director said that the application was for a new house and extension to the existing house. The Panel raised concerns regarding the design of the new house in May and this was a revised scheme for

the new dwelling, an additional access and new parking layout.

The Panel noted that whilst the design of the new build had improved the footprint hasn't altered and that there was still a strange juxtaposition with the adjacent properties. They considered the first scheme to be the better of the two as it was cleaner if a little retro. Panel Members felt that there was a need to look at reducing the footprint and reduce it as it was too big for the site.

The Panel requested amendments for this application.

E) 29/31 BOWLING GREEN STREET
Planning Application 20090596
Replacement windows

The Director said the application was for the replacement of all the windows in double-glazing. The rear would have new uPVC windows and the front would have a combination of powder coated aluminium and hardwood.

The Panel thought that it was important to keep the original windows, especially the bays. They also requested well-proportioned timber windows on the upper floor.

The Panel requested amendments for this application.

F) 14 JUBILEE ROAD
Planning Application 20090653
Conversion to flats

The Director said that the application was for the conversion of the factory building to 10 self contained flats, five units for professional services and one retail unit. The proposal involved a roof extension. It was pointed out that the panel made observations on a similar scheme last year.

The Panel noted that although the scheme had improved slightly on previous schemes it was felt that it would still destroy the character of the building and in particular the dramatic silhouette of the gables against the sky. They reiterated previous comments that an extension on the flat roof section would be acceptable but felt that any extension on the main pitched roof could never successfully maintain the character of the roof-scape which is the most important part of the buildings character.

The Panel recommended refusal for this application.

G) 36 PORTLAND STREET
Planning Application 20090473
New Walls and Railings

The Director said that this application was for the replacement of an existing wall with a new wall and railings.

The Panel noted that this was a Victorian street with walls and they thought that a dwarf wall and railing would be out of character with the street scene.

The Panel recommended refusal for this application.

LATE ITEM

**KING STREET/NEW WALK
Planning Application 20090729
New Wall**

The Panel felt the existing wall creates a certain mystery along this section of the walk. The new wall and railings proposed will expose Fenwicks' vehicles. They would like a wall articulated like the previous one with decent coping- something that was contemporary with when New Walk was laid down.

The Panel recommended refusal for this application.

The Panel made no observations on the following:

- H) SLATER STREET SCHOOL
Planning Application 2009 & Listed Building Consent 2009
Canopy**
- I) 93 LONDON ROAD
Planning Application 20090584
Single storey extension to rear**
- J) 48 RATCLIFFE ROAD
Planning Application 20090529
New windows**
- K) 9-11 EAST BOND STREET
Planning Application 20090426
Change of use to hot food takeaway**
- L) SPINNEY HILL PARK
Planning Application 20090342
Extension to shed**
- M) 25-25A NEW WALK
Planning Application 20090452 & Listed Building Consent
20090405
Change of use and alterations**

**N) 13 GORDON AVENUE
Planning Application 20090586
Replacement rear windows**

**O) 54 VICARAGE LANE, BELGRAVE
Planning Application 20090730
New door**

7. ANY OTHER URGENT BUSINESS

The Chair paid thanks to Judith Carstairs, Senior Building Conservation Area, who was leaving the authority. She was thanked for her work in supporting the Panel.

8. CLOSE OF MEETING

The meeting closed at 6:15pm.