



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 AUGUST 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence - Vice Chair

Councillor M Johnson Councillor G Hunt

S. Britton - University of Leicester
J. Goodall - Victorian Society
M. Goodhart - Leicestershire and Rutland Society of Architects
D. Hollingworth - Leicester Civic Society
D. Lyne - Leicestershire Industrial History Society
D. Martin - Leicestershire and Rutland Gardens Trust
A. McWhirr - Leicester Diocesan Advisory Committee
P. Swallow - Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jane Crooks - Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks - Planning Policy and Design Group, Regeneration and Culture Department
Palbinder Mann - Democratic Support, Resources Department
Anne Provan - Team Leader, Conservation and Nature Team

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1. APOLOGIES FOR ABSENCE

Apologies were received from P. Draper, S. Pointer, C. Sawday and D. Trubshaw.

The Panel welcomed back Councillor Hunt as a Member of the Panel.

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 1 July 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) 69-77 WELLINGTON STREET, 50 NEW WALK

Planning Application 20091011 & Conservation Area Consent 20091009 & 1010

Demolition & redevelopment

The Director said that the applications were for the demolition of the existing nursery building which dated from the early 1950s and the redevelopment of the site with a new art gallery.

It was noted that the 1950s building received a civic award.

Notwithstanding the above there was no opposition to the loss of the 1950s building and the Panel were generally supportive of the use at the proposed location although it was noted that there were vacant listed buildings within the city centre that would make superb galleries.

The Panel considered that the new building was not of sufficient architectural quality for the proposed location which they deemed prominent. The Panel commented that the front elevation in particular with its blend of symmetry and asymmetry did not seem to work. The Panel expressed concerns regarding the encroachment over the long standing building line and in particular did not like the blank wall along the north western boundary which they commented would obscure the view of the Georgian building as you walked up the hill. The Panel were concerned that building forward of the building line established by a covenant in 1824 would set a precedent and that the open character of the walk could be compromised in the future. They stated that if the glazed front section was required because of the proposed use it should be a light structure and completely glazed. Concern was also expressed regarding the materials, particularly the dark rendered sections.

The Panel commented that the rectangle at the back was more successful than the front. They noted that if you took away the front of what would be the café the space was not divided very well. The Panel were of the view that the architect 'Mondrian' would have divided the space better.

Overall the Panel welcomed the proposal for a new modern building but stated that the extremely sensitive location needed a building of real architectural merit and the Panel considered that the current design could be improved.

The Panel had no objections to the removal of the existing building but recommended seeking a better design for the new proposal.

**B) 121 LOUGHBOROUGH ROAD
Planning Application/Conservation Area Consent 20090814
Demolition & redevelopment**

The Director said that the application was for the demolition of the existing petrol filling station and redevelopment of the site with an extension to the adjacent nursing home. It was noted that the Panel made comments on pre-application enquires in January of this year and in 2008.

The Panel noted that they had seen various pre application schemes previously. They stated that the new design was a great improvement and in particular the proportion of the windows was much better. They had concerns regarding the blank wall on the north elevation but accepted the problems of overlooking.

The Panel recommended approval on this application.

**C) 52 LONDON ROAD, LILLIE HOUSE
Planning Application 20090872, 20090873 & 20090874
New shopfront, single storey extension to rear, air conditioning units to roof**

The Director said that the application by Tesco was for a new shopfront, rear extension and air conditioning units to the roof of the building.

The Panel noted that the original shopfront was delightful with some attractive original details such as the decorative air vents within the stallrisers. The Panel commented that they would like to see the shopfront retained in its entirety but accepted that there might be some modifications required to the recessed entrance to create a level access for disabled people. They also stated that they would like to see the low level fascias removed and the original height of the shopfront reintroduced with the signage located on the upper fascia where the palimpsest original signage could still be seen. The Panel added that proposed plant on the roof should be screened with a timber cladding.

The Panel recommended refusal on this application in its current form but recommended seeking amendments to retain the shopfront.

**D) SAFFRON HILLCEMETERY
Planning Application 20090658
Maintenance building**

The Director said that the application was a retrospective application for a prefabricated building and two containers for storing grounds maintenance equipment.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**E) CHURCH ROAD EVINGTON
Planning Application 20090514
New house**

The Director said that the application for a new house and extension to the existing house was considered by the Panel in May and a revised scheme in July. The Panel thought the design of the revised scheme had improved but still had concerns regarding the juxtaposition between the new build and the adjacent building. Following these concerns the applicant had revised the scheme and the Panels comments were sought.

The Panel were satisfied with the revised design and the more sympathetic relationship with the adjacent cottage.

The Panel recommended approval on this application.

**F) 44 PRINCESS ROAD EAST
Planning Application 20090784
Change of use external alterations**

The Director said that the application was for the conversion of the building used as offices to five flats. The proposal involved some external alteration.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**G) 3 HALFORD STREET
Planning Application 20090975, Advertisement Consent 20090982
New signage and atm machine**

The Director said that the application was for alterations to the shopfront, new signage and an atm machine.

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**H) 52 SANVEY LANE
Planning Application 20090808
Side and rear extension**

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

The Panel raised no objections to this application.

The Panel recommended approval on this application.

**LATE ITEM
12 BELVOIR STREET
Pre-Application 200990746P
Change of use**

The Director said that this was a pre application which was for change of use to a sports bar.

The Panel commented that the new shop front was an improvement and had no objections.

The Panel raised no observations on the following applications, they were therefore not formally considered.

**I) 30 WEST AVENUE
Planning Application 20090671
Rear extension**

**J) 32 WEST AVENUE
Planning Application 20090671
Rear extension**

**K) 20 SPRINGFIELD ROAD
Planning Application 20090761
Rear extension**

**L) 4 ASHLIEGH ROAD
Planning Application 20090701
External alterations**

**M) 40 NELSON STREET
Planning Application 20090919
Air conditioning units**

7. CLOSE OF MEETING

The meeting closed at 6:16pm.