



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 NOVEMBER 2009 at 5.15pm

P R E S E N T:

R. Lawrence - Chair

S. Britton	-	University of Leicester
P. Draper	-	Royal Institute of Chartered Surveyors
M. Elliott	-	Person Having Appropriate Specialist Knowledge
M. Goodhart	-	Leicestershire and Rutland Society of Architects
J. Goodall	-	Victorian Society
D. Hollingworth	-	Leicester Civic Society
D. Lyne	-	Leicestershire Industrial History Society
A. McWhirr	-	Leicester Diocesan Advisory Committee
C. Sawday	-	Person Having Appropriate Specialist Knowledge
D. Smith	-	Leicestershire Archaeological & Historical Society
D. Trubshaw	-	Institute of Historic Building Conservation

Officers in Attendance:

J. Crooks	-	Planning Policy and Design Group, Regeneration and Culture
A. Provan	-	Planning Policy and Design Group, Regeneration and Culture Department
P. Mann	-	Democratic Support, Resources Department

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23. APOLOGIES FOR ABSENCE

Apologies for absence were received from J. Garrity, P. Swallow and Councillor Johnson.

24. DECLARATIONS OF INTEREST

There were no declarations of interest.

25. MINUTES OF PREVIOUS MEETING

C. Sawday commented that he had given his apologies at the last meeting however these had not been recorded.

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 21 October 2009, be confirmed as a correct record with the above amendment.

26. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

27. CURRENT DEVELOPMENT PROPOSALS

**LATE ITEM) BOSWORTH HOUSE
Planning Application 20091488
Refurbishment of exterior and extension**

The Director said that the application was for the refurbishment of the building and an extension.

The Panel were in favour of the proposed treatment of the building and the extension. They noted a word of caution regarding the materials for the external cladding system to be screen printed and asked that it be of good quality that would maintain its colour as if it were to fade, the drama of the design would be lost and the building could look tired very quickly. They noted that the building would encroach onto the castle Scheduled Monument and approval should only be given after a proper Archaeological investigation has been carried out and the Archaeologist was satisfied that no harm will be done to any underlying archaeology.

The Panel recommended approval on this application.

**A) DE MONTFORT UNIVERSITY HUGH ASTON BUILDING
Planning Application 20091417
Signs**

The Director said that the application was for new fascia and free standing signage to and around the recently built Hugh Aston Building.

The Panel were in the main in favour with the proposed signage with the exception of the monolith in front of the curved entrance which they thought detracted from the character of the entrance and the sign on the end elevation of the Clephan building which they thought might be acceptable as a trade off for a more suitable render colour.

The Panel recommended making amendments to this application.

**B) LANCASTER ROAD, LEICESTER UNIVERSITY HENRY WELCOME
BUILDING
Planning Application 20091225
Air conditioning/chilled water equipment**

The Director said that the application was for chilled water equipment for the air conditioning system to be sited to the rear of the building. The proposed works include the formation of a concrete base for the equipment to sit on.

The Panel had no objections but noted that the work might have an impact on the nearby tree roots.

The Panel recommended approval on this application.

C) 14 GRANBY STREET
Planning Application 20091397
Change of use, alterations

The Director said that the application was for the change of use of the upper floors of the building to six self contained flats. The proposal involved replacement windows.

The Panel were of the opinion that uPVC would not enhance or preserve the character of the building or the street scene and suggested powder coated aluminium with more detailing.

The Panel recommended refusal on this application.

D) LONDON ROAD / DE MONTFORT STREET
Planning Application 20091437
Bay window

The Director said that the application was for a new timber bay window to replace two first floor windows.

The Panel noted that the upper floors were mostly intact and the proposed bay window would not enhance or preserve the character of the building or the conservation area.

The Panel recommended refusal on this application.

F) LONDON ROAD / RATCLIFFE ROAD
Planning Application 20091374
New House

The Director said that the application was for a new three storey house.

The Panel noted that this area of land had been a wooded area as far back as the historical maps showed and should be maintained as such. They opposed any development on the site on the grounds that it should continue to remain solely as a wooded area and that the proposed building would come forward of the established building line along London Road where virtually all buildings were well set back from London Road. They did pass comment on the design of the building and thought it out of character with the conservation area.

Overall they considered that the proposal would not preserve or enhance the character of the conservation area.

The Panel recommended refusal on this application.

**G) 1A STONEYGATE AVENUE
Planning Application 20091235
Dormer to rear**

The Director said that the application was for a dormer to the rear roof slope which was visible from Toller Road.

The Panel were informed that this application had already been determined.

**H) 8C ELMS ROAD
Planning Application 20091283
New boundary treatment to front garden**

The Director said that the application was for new fence and railings and resurfacing of front garden.

The Panel raised concerns about the proposal and in particular the timber fence and the potential loss of garden space to a car standing area. They thought that a dwarf wall and railing with piers might work better and that a bin store was inappropriate for a front garden.

The Panel recommended seeking amendments to this application.

**I) 23 ORSON STREET
Planning Application 20091034
Five houses**

The Director said that the application was for the demolition of the existing buildings and redevelopment of the site with five houses.

The Panel were essentially satisfied that the proposal would not affect the character of the adjacent buildings and the conservation area. However they did think that setting back the development was out of character with the street scene and would make the building sit uncomfortably with the adjacent buildings. They commented that the scheme would also work better if the proportions of the existing houses were replicated and chimneys introduced to give the stark roof line some interest.

The Panel recommended seeking amendments to this application.

**J) 264-266 EAST PARK ROAD
Planning Application 20091200
Two storey side and rear extension**

The Director said that application was for a two storey rear extension which

would be visible from Blanklyn Avenue.

The Panel noted the symmetry of the building and the interesting crow stepped parapets on the flanking garages. They conceded that because of its community use there would perhaps be more pressure to approve an extension but felt that the existing garage façade could be kept in its current form with the proposed first floor set back behind it but with two windows to match the design of the existing ground floor rather than the proposed single window shown.

The Panel recommended seeking amendments to this application.

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

K) 66 ABBOTTS ROAD, HUMBERSTONE
Planning Application 20091390
New house

L) 1 GRANBY STREET
Listed Building Consent 20091179
Alterations to Banking Hall

M) 23 ASHLEIGH ROAD
Planning Application 20091232
New detached building

N) 158-160 ST SAVIOURS ROAD
Planning Application 20091272
Replacement windows

O) 39 GALLOWTREE GATE & 63 MARKET PLACE
Planning Application 20091303
ATM machine to front elevation

28. ANY OTHER URGENT BUSINESS

The Committee were informed that the next meeting of the Panel would be cancelled due to a limited number of staff and current work pressures. It was stated however that there was currently a recruitment process taking place to recruit new staff and the next meeting of the Panel would be in January 2010.

29. CLOSE OF MEETING

The meeting closed at 6:21pm.

