



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 OCTOBER 2010 at 5.15pm

P R E S E N T:

R. Lawrence – (Vice Chair in the Chair)

Councillor Hunt

D Trubshaw	-	Institute of Historic Building Conservation
J. Clarke	-	Landscape Institute
Dr. S. Barton	-	Leicester Civic Society
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
J Garrity	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group
Jenny Timothy	-	Planning Policy and Design Group
Angie Smith	-	Democratic Support

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65. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Johnson, Peter Draper, Simon Britton, Catherine Laughton, Richard Gill and Malcolm Elliott.

66. DECLARATIONS OF INTEREST

No declarations of interest were made.

67. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 15 September 2010, be confirmed as a correct record.

68. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

69. DECISIONS MADE BY LEICESTER CITY COUNCIL

The Director, Planning and Economic Development submitted a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

No comments were made on the applications.

70. CURRENT DEVELOPMENT PROPOSALS

A) WHEATSHEAF WORKS, KNIGHTON FIELDS ROAD EAST Planning application 20101551 Change of use, demolition and redevelopment

The building is Grade II listed.

The Director said the planning application was for the change of use of the building from general industry to residential use for 74 apartments and 91 houses with 168 car parking spaces.

It was noted the building was a landmark building in the area that underwent major renovations in the 1980s.

Understandably there was some concern at the loss of the north roof lights that sit within the main quadrangle as these perhaps more than any other feature tell the tale of the function of the building. However, the Panel were more concerned that the building had lain empty for many years and the proposal to bring it back into use outweighed the concerns for the rooflights. They would like to see some of it retained, perhaps just a central section to show what was there. Whilst supportive of the retention of the structure, they thought it might create more difficulties with the continued maintenance requirements exposure to the elements would put on it, and also thought it would provide a strange outlook for residents looking through the large glazed sections of their houses. They had some reservations regarding the composition of the dwellings especially the terrace with flat above and the lack of privacy due to the large glazed areas.

There was some concern regarding the design of the new houses which they thought did not make them desirable to own and might cause problems in attracting buyers. They asked why the need for a café, would it be successful?

The Panel were informed gas boilers would be installed in each property. They offered a note of caution regarding vents and flues which should not be sited on the principle elevations and would also like any surviving features that are worth preserving to remain within the building, for example, the clock on the tower. There were also concerns over the increase in traffic in the area. A

question was raised over ventilation for the underground car park. It was intended to use vent boxes which would be incorporated into the landscaping of the open area.

Overall the Panel supported the scheme.

**B) ABBEY MILLS, ABBEY PARK ROAD
Planning Application 20101403
Demolition and Redevelopment**

The building is on the Local List.

The Director said the application was for the demolition of the existing building and redevelopment of the site with a new eight storey building for 92 self contained flats. It was noted the Panel had made observations on the conversion of the building a few years ago.

Originally the application was to convert the building but developers now wanted to demolish it. The building was not Nationally Listed at present but Locally Listed.

The Panel were opposed to the demolition of this building which many felt was worthy of national protection. They pointed out that the only reason they reluctantly supported the loss of the adjacent building was on the understanding that this one would survive.

The Panel recommended REFUSAL of this application.

**C) PEACOCK LANE, SOUTHGATES BUS DEPOT
Conservation Area Consent 20101494
Demolition of building**

The building is within the Cathedral/Guildhall Conservation Area.

The Director said the application was for the demolition of the old bus depot. The proposal retained the brick front section that formed the street frontage along Peacock Lane.

Nothing has come forward for the redevelopment of the site as yet. The applicants wished to demolish the building to allow archaeology to be carried out on site prior to development but first phase of archaeology can be carried out with the building intact according to archaeologists. The Planning Team were not keen on having another clear site in this conservation area.

The Panel did not have any concerns over the eventual demolition of the building retaining the front entrance but did not support its removal without a scheme for redevelopment being agreed first.

The Panel agreed to APPROVE subject to a condition that the building is not demolished until a redevelopment scheme is agreed

**D) LEICESTER UNIVERSITY CHARLES WILSON BUILDING
Planning Application 20101514
External alterations**

The building is on the Local List and formed part of the iconic 'three towers' landmark which included the Grade II* listed Sterling Engineering Building.

The Director said the application was for external alterations to the building.

Redevelopment would include the enclosure of the overhanging area at the front entrance with a glass frontage, which would house a book stall and café. The current lobby in the building was small and issues arise when people are trying to enter the building when people are queuing for the lifts.

New windows with bespoke triple glazed system in aluminium were also planned. It was known the building was currently highly uneconomical with energy.

The small units at the back of the building would be rationalised into one unit. It was proposed to turn the sports hall into an existing teaching space with windows. The upper stairwell on the tower would be covered with mesh between floors to enclose the stairs.

The Panel were generally supportive of the scheme. The main concern was the enclosing in of the upper stairwell which they thought to be an important feature of the building and asked if it could be glazed rather than closed in with mesh. They asked if a better access for the disabled could be found.

The Panel agreed to APPROVE the application with an alternative to mesh on the upper stairwell.

**E) TOWN HALL, TOWN HALL SQUARE
Listed Building Consent 20101631
Internal security door**

The building is Grade II* listed and within with Town Hall Conservation Area.

The Director said the application was for an internal security door based on the design of the fire doors installed several years ago. It was noted the Panel had made observations on the fire doors several years ago.

There were no objections.

The Panel recommended APPROVAL of this application.

F) 50-54 BELVOIR STREET, CENTRAL LENDING LIBRARY
Listed Building Consent 20101566
Internal alterations

The building is Grade II listed and within with Market Street Conservation Area.

The Director said the application was for internal alterations. It was noted this was an alternative scheme following the Panel's observation on the previous application for internal alteration to the building in August 2010.

There were no objections.

The Panel recommended APPROVAL of this application.

G) VICARAGE LANE, BELGRAVE
Planning Application 20101535
Demolition of buildings

The buildings were within the Belgrave Village Conservation area.

The Director said that the application was for the demolition of a surviving outbuilding from the former Vicarage and a modern community centre built in the early 1970s.

The Panel raised no objections to the demolition but did enquire after the future of the site. They noted that the area was run down and good development on this site might trigger a rejuvenation of the area.

The Panel recommended APPROVAL of this application.

H) 283 LOUGHBOROUGH ROAD
Planning Application 20101455
Change of use

The buildings were within the Belgrave Hall Conservation area.

The Director said that the application was for the change of use of the second floor to a flat. The proposal would involve external alterations.

The Panel were concerned that a uPVC window had been installed within the front elevation and asked the enforcement team to investigate. That aside, the owners wanted to use the upstairs as a flat and needed to install a fire escape.

The Panel noted the run down state of the rear and thought the addition of another fire escape would only add to this.

The Panel recommended REFUSAL of this application.

Late Item

HOLY APOSTLES CHURCH, FOSSE ROAD SOUTH

This is a pre app enquiry to extend the church and bring the secular uses of the adjacent church hall into the main church.

The Panel were generally supportive of the proposal. There was a little concern regarding the loss of garden along Imperial Avenue and the loss of the clean lines along this south elevation.

The Panel would support a scheme along these lines subject to some detailing and fine tuning.

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

**I) OPPOSITE 169 GRANBY STREET
Planning Application 20101549
Illuminated information panel**

**J) ELMFIELD AVENUE, BRITISH RED CROSS
Planning Application 20101553
Equipment cabinet**

**K) 289 LONDON ROAD
Planning Application 20101671
Equipment cabinet**

**L) ST ANDREWS CHURCH, JARROM STREET
Planning Application 20101485
New link between church and hall**

71. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

72. CLOSE OF MEETING

The meeting closed at 18.45pm.