



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 27 JUNE 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

Councillor M Unsworth

D Trubshaw	-	Institute of Historic Building Conservation
H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Malcolm Elliott, Deborah Martin, Chris Sawday, and the City Mayor Sir Peter Soulsby.

69. DECLARATIONS OF INTEREST

No declarations were made.

70. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 16th May 2012 be confirmed as a correct record.

71. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

72. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

A) CLYDE STREET, ERSKINE STREET Planning Application 20120802 Change of use, Roof extension

The buildings were within the St George's Conservation Area.

The application was for the conversion of the two factory buildings to 125 flats including a roof top extension to create an additional floor. The Panel made observations on two similar proposals approved in 2008 (20080272 & 20080226).

The Panel discussed this at length. The suggestion of leaving the building alone was the preferred option, but acknowledged the previous consent and need to bring the building back into use. Regarding the roof extension some preferred the modern option but generally they thought that the proposed option might work providing materials matched exactly which they felt would be difficult to achieve, and therefore suggested a string course to delineate between the old and the new. Although the panel acknowledged it was not necessarily within their remit they requested that concerns regarding the limited car parking was raised.

The Panel recommended SEEKING AMENDMENTS to the application and requested MORE INFORMATION details of MATERIALS, and BETTER JUNCTION DETAIL

B) 24 DE MONTFORT STREET Planning Application 20120608, Conservation Area Consent 20120609 Demolition, new building for 9 flats

The site was within the New Walk Conservation Area. New walk was also listed Grade II on the register of parks and gardens in England

The application was for the demolition of a two storey post war building and redevelopment of the site with a new five storey building to create nine flats.

A few members noted that the current building was quite a good attempt at a modern building but generally it was felt that, had it been a vacant site, they would not have supported the existing building. Therefore they supported the

principle of demolition. The scale of the new building was acceptable but the colour palette should contrast with the adjacent 44 Princess Road and be more in line with the building to the rear of 44 discussed a couple of months ago. They also noted that it seemed to relate better to the modern building on the other side of the site.

The Panel recommended APPROVAL of the application but requested that a colour contrast be applied in brick colour

C) 54A-56 LONDON ROAD

Planning Application 20120620, Advertisement Consent 20120619

Shopfront, signage

The quirky 1930s addition to the London Road street scene was within the South Highfields Conservation Area.

The application was for new shopfronts and signage.

The Panel supported the revised drawings to keep the recessed shopfronts and to lower the aluminium backdrop to the signage. However they would like to see the signage above one shop only, with perhaps a blank panel above the other shop, with the projecting sign in the middle to preserve the individuality of the shopfronts.

The Panel recommended SEEKING AMENDMENTS to the application

D) 42 BELVIOR STREET

Pre-Application enquiry

Change of use, alterations

The building was Grade II listed and within the Market Street Conservation Area.

The pre-application enquiry was for change of use to a hot food takeaway with residential on the first floor. The proposal involved internal and external alterations. The building was granted change of use to a restaurant last year with included an extract flue.

The panel would like to see the recessed doorway retained as it was thought that it was the original 1920s shopfront. It was also mentioned that the shopfront might contain the original plate glass which would also be desirable to retain. The Panel expressed reservations about the proposed hot food takeaway use. Overall they were very uneasy about the proposed changes to the shopfront and the hot food takeaway use.

The Panel recommended REFUSAL of the application

E) 9 STONEYGATE ROAD

Planning Application 20120673

Replacement windows

The building was within the Stoneygate Conservation Area and covered by an Article 4 Direction.

The application was for replacement uPVC windows to the end elevation of the coach house which is well set back from the street scene.

It was noted that the Article 4 Direction was limited in its protection of the big houses within Stoneygate and should be addressed to increase to include the side elevations. They reluctantly accepted the replacement windows in this case because the coach house had been altered in the 1990s and the existing windows were of no merit and it will have no marked effect on the character of the street scene. They did think that the large horizontal window should be divided into three with an additional mullion to create a better proportioned window.

The Panel recommended SEEKING AMENDMENTS to the application

**F) 6 WESTLEIGH ROAD
Planning Application 2012
Two storey rear extension**

The building was within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

The application was for a two storey extension to the rear of the property and visible from Narborough Road.

The Panel thought that this was an improvement to the current rear extension.

The Panel recommended APPROVAL of the application

**G) 20 ASHLEIGH ROAD
Planning Application 20120782
Replacement windows to front and rear of property**

The building was within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

The application was for replacement uPVC windows to the front and rear. The windows to be replaced within the front elevation were not original and set back from the main facade. The principle bays within the front elevation were to be refurbished.

The Panel accepted the replacement of the windows were not visible from the street scene but did not support uPVC windows on the front elevation.

The Panel recommended SEEKING AMENDMENTS to the application

The Panel raised no objections with the following applications:

H) 19 ASHLEIGH ROAD
Planning Application 20120781
Replacement windows to rear and side of property

I) THE COUNTING HOUSE PH, FREEMENS COMMON
Planning Application 20120680
Smoking shelter

J) 11 KING STREET
Planning Application 20120670
Atm machine and signage

K) 9 CHURCH LANE, KNIGHTON
Planning Application 20120591
Side and front extension

L) 2B ALEXANDRA ROAD
Planning Application 20120169
Side and rear extension

M) 33 RUTLAND STREET
Advertisement Consent 20120634
New sign

N) CHARNWOOD PRIMARY SCHOOL
Planning Application 20120541
Play equipment

O) 204 LONDON ROAD
Planning Application 20120594
Change of use, alterations

P) 3-5 SALISBURY ROAD
Planning Application 20120685
Boiler flue to rear

Q) 4 THE HOLLOW
Planning Application 20120661
Rear extension

73. CLOSE OF MEETING

The meeting closed at 6.42pm.