



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: 15 December 2004 at 5.15pm

P R E S E N T:

R. Gill – Chair

R. Lawrence - Vice-Chair

T. Abbott	-	Royal Town Planning Institute
S. Bowyer	-	English Heritage
J. Burrows	-	Leicester Civic Society
S. Dobby	-	Institute of Historic Building Conservation
P. Draper	-	Royal Institution of Chartered Surveyors
M. Elliott	-	Person of Specialist Knowledge
Dr A McWhirr	-	Leicester Diocesan Advisory Committee
R. Roenisch	-	Victorian Society
P. Swallow	-	Person of Specialist Knowledge

Officers in Attendance:

D. Trubshaw	-	Urban Design Group, Regeneration and Culture Department
J. Carstairs	-	Urban Design Group, Regeneration and Culture Department
R. Owen	-	Committee Services, Resources, Access and Diversity Department

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Due to the absence of an Elected Member, this meeting was not quorate.

54. APOLOGIES FOR ABSENCE

There were apologies from Councillor O'Brien, N Bennett and S Britton.

55. DECLARATIONS OF INTEREST

Members were invited to declare any interest they might have in the business on the agenda.

There were no declarations.

56. MINUTES OF PREVIOUS MEETING – 27 OCTOBER 2004

It was suggested that minute 50 D - 124 Charles Street, paragraph 2 should read:

The Panel recommended that the application be refused as it was felt that the extension would detrimentally affect the street scene and appearance/integrity of the building.

RESOLVED:

that the Minutes of the meeting of the Panel held on 17 November 2004 be confirmed as a correct record, subject to the above amendment.

57. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

58. DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE

The Service Director, Environment submitted a report on decisions made by the Development Control Committee on planning applications previously considered by the Conservation Advisory Panel.

RESOLVED:-

that the report be received and the decisions taken be noted.

59. CURRENT DEVELOPMENT PROPOSALS

The Service Director, Environment submitted a report on the following applications:-

A) STANLEY ROAD, EASTFIELD

Listed Building Consent 20041870 & Planning Application 20041869.

The Director said the applications were for the demolition of the rear extension and the redevelopment of the site with a five storey block for 54 self contained flats including an underground car park.

The Panel raised no objection to the demolition of the 1950s rear wing or to the infill repair to Eastfield. The Panel suggested that the Air raid shelter in the garden should be retained as part of the history of the site.

The Panel felt that the proposed new build did not reflect the suburban location, scale, form of style of Stoneygate and would fail to preserve or enhance the character of the conservation area. It was also felt that the use of pre-fabricated finishes was not considered to be appropriate in this location. Concern was also expressed about the loss of trees and the effect of the basement car park on trees shown to be retained. The Panel felt that the proximity of the new build would be detrimental to the setting of the listed building, whilst the house would be left without

a garden appropriate to the size of the property and overshadowed by the proposed trees.

B) JUNIOR STREET, FORMER RICHARD ROBERTS' FACTORY
Listed Building Consent 20042302
Roof extension and external alterations

The Director reminded the Panel about discussions with regard to this site at a previous meeting. It was noted that the building had since been listed and a listed building application had been submitted reducing the size of the roof extension and retaining the internal roof structure.

The Panel felt that the Listed Building Consent was inappropriate to the scale, proportion, character and appearance of the building and would make a nonsense of the recent spot-listing. The Panel considered that there was scope for extensions to other buildings on the site to make up for the loss of the roof extension here.

C) RATCLIFFE ROAD, ASHLANDS RESIDENTIAL CARE HOME
Planning Application 20042350
Extension

The Director reported that the application was for a substantial extension to the care home, and that the proposal would involve the loss of protected trees.

The Panel agreed that the scale of the extension was broadly acceptable, but expressed concern about the loss of trees and the visual effect of opening up the buildings on the site to public view. It was suggested that the proposed external fire escapes should be enclosed within the building. It was also suggested that the extent of the roof would appear heavy, and the Panel agreed that a lighter, more interesting design would be preferred.

D) 2-58 BATH LANE
Planning Application 20042075
New Development

The Director reminded the Panel that they had made observations on the redevelopment of this site for flats in November 2001, and stated that this application was for extra floors to increase the number of flats by 16, to 72 in total.

The Panel felt that the height limit for this site had already been reached, and that any further extension would adversely impact on the adjacent conservation area and would over-dominate nearby listed buildings. The Panel recommended that this application be refused.

The Panel also commented on the intrusive hoarding advertising the site.

E) HIGHCROSS STREET, THE OLD GRAMMAR SCHOOL
Planning Application 20042203 & Listed Planning Consent 20042197
Change of use, alterations

The Director reported that this application was for the conversion of the building currently used as a taxi office with first floor flats to a bar/restaurant, and that the proposal would involve internal and external alterations.

The Panel felt that the use was acceptable, but that care was needed with regard to the detailing, including the period to which the building was being restored. The Panel opposed the ventilation stack on the rear elevation and suggested that ventilation be included within the proposed new building alongside.

F) 59-59A HIGHCROSS STREET
Listed Building Consent 20042234
Change of use, alterations

The Director reported that the application was for the conversion of the building currently in use as flats/restaurant to a bar/restaurant and that the proposal involved internal and external alterations.

The Panel had no objection to the change of use, but considered the internal alterations too speculative as the building had not been viewed inside. The open plan layout was not considered to be historically appropriate, but more information was requested.

It was noted that this building was not in the conservation area, and the Panel suggested that the whole of Highcross Street should be included in the conservation area.

G) 62-68 HIGHCROSS STREET
Planning Application 20041770
Change of use, alterations

The Director reminded the Panel that they had made observations on the conversion of this building to flats earlier this year, but that this application was a more detailed submission that included the resizing and replacement of all rear windows.

The Panel had no objection to the change of use, but felt that the glazing on the side/rear elevations were probably unique locally and should be retained. It was also requested that the new door on the front elevation should match the existing door in style and material.

H) KIRBY ROAD, ST PAUL'S CHURCH
Listed Building Consent 20041936
Internal alterations

The Director stated that this application was for the removal of pews, alter and alter rails and prayer desks.

Concern was expressed that the removal of internal fittings could preclude future use of the building as a Church. It was agreed that a statement should be requested from the Church with regard to their intentions for the building, and that a decision should not be made until this had been received.

I) 47 BRITON STREET

**Planning Application 20042309
Change of use to flats**

The Director reported that the proposals were to convert the building to 10 self-contained flats, and involved external alterations.

The Panel had no objection to the change of use, but requested retention of the details and proportions of the existing windows.

**J) HUMBERSTONE GATE, LEICESTER
Advertisement consent 20041954
Illuminated signs**

The Director reported that the application was for a new illuminated sign to replace a previous sign.

No objection.

**K) 23 BOWLING GREEN STREET
Planning Application 20041954
New shop front**

The Director stated that the proposal was for a new shop front.

The Panel expressed no objection to the replacement frontage, but requested that the entrance lined up with the window above.

**L) 12 HIGHFIELD STREET
Advertisement consent
Internally illuminated signs**

The Director reported that the proposal was for the refurbishment of the existing projecting sign and a new internally illuminated fascia sign.

No objection.

**M) REAR OF 14 NARROW LANE, AYLESTONE
Planning application 20042397
New dwelling**

The Director reported that the application was for a new bungalow on land to the rear of 14 Narrow Lane.

The Panel felt that there would be no serious impact on the character or appearance of the conservation area, but had some concern about the precedent for future backland development.

**N) 38 WALDALE DRIVE (ST JOHNS ROAD)
Planning application 20042397
New garage**

The Director reported that the application was for a new garage on a strip of land between 19 and 21 St Johns Road.

No objection.

O) PALMESTON WAY, KNIGHTON PARK
Planning application 20042076
Relocatable building

The Director said the application was for a single storey relocatable building to provide a shop, changing rooms and a meeting room, with extensions to the car park and toddlers play area.

The Panel felt that a permanent building should be provided within the park rather than a relocatable structure. The lack of toilet facilities and the poor design of the building were also highlighted.

P) 7 ELMSLEIGH AVENUE
Planning application 20042337
Demolition and redevelopment

The Director reported that the application was for the demolition of a late 1930s house and the redevelopment of the site with a three storey block for 16 apartments.

The Panel opposed the loss of the house and requested it be added to the List of Buildings of Local Interest. It was also suggested that an Article 4 Direction removing permitted development rights to demolish be sought. The Panel also considered the proposed scheme to be over-development.

The Panel raised no objection to the following and they were therefore not formally considered:-

Q) UNIVERSITY OF LEICESTER, ENGINEERING BUILDING
Listed Building Consent 20042111
Retention of pigeon netting

R) 22 FRIAR LANE
Planning Application 20042297
Reinstatement of window, alterations

S) 1 CHEAPSIDE
Advertisement Consent 20041711
Illuminated signs

60. ITEM FOR INFORMATION

RESOLVED:

That the information be noted.

61. ANY OTHER URGENT BUSINESS

a) **COURT HOUSE, NEW WALK**

It was agreed that this be considered as urgent business due to work having taken place.

The Director reported that enforcement action was being recommended due to works to alter the frontage of the building.

The Panel supported enforcement action against the alterations.

b) It was proposed that a tour of developments that have been considered by the Panel be arranged for spring/summer 2005.

62. **CLOSE OF MEETING**

The meeting closed at 7.10pm.