

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 18 AUGUST 2010
TIME: 5:15 pm
PLACE: THE OAK ROOM - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER

Members of the Panel

R Gill (Chair)
R Lawrence (Vice Chair)

Councillors Hunt and Johnson, 5 Labour Vacancies

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	English Heritage
Vacancy	-	Institution of Civil Engineers
D Trubshaw	-	Institute of Historic Building Conservation
D Singleton	-	The Landscape Institute
Dr S Barton	-	Leicester Civic Society
Vacancy	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
D Smith	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institution of Chartered Surveyors
S Pointer	-	Royal Town Planning Institute
S Britton	-	University of Leicester
J Goodall	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society
M Elliott	}	Persons having appropriate
Prof P Swallow	}	specialist knowledge in respect
C Sawday	}	of the terms of reference
J Garrity	}	of the Working Party
C Laughton	}	

Members of the Panel are invited to attend the above meeting to consider the items of business listed overleaf.

for Director of Corporate Governance

Officer contact: Palbinder Mann
Democratic Support, Leicester City Council
Town Hall, Town Hall Square, Leicester LE1 9BG
(Tel. 0116 229 8814 Fax. 0116 229 8819)
Email: palbinder.mann@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

You have the right to attend Cabinet to hear decisions being made. You can also attend Committees, as well as meetings of the full Council.

There are procedures for you to ask questions and make representations to Scrutiny Committees, Community Meetings and Council. Please contact Democratic Support, as detailed below for further guidance on this.

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Dates of meetings are available at the Customer Service Centre, King Street, Town Hall Reception and on the Website.

There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at the Town Hall. The Meeting rooms are all accessible to wheelchair users. Wheelchair access to the Town Hall is from Horsefair Street (Take the lift to the ground floor and go straight ahead to main reception).

BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Democratic Services Officer at the meeting if you wish to use this facility or contact them as detailed below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact Palbinder Mann, Democratic Support on (0116) 229 8814 or email palbinder.mann@leicester.gov.uk or call in at the Town Hall.

Press Enquiries - please phone the Communications Unit on 252 6081

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The minutes of the meeting held on 23 June 2010 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. DECISIONS MADE BY LEICESTER CITY COUNCIL

Appendix B

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

6. CURRENT DEVELOPMENT PROPOSALS

Appendix C

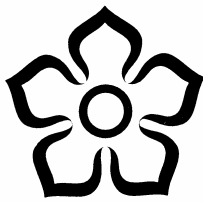
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

7. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair, ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair and Democratic Services Officer in advance of the meeting if they have urgent business that they wish to be considered.

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Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 23 JUNE 2010 at 5.15pm

P R E S E N T:

R. Gill – Chair
R. Lawrence – Vice Chair

Councillor Hunt

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial Historic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Elliott	-	Person Having Appropriate Specialist Knowledge
M. Goodhart	-	Leicestershire and Rutland Society of Architects
D. Trubshaw	-	Institute of Historic Building Conservation
J. Eaton	-	Ancient Monuments Society

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group
Ann Provan	-	Planning Policy and Design Group
Palbinder Mann	-	Democratic Support
Angie Smith	-	Democratic Support

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44. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Johnson, Chris Sawday, Peter Swallow, Simon Britton, David Smith and Jennifer Timothy, Senior Building Conservation Officer.

45. DECLARATIONS OF INTEREST

There were no declarations of interest.

46. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 19 May 2010, be confirmed as a correct record.

47. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

49. CURRENT DEVELOPMENT PROPOSALS

**A) NEWARKE STREET, OXFORD STREET
Planning Application 20100567
Change of use, demolition and redevelopment**

The Director said the application was for change of use from education to residential to provide 220 bedrooms of student accommodation in 77 units. The proposal involved a new seven storey link between the Crown and Elfed Thomas buildings and five storey building fronting Oxford Street.

The Panel welcomed the retention of the buildings of Local interest. They felt that demolishing the building to the rear of the Newarke Street building was wasteful. They were not in favour of the new buildings. They thought the wedge shaped building was peculiar and took no reference to the adjacent historic building and that the new build within the site was heavy and overpowered the historic buildings. They agreed the principle of the new buildings but stated that they would like a more appropriate design.

The Panel recommended seeking amendments to this application.

**B) SANDIACRE STREET, GRAVEL STREET, MANSFIELD STREET
Planning Application 20100093
Redevelopment**

The Director said the outline application was for the redevelopment of the area bounded by the above roads for a mixed use development comprising shops, hotel, flats with basement car parking. The proposal would involve the removal of buildings on the site and new buildings ranging up to 11 storeys in height.

The Panel rejected this proposal. They expressed the view that this was a major application in a conservation area and they could not comment on an outline application with so little detail. In principle they stated that they would like the better buildings on the site to be retained and thought the height was excessive.

The Panel recommended refusal on this application.

**C) TUDOR ROAD FIVEWAYS HOUSE
Listed Building Consent 20100786
Internal alterations**

It was noted that the Panel had made made observations on the conversion of

the building to flats as far back as 2002. It was also noted that there had been a fire in the building last year which had caused water damage to the timber flooring and the building owners had wished to replace it.

The Panel were sceptical of the need to replace the flooring although some members thought that sodden boards would lead to further problems later on such as dry rot. They recommended caution and to make sure proper moisture tests were done. They stated that they would like the timber kept if possible but did not place a high value on the flooring as making a positive contribution to the character of the building.

The Panel recommended that more information should be obtained, but recommended refusing this application in its current form.

D) 7 HIGH STREET
Planning Application, Listed Building Consent 20100719
Access ramp

The Director said the application was for a new access ramp and steps to the main High Street entrance.

It was noted that a similar scheme had been approved several years ago. The Panel thought that the ramp was one of the best they had made comments on and were supportive of the scheme. They were however not in favour of the motif within the rails and thought that something that made reference to the detailing on the building would be more appropriate.

The Panel recommended approval on this application.

E) ST BARNABAS ROAD
Planning Application 20100849
Extension to school and vicarage

The Director said the application was for an extension to link the school with the Vicarage.

The Panel thought the plans were unclear and that the design of the new building was poor. They agreed the principle of the building but stated that they required a much better design and clearer drawings.

The Panel recommended seeking amendments to this application.

F) 2 UPPER KING STREET, HOLY TRINITY CHURCH
Advertisement Consent 20100874
New signage

The Director said the application was for two new internally illuminated signs.

The Panel thought that signage of this nature and particularly illuminated signage was completely inappropriate for a building of this stature and

importance. They stated that the applicant should seek to modify the existing free standing sign.

The Panel recommended refusal on this application.

G) 53-55 MARKET PLACE
Planning Application 20100892, Advertisement Consent 20100896
New shopfronts and signage

The Director said that the application was for a new shopfront and non illuminated signage.

The Panel were not in favour of the large boards within the window but otherwise thought that the scheme was acceptable.

The Panel recommended seeking amendments to this application.

H) 31 HORSEFAIR STREET
Advertisement Consent 20100822
New signage

The Director said the application was for new internally illuminated signage. The proposal would affect both Horsefair Street and Market Place elevations.

The Panel did not think the new signage on the Horsefair street elevation preserved the existing character and preferred the individual lettering of the current signage. They appreciated that the proposed lettering was white and might not stand out on the pale façade but thought that at the very least the red fascia panel should be reduced in width.

The Panel recommended seeking amendments to this application.

I) 2 HAYMARKET
Advertisement Consent 20100825
New signage

The Director said the application was for nine new internally illuminated signs and two externally illuminated projecting signs to the bank. The proposal would replace the existing signage.

The Panel thought that the new signage was overpowering particularly because the 'brackets' and square signs were all the same colour and the existing signage had a contrasting colour which visually separated the brackets from the signage and stated that this distinction should be reflected in the new signage

The Panel recommended seeking amendments to this application.

O) 109-133 GRANBY STREET
Planning Application 20100725

Extension of time for implementation of approval 20070430

The following application was asked to be discussed. The Director said that the application was for an extension of time to implement the consent for the demolition of 109-133 Granby Street and the redevelopment of the site with a new seven storey building for retail offices and restaurant. It was noted that the Panel had made observations on the original scheme in 2007.

The Panel reiterated previous concerns that a building of world wide importance would be lost and stated that they would like it noted that they were still very strongly opposed to the loss of the Thomas Cook building.

The Panel raised the argument that if the proposal was allowed a further extension of time it may result in future deterioration of the buildings and preclude any option for a future scheme retaining the existing buildings. They also stated that the loss of the buildings would detrimentally affect the character of the conservation area.

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

**J) 1 SEVERN STREET
Planning Application 20100765
Single storey extension to rear**

**K) 7 HIGH STREET
Planning Application, Listed Building Consent 20100719
Access ramp**

**L) 26 HORSEFAIR STREET
Planning Application 20080882
New signage**

**M) 193 NARBOROUGH ROAD
Planning Application 20100845
Change of use**

**N) UNIVERSITY OF LEICESTER
Planning Application 20080830
Cycle storage building**

**P) QUEEN STREET, SPA BUILDINGS
Planning Application 20100834, 20100804
Extension of time for implementation of approval 20071296 & 20070933**

50. ANY OTHER URGENT BUSINESS

Concern was raised at the lack of activity on the Friar's Mill building on Bath Lane. The Panel were informed that Officers were currently trying to establish who the owners were and future possible steps to tackle the problem could be

to issue an Urgent Works Notice.

51. CLOSE OF MEETING

The meeting closed at 6.51pm.

DECISIONS MADE BY LEICESTER CITY COUNCIL

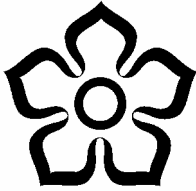
Report of the Service Director, Planning, Policy & Design

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
Applications considered by CAP 21st April 2010			
All Saints Brewery App. No. 20100392	Refuse	Holding objection	Approved
Newarke Street Crown building App. No. 20100417	Approve	Approve	Approved
30 Applegate App. No. 20100329	Approve	Approve	Approve
46-48 West Street App. No. 20100282	Approve	Approve	Approved
17 Horsefair Street App. No. 2010456	Approve	No objections	Approved
St Saviours Church App. No. 2010016	Approve	Approve	Approved
691 Aylestone Road App. No. 20100248	Refuse	objection	Approved amended plans
68 Derwent Street App. No. 2010428	Approve	Approve	Approved
Applications considered by CAP 19th May 2010			
Holy Cross Priory App. No. 20100578	Explore alternatives	attention to materials	Approved
3 Wellington Street App. No. 2010649	Approve	Approve	Approved
11 King Street App. No. 2010576	Approve	Approve	Approved

Paget House App. No. 2010433	Seek amendments	Seek amendments	Approved amended plans
16 Victoria Park Road App. No. 2010584	Seek amendments	Seek amendments	Approved amended plans
48 Knighton Drive App. No. 2010630	Approve	Approve	Approved
22-32 Humberstone Road App. No. 2010648	Seek amendments	Seek amendments	Approved amended plans
Charnwood Primary School App. No. 20100167	Approve	Approve	Approved

Applications considered by CAP 23rd June 2010

Fiveways House App. No. 20100167	Advised caution	Reservations	Approved
7 High Street App. No. 20100719	Approve	objection	Approved
53-55 market Place App. No. 20100896, 0892	Approve	Approve	Approved
31 Horsefair Street App. No. 2010822	Seek amendments	Seek amendments	Approved amended plans
2 Haymarket App. No. 2010825	Seek amendments	Seek amendments	Approved amended plans



Leicester
City Council

CONSERVATION ADVISORY PANEL

18th August 2010

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning & Economic Development

A) BLACK FRIARS LANE, BATH LANE **Pre application enquiry** **Redevelopment of site**

The proposal affects the setting of the Friars Mills complex of listed buildings.

This is a pre application enquiry for the redevelopment of the area bounded by Bath Lane, Blackfriars Lane, All Saints Road and Jarvis Street. The item will be presented by Paul O'Connell of Watkin Jones. The Panel has made observations on and around this site several times over the last few years.

B) NEWARKE STREET, OXFORD STREET, ALLEN HOUSE **Planning application 20101307** **Change of use, extensions**

Allen House dominates the south eastern corner of Oxford Street and Newarke Street is on the Local List and the proposal affects the setting of the Magazine a Scheduled Monument and Grade I listed building.

This application is for change of use of Allen House to student accommodation with the addition of a roof extension, the demolition of the adjacent Antiques Centre and construction of further student accommodation along Oxford Street and Newarke Street. The ground floor is intended for commercial use. There is a previous approval on the Antiques Centre site for demolition and a replacement building (20071647); there is also an application in to extend the time limit on this approval.

C) BISHOP STREET, REFERENCE LIBRARY
Listed Building Consent 20101253
Internal alterations

The building is Grade II listed.

The central lending library proposes to relocate and combine with the Bishop Street reference library. This application is for internal alterations which are required in order to facilitate the move and to comply with fire safety.

D) 7 BELVOIR STREET CENTRAL LENDING LIBRARY
Listed Building Consent 20101041
Internal alterations

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

This application is for internal alterations including the subdivision of the lower ground floor level.

E) 48 KNIGHTON DRIVE
Planning Application 20101159
Extension to bungalow

The building is within the Stoneygate Conservation Area

This application is for extensions to the bungalow to raise it up to create a two storey detached house. The Panel made observations on a smaller scheme earlier this year.

F) 349-353 LONDON ROAD
Planning Application 20100918
New detached house

The site is within the Stoneygate Conservation Area

This application is for new six bedroom detached house on land at the corner of Ratcliffe Road and London Road. The Panel made observations on a similar scheme last year.

G) 7 EAST STREET YMCA
Planning Application 20101149,1150, Listed Building Consent 20101153,1152
Replacement windows, re-roofing

The building is Grade II listed and within the Granby Street Conservation Area

The Building was listed in 2001 and already had uPVC windows within the upper floors. As part of the ongoing works to improve the facilities for occupants and users of the building they would like to replace the current uPVC windows with aluminium and timber hybrid working sash windows based on the original window designs.

They have also applied for re-roofing the theatre.

**H) 136-140 LONDON ROAD
Planning Application 20071577
Amendments to approved scheme**

The proposal is within the South Highfields Conservation Area.

This application is for amendments to planning application 20071577 for the redevelopment of the site of 136-140 London Road. The Panel made comments in 2007.

**I) 2 KIRBY ROAD ST PAULS CHURCH AND VICARAGE
Planning Application 20101088
1.4metre high railings**

The church is a Grade II listed building.

This application is for a new fence to subdivide the land currently shared by the church and the vicarage.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 16TH August 2010. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296

**J) 40-50 HIGH STREET
Planning Application 20101150
Fascia signs**

The building is within the High Street Conservation Area

This application is for new fascia signs.

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