



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 NOVEMBER 2010 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Hunt

Councillor Johnson

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Laughton	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect
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

* * * * *

73. APOLOGIES FOR ABSENCE

Apologies were received from Michael Goodhart, Simon Britton, Joan Garrity and Dr. Susan Barton.

74. DECLARATIONS OF INTEREST

No declarations of interest were made.

75. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 20 October 2010 be confirmed as a correct record.

76. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

77. 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.

Comments were made on the following application:

Newarke St, Oxford St, App. No. 20101307

It was noted that the buildings only had draft local list status. Officers were not at the Committee that approved the application so did not know the overriding reasons for approval.

78. CURRENT DEVELOPMENT PROPOSALS

A) UPPERTON ROAD

Planning Application 20101644

New development

The Director said the application was for a new 4-15 storey building for 479 student apartments, with the tallest part of the development fronting Upperton Road, in a mainly two-storey residential area.

The Panel thought that the scale of this building was completely inappropriate for this location. They noted that it would intrude on views of the historic environment from many locations within the city, in particular nearby listed buildings and views into the city of the iconic towers of St Mary de Castro and the Cathedral. It would have a detrimental affect on the Great Central Way linear park one of the city's best environmental achievements over recent years.

The Panel recommended REFUSAL of this application.

B) MARKET PLACE

Planning Application 20101753

Partial removal of canopy and resurfacing

The building was within the Market Place Conservation Area.

The Director said the application was for the removal of a section of the market roof structure and resurfacing work to create a flexible amenity space for eating, events, demountable stalls, etc.

There were no objections to the removal of the canopy although the Panel would prefer this to have been part of a larger scheme to improve the Market Place as a whole. They would like to see the 'street' brought into the scheme and the re surfacing should be York stone. They would not like to see the surface laid out to delineate proposed uses as this would restrict the flexibility within the new space.

The Panel recommended APPROVAL of this application.

**C) 8 BOWLING GREEN STREET
Listed Building Consent 20101773
Internal alterations**

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

The Director said the application was for an internal refit to create a new tiki themed interior for the Bora Bar Company. The Panel had no objections to this but they would like a condition to ensure that if the use ceased all furnishing and fitting introduced as a result of an approval would be removed.

The Panel recommended APPROVAL of this application.

**D) WELFORD PLACE
Planning Application 20101746,1747,1749 Advertisement Consent
20101748
Alterations, signs**

The building is within the Market Street Conservation area.

The Director said the application was for external alterations to form new shop fronts with illuminated signage and atm machine. Mechanical plant to the roof is also proposed.

The Panel had some reservations regarding the external treatment of this prominent corner building. They were opposed to the atm machine as it would cut through the windowsill line. The panel suggested that as there was no obvious external position the atm should be relocated inside. They thought that the design could be better executed to bring the windows and doors in line horizontally. The panel also noted that there was an excessive amount of signage and thought that there was no need for the sign on the chamfered corner. They noted that the flat section had a lantern roof and wanted assurance that the plant would not interfere with this.

The Panel recommended seeking amendments to this application.

**E) 48 KNIGHTON DRIVE
Planning Application 20101711 and Conservation Area Consent 20101682
Demolition and redevelopment**

The building is within the Stoneygate Conservation Area.

The Director said the application was for the demolition of the bungalow and redevelopment of the site with a new two storey dwelling house. The scheme follows advice from the Panel given at the August meeting.

The Panel were supportive of the removal of the bungalow and the redevelopment of the site with a new house. They did think that cream bricks

would not be appropriate for this prominent corner which is currently dominated by red brick and therefore a good red brick was advised.

The Panel recommended seeking amendments to materials proposed.

**F) LEICESTER UNIVERSITY CHARLES WILSON BUILDING
Planning Application 20101633
External alterations**

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

The Director said the application was for four plant units and a 2.1m high timber palisade perimeter fence near to the step arrangement at the front of the building. The Panel made observations on alterations to the building at the last meeting.

The Panel thought that the location for the plant was not sympathetically thought through and they advised that an alternative location be sought. The Panel asked why this scheme could not be dealt with as part of the overall refurbishment scheme they commented on in the October Committee?

The Panel recommended seeking amendments to this application.

**G) 1 WEST WALK
Planning Application 20100901
Change of use**

The building is within the New Walk Conservation Area.

The Director said the application was for the change of use of the building to flats. The proposal would involve a rear extension previously seen by the Panel and external alterations to the main property.

The Panel had no objections to the slight revisions to the approved rear extension or the proposed alterations to the entrance and window. They did note the fine quality of the existing windows and added a cautionary note that these should be kept as they are with secondary double glazing fitted behind.

The Panel recommended APPROVAL of this application.

**H) 119 LOUGHBOROUGH ROAD
Planning Application 20101647
Portable classrooms**

The building is within Loughborough Road Conservation Area.

The Director said the application was for four portable classrooms, three to the front forecourt facing Loughborough Road and one to the rear visible from Shaftsbury Avenue.

The Panel had no objections to a temporary three year consent providing the hedge that will shield them is maintained. They asked if a condition could be attached to the consent to this effect.

The Panel agreed to APPROVE the application subject to a condition that the hedge that would shield the portable classrooms from view is maintained.

**I) 31 ST ALBANS ROAD
Planning Application 20101569
Replacement rear windows**

The building is within the South Highfields Conservation Area and covered by an Article 4 Direction.

The Director said the application was for replacement uPVC windows to the rear of the property visible from Evington Road.

The Panel maintained previous views that if the windows are visible from the street scene they should be timber, as installing uPVC windows would be detrimental to the façade.

The Panel agreed to refuse the application in its current form, and recommended seeking amendments to install timber windows and not uPVC.

**J) KINGS HEAD PH, KING STREET
Advertisement Consent 20101629
New signage**

The building is within the New Walk Conservation Area.

The Director said the application was for new externally illuminated signage, and the applicants had re-submitted plans for signage.

The Panel discussed the revised signage but on the whole thought that the new signage did not preserve or enhance the conservation area. They accepted a lower hanging sign but wondered why the existing signage could not be retained.

The Panel recommended seeking amendments to this application.

**K) 128 WESTCOTES DRIVE
Planning Application 20101678
Change of use**

The building is within the West End Conservation Area.

The Director said the application was for the conversion of the property to three

flats. It was unclear from the application whether alterations to the windows were proposed.

The Panel noted the quality of the existing windows and that they matched neighbouring properties. In light of the slight confusion as to the future of the windows they recommended that the existing ones be kept with secondary glazing fitted.

The Panel agreed there were no objections to the change of use but recommended existing windows be kept.

The Panel raised no objections to the following applications

L) 23 HIGHFIELD STREET (ON THE CORNER WITH UPPER TICHBORNE STREET)

Planning Application 20101631

External alterations

M) 86-92 REGENT ROAD

Planning Application 20101593

Air conditioning unit

N) 19 HOTEL STREET

Planning Application 20101623

Satellite dish to roof

O) UNIVERSITY ROAD, WYGGESTON & QUEEN ELIZABETH I COLLEGE

Planning Application 20101708

Rear extension

79. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

80. CLOSE OF MEETING

The meeting closed at 6.41 pm.