



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 APRIL 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair

- | | | |
|-----------------|---|--|
| Councillor Hunt | - | Leicester City Council |
| P. Draper | - | Royal Institute of Chartered Surveyors |
| J. Goodall | - | Victorian Society |
| M. Elliott | - | Person Having Appropriate Specialist Knowledge |
| M. Goodhart | - | Leicester and Rutland Society of Architects |
| J. Garrity | - | Person Having Appropriate Specialist Knowledge |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| C. Laughton | - | Person Having Appropriate Specialist Knowledge |
| S. Barton | - | Leicester Civic Society |
| 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 |

* * * * *

103. APOLOGIES FOR ABSENCE

Apologies were received from Richard Lawrence, Chris Sawday, David Lyne and David Trubshaw.

104. DECLARATIONS OF INTEREST

Councillor Gary Hunt declared an interest in Appendix C, Item c, as he was a

member of Friends of Leicester Cathedral, but had no prior knowledge of the proposal.

Michael Goodhart declared an interest in Appendix B, St Martin's Walk railings.

105. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 16 March 2011 be confirmed as a correct record.

Joan Garrity asked for it to be recorded that she had sent her apologies for the last meeting.

106. MATTERS ARISING FROM THE MINUTES

A letter received from the designer of the Black Friars development was taken at the end of the meeting

107. 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 applications:

St Martins Walk railings, App. No. 20101934

It was noted that the application had been withdrawn and not refused.

74 Church Gate, App. No. 20101746

The use of uPVC windows were approved by Committee, not the recommended aluminium windows.

108. CURRENT DEVELOPMENT PROPOSALS

A) 31 GRANBY STREET Pre Application Presentation

The former HSBC Bank was a Grade II* listed building and within the Town Hall Square Conservation area.

The item was presented by the architect, though for confidentiality reasons the architect was not named. The Panel were in the main reasonably happy with proposals although the cloaked nature of the presentation made comments difficult. The main concern was the mezzanine floor which would require great thought and expertise to make it work without detriment to the building. They agreed there was an opportunity for improvement to replace the modern extension at the rear and to make the building more a part of the Town Hall Square.

B) LONDON ROAD, RAILWAY PORT COCHERE
Pre Application Enquiry 201190280P
Alterations to the internal layout

The building was Grade II listed and just outside of the South Highfields Conservation area.

This item was deferred until a later time, as negotiations were still underway.

C) ST MARTINS, LEICESTER CATHEDRAL
Advertisement Consent 20110454
New signage

The Cathedral was a Grade II* listed building and within the Cathedral/Guildhall Conservation Area.

The Panel were generally happy with most of the signs, except for the banner sign at the front by the main entrance.

The Panel recommended SEEKING AMENDMENTS to the application.

D) KIRBY ROAD, ST PAULS CHURCH
Listed Building Consent 20110262, Planning Application 20110261
Change of use from church to offices

The building was Grade II listed and to the outside of the West End Conservation Area.

The Panel found the change of use acceptable. The new entrance at the front was acceptable, although the change in levels would have to be addressed. The Panel also had strong reservations regarding the mezzanine floor, which they suggested should be removable for the future. They stated they would require more details to see how it would be constructed and attached before making any firm decisions.

The Panel suggested MORE DETAILS WERE REQUIRED before making a decision on the application.

E) 208 LONDON ROAD
Planning Application 20110125
Building to rear garden.

The building was within the Evington Footpath Conservation Area and covered by an Article 4 direction. The proposal also affected the setting of the adjacent Grade II* listed St James the Greater Church.

The Panel made no objections but they offered a note of caution to make sure that the use was ancillary to the enjoyment of the main house and it should not become a separate dwelling.

The Panel recommended APPROVAL of the application.

**F) 29 STONEYGATE ROAD
Planning Application 20101854
Extension and demolition**

The building was within the Stoneygate Conservation Area.

There was a general feeling amongst the Panel that seven to fourteen flats was a very intensive use of the building but conceded that the alterations to the building would not affect the character of the building of the conservation area.

The Panel recommended APPROVAL of the application.

**G) 2 SOUTHERNHAY ROAD
Planning Application 20110437
Extensions, new garage**

The building partly in use as a dwelling and part beauty salon was within the Stoneygate Conservation Area.

The Panel considered that the extensions to the house were detrimental to the character of the building and the conservation area. There was perhaps some scope for a detached garage providing it was a much better design that made a positive contribution to the area. They saw no scope for any alterations to the front of the building which was considered to be of some quality.

The Panel recommended REFUSAL of the application.

**H) 1 GRANVILLE ROAD
Advertisement Consent 20110424
Signs**

The building was within the New Walk Conservation Area.

The Panel were opposed to both the banner sign and the free standing sign which in particular would be detrimental to the listed park.

The Panel recommended REFUSAL of the application.

The Panel had no observations on the following applications.

I) TOWN HALL SQUARE, TOWN HALL
Listed Building Consent 20110275
Internal alterations

J) LONDON ROAD 7th DAY ADVENTIST CHURCH
Listed Building Consent 20110274
New lighting

K) 3 DE MONTFORT STREET
Planning Application 20110286
Replacement of bay window

L) 26 HIGHFIELD STREET
Planning Application 20110382
Replacement windows to side and rear

M) 24 HIGHFIELD STREET
Planning Application 20110405
Replacement windows, new windows and roof lights

N) 26 WOODBINE AVENUE
Planning Application 20110381
Replacement rear windows

O) 43 STRINGFIELD ROAD
Planning Application 20110355
Extension to rear

P) CHARLES WILSON BUILDING
Advertisement Consent 20110264
New sign

Q) 12 NEWTOWN STREET
Listed Building Consent 20110303
Internal alterations

109. ANY OTHER URGENT BUSINESS

A letter had been received from the designers of the Black Friars development, which endeavoured to meet the issues and concerns raised by the Panel at the meeting on 16 March 2011.

The Panel deliberated over the contents of the letter. It was stated that something that made money should not outweigh other considerations, for example heritage. The Panels decision was that objections to the development still stood.

110. CLOSE OF MEETING

The meeting closed at 6.55pm.