



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 MARCH 2010 at 5.15pm

P R E S E N T:

R. Lawrence – Chair

Councillor Hunt
Councillor Johnson

P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
M. Goodhart	-	Leicestershire and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial History Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group
Jennifer Timothy	-	Planning Policy and Design Group
John Snaith	-	Democratic Support

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19. APOLOGIES FOR ABSENCE

Apologies were received from Simon Britton, Malcolm Elliott, Joan Garrity, Richard Gill and Chris Sawday.

20. DECLARATIONS OF INTEREST

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

No interests were declared.

21. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 17 February 2010, be confirmed as a correct record.

22. MATTERS ARISING FROM THE MINUTES

Jeremy Crooks, Building Conservation Officer said that the Panel had enquired about the status of an Art Nouveau shop front on London Road at the last meeting. It was stated that the owners planned to reinstate it soon and the Panel were thanked for their contribution to making this happen.

23. DECISIONS MADE BY LEICESTER CITY COUNCIL

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

RESOLVED:

that the report be noted.

24. CURRENT DEVELOPMENT PROPOSALS

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

A) 24 CAREYS CLOSE

Planning Application 20100321, Conservation Area Consent 20200322 Demolition and redevelopment for student accommodation

Jeremy Crooks, Building Conservation Officer said this application was for the demolition of the existing factory, retention and refurbishment of the Italianate façade and the redevelopment of the site with a seven storey building for student accommodation.

There was some discussion regarding the archaeology including the use of sample core drilling and pile foundations. The Panel supported the retention of the existing façade however they felt that the proposed building did not relate to it. This was particularly noticeable in terms of the floor levels, they suggested that any new build should make reference to the existing façade to prevent it looking “pasted on”. They also noted that the Applegate façade needed improvement to reflect the character of the road, refurbished grammar school and Wygston House.

The Panel recommended seeking amendments, but refusing this application in its current form.

B) 20 FROG ISLAND

Planning Application 20100251 Change of use

Jeremy said that this application was for the conversion of the building to 43 flats. The proposal involves some external alterations including replacement windows.

The Panel welcomed improvement in this area but expressed concern over the replacement windows proposed. They noted that any replacement windows should be of suitable quality and not plastic. There was a suggestion that the fire escape should be enclosed both in aesthetic terms but also to provide greater security and safety. The Panel asked if the existing signage or similar could be kept to retain a sense of place as this was a landmark on one of the gateways to the city.

The Panel recommended approval of this application, subject to good quality windows.

C) BELGRAVE HOUSE
Listed Building Consent 20100197
Conversion of stables

Jeremy said that the application was for conversion of the stables into two houses in a vertical subdivision. The Panel were supportive of a previous application and expressed a preference for a vertical subdivision to create a more symmetrical external appearance.

The Panel supported the new development and hoped that it would go ahead providing a catalyst for Belgrave House to be brought back into use. It was noted that the windows needed special attention and should be traditional single glazed.

The Panel recommended approval of this application.

D) 1 WEST WALK
Planning Application 20100232
Extension to rear of offices

Jeremy said this application was for the demolition of an existing flat roof extension to the rear and replacement with a new two storey extension.

The Panel were generally happy with the proposal and felt it matched well with the main building. They thought that maybe this was a lost opportunity to explore something more contemporary in this location.

The Panel recommended approval of this application.

E) YMCA EAST STREET
Advertisement Consent 20100249,
Listed Building Consent 20100250
New signs

The Director said this application is for three fascia signs along the East Street elevation.

The Panel had no issues with the proposal. It was questioned whether some

form of projecting sign should be applied for also.

The Panel recommended approval of this application.

F) 189 LONDON ROAD
Planning Application 20100189
Extension to squash club

Jeremy said that this application was for extensions to the squash club to create two new squash courts and spectators area.

The Panel noted that this proposal would substantially alter the existing Art Deco appearance of the building, hiding it in views from London Road. They felt that the scheme should enhance the buildings Art Deco character rather than hide it. There were concerns expressed regarding the loss of the existing signage. The Panel did acknowledge that there was a need to upgrade the facilities and accepted the principle of an extension, but would prefer to see one which respected the existing character of the building.

The Panel recommended seeking amendments, but refusing this application in its current form.

G) 4 AVENUE ROAD
Planning Application 20100114
Extension to house

Jeremy said that this application was for a first floor extension to the side and rear and a single storey extension to the rear of the property.

The Panel felt that the extension would alter the relationship with the adjacent property and the space between the buildings would be lost. They suggested that roof materials should be salvaged from the demolition for reuse on the new extensions.

The Panel recommended approval of this application.

H) LEICESTER UNIVERSITY, FIELDING JOHNSON BUILDING
Listed Building Consent 20100144
Internal alterations

Jeremy said that this proposal was for alterations to remove an internal wall to create a larger office. The Panel made observations on a similar application at the January 2010 meeting.

The Panel expressed no real concerns over this proposal but did note that it would be good to get a conservation plan for the site to prevent these piecemeal developments potentially harming the overall character of the buildings.

The Panel recommended approval of this application.

I) 48 KNIGHTON DRIVE
Planning Application 20100211
Change of use

Jeremy said this application was for the change of use of the house to a day nursery.

The Panel expressed no real concerns over this proposal, but did question whether highways would have any concerns over the proximity of the new entrance to the existing junction. They were pleased to see the retention of the hedge.

The Panel recommended approval of this application.

J) 115-119 GRANBY STREET
Planning Application 20100241
Change of use to restaurant flue to rear

Jeremy said this application was for the change of use of the building from offices to a restaurant involving a flue to the rear visible from Dover Street.

The Panel did not feel that the addition of a flue to the rear elevation would be detrimental to the existing view of the rear of the buildings provided it were powder coated in an appropriate colour. A colour to match the brick was suggested.

The Panel recommended approval of this application.

K) GRANVILLE ROAD, DE MONTFORT HALL
Planning Application 20100294
2.5 Metre statue

Jeremy said that this application was for a new 2.5 metre statue within the grounds to the front of the hall.

The Panel were broadly supportive of the scheme. However concerns were raised that the proposed artwork could hamper any future outdoor staged events at the front of the hall, which had taken place previously.

The Panel recommended approval of this application.

The Panel made no objections to the following applications, they were therefore not formally considered:

L) 80-82 LONDON ROAD, MASONIC LODGE
Listed Building Consent 20100238
Internal alterations

M) 20 THE NEWARKE, SOAR POINT

**Planning Application 20100118
Canopies**

25. ANY OTHER URGENT BUSINESS

The Panel requested an update on the plans for the Friars Mill site on Bath Lane and asked when any proposals would come before the Panel again. Jeremy said that this would be looked into.

26. CLOSE OF MEETING

The meeting closed at 6:29pm.