



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 AUGUST 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Dr. Barton

S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Laughton	-	Person Having Appropriate Specialist Knowledge
C. Sawday	-	Architect
M. Goodhart	-	Leicester and Rutland Society of Architects
D. Lyne	-	Leicestershire Industrial Society
H. Eppel	-	Leicester Civic Society
M. Johnson	-	Leicester Archaeological Society
M. Elliott	-	Person Having Appropriate Specialist Knowledge
P. Swallow	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Ann Provan	-	Team Leader, Conservation and Nature Team
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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8. APOLOGIES FOR ABSENCE

Apologies were received from David Trubshaw and Richard Lawrence.

9. DECLARATIONS OF INTEREST

10. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the Conservation Advisory Panel meeting held on 22 June 2011 be confirmed as a correct record.

11. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

12. CURRENT DEVELOPMENT PROPOSALS

A) COLLEGE HALL, KNIGHTON ROAD Listed Building Consent 20110943

The application was for the change of use to a conference centre with a new extension, external and internal alterations.

The site included the Grade II listed complex of University buildings, designed by Trevor Dannatt and Sir Leslie Martin, the Grade II listed Grove and Latimer House. The site as a whole was in the Knighton Village Conservation area. The College Hall buildings were on the Heritage at Risk Register.

The panel were supportive of the proposal and had no comments to make on the detail of the scheme. They raised some issues regarding traffic circulation including poor visibility at the junction with Knighton Road. However, they acknowledged that this was not within their remit but requested that their comments be passed on.

The Panel had NO OBJECTION to the application.

B) THREADS CLOTHING CO, FIVEWAYS HOUSE, TUDOR ROAD Planning Application 20110905 Listed Building Consent 20110906

The application was for the change of use from factory to self-storage facility, alterations to roof, internal and external alterations.

The building is Grade II listed and has consent for conversion to student flats. It had a severe fire two years ago and has stood partially open and scaffolded since. It is currently on the heritage at risk register.

Again the panel were supportive of the application and welcomed the restoration and re-use of the building in a more sensitive manner than the previously approved student accommodation scheme. They had no comment on the details of the application.

The Panel had NO OBJECTION to the application.

C) 22 KNIGHTON PARK ROAD Planning application 20111097

The application was for a residential development comprising two blocks to provide 73 student beds in 57 one and two storey bedroom flats, with

associated car parking and landscaping.

The building is adjacent to the Stoneygate Conservation Area.

The panel supported the principle of development on this site. They expressed concerns over the size of block B to the rear of the site feeling that this was overdevelopment. They commented on the use of materials and noted that although render was used in the area it was not the dominant material and asked that the use of brick be considered in the development. They requested that the detailing should reflect the high standard of the area. The panel also raised concerns about the rooms sizes and living conditions within the block. They also requested that the protected trees should be safeguarded.

The Panel recommended SEEKING AMENDMENTS to this application regarding materials and detailing.

**D) RAILWAY STATION, LONDON ROAD
Listed Building Consent 20111191**

The application was for internal alterations to the Porte Cochere including insertion of glazed screen to create separate pedestrian and vehicular routes, new disabled access routes, alterations to entrance and internal surfaces.

The building is Grade II listed, the listing has recently been updated to include all of the structure rather than just the front wall facing London Road.

The panel were disappointed with the scope of the scheme and felt that it wasn't ambitious enough. They thought that too many compromises had been made to fit too much into the space. They raised concerns over the space provided for disabled parking and the difficulty of pedestrian movements across the trafficked area with too many pinch points. In the pedestrianised area they felt that the amount of ramps and level changes would result in a cluttered, disjointed appearance which was likely to be exacerbated by the installation of retail kiosks at a later date. Concerns were also raised regarding accumulation of fumes with the subdivision and also the relocation of the historic granite cobbles.

The panel suggested that the traffic should be moved out of the Porte Cochere with taxis relocated on to the street and pick up ability in the car park to the rear. This would allow the Port Cochere to be given over to pedestrians, more scope for level alterations and allow for a "St Pancras style" shopping area.

The Panel recommended SEEKING AMENDMENTS to this application.

**E) CPH THURMASTON SITE, UPPERTON ROAD
Planning Application 20111234**

The application was for mixed use development comprising: student halls of

residence with 731 bed spaces in 4, 5, 6, 7 and 8 storey buildings with ancillary facilities and parking; foodstore, drive through restaurant, gym, car parking for all uses, amended site access, demolition of factory buildings, amendments to planning permission 20101644 (student halls of residence).

The site includes the locally listed CPH Thurmaston building. It is proposed to demolish this building as part of the overall scheme.

The panel objected to the demolition of the CPH Thurmaston building and supported its designation as a locally listed building. It was sited as one of the last remnants of the Great Central Railway which also features prominently in the street scene. They noted that no attempt appeared to have been made to investigate the re-use of the building within an overall development scheme.

The panel also objected to the proposed development on the grounds of scale, mass, height, design and location. They once again requested that the necessity for this type of student accommodation be demonstrated.

The Panel OBJECTED to the application.

13. ANY OTHER BUSINESS

The City Mayor has set up a heritage advisory panel, which will look at the wider issue of heritage in the city, the local list, and buildings in danger.

14. CLOSE OF MEETING

The meeting closed at 6.45pm.