



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 OCTOBER 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

| | | |
|------------------|---|--|
| H. Eppel | - | Leicester Civic Society |
| Rev. R. Curtis | - | Leicester Diocesan Advisory Committee |
| D. Martin | - | Leicestershire and Rutland Gardens Trust |
| M. Johnson | - | Leicestershire Archaeological & Historical Society |
| P. Draper | - | Royal Institute of Chartered Surveyors |
| J. Goodall | - | Victorian Society |
| C. Laughton | - | Person Having Appropriate Specialist Knowledge |
| Prof. P. Swallow | - | Person Having Appropriate Specialist Knowledge |
| M. Elliott | - | Person Having Appropriate Specialist Knowledge |

Officers in Attendance:

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|---------------|---|--------------------------------------|
| Jeremy Crooks | - | Building Conservation Officer |
| Jenny Timothy | - | Senior Building Conservation Officer |
| Angie Smith | - | Democratic Services Officer |

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22. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Malcolm Unsworth, Chris Sawday, Simon Britton and Michael Goodhart.

23. DECLARATIONS OF INTEREST

There were no declarations of interest.

24. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 21 September 2011 be confirmed as a correct record.

25. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

26. CURRENT DEVELOPMENT PROPOSALS

A) ABBEY PARK ROAD, ABBEY MILLS Planning Application 20111482 Demolition, redevelopment

The building was on the Local List

The application was for the demolition of the mill and redevelopment of the site with a new eight storey building for 24 self-contained flats and eleven four storey houses. The Panel had made observations on similar schemes over the last year.

The Panel reiterated previous comments regarding the importance of the building and wished to see it retained and re-used. When the city was approached from the waterway the building formed a key gateway into the city centre. The building rose directly from the canal bank; this was an integral part of both the buildings and the canals special character. They questioned the sustainability of demolishing the building and replacing it with something new, noting that the previously approved scheme for conversion had clearly demonstrated that the building could be successfully converted.

The Panel were uncomfortable about making comments on the new build in case it lessened the strong views that the building should be retained. However, they thought the new build element was too busy and that the low rise and high rise elements did not sit well with one another. Overall they raised very strong objections to the demolition of the building.

The Panel recommended REFUSAL of the application.

B) 40-46 WESTERN ROAD Planning Application 20110539

The proposal affected the former Equity Shoes factory which was on the Local List.

The Panel made observations on the development earlier in the year. The proposal was a revised scheme for new buildings ranging from five to eight storeys in height to create 581 bed spaces for student accommodation.

The revised scheme did not address the concerns previously raised with the exception of the break in the building to provide limited views of the Equity shoes factory over the old canal. They considered that the building was still too high and monolithic, dominating and compromising historic views within the city. Essentially it should be no higher than the adjacent factory.

The Panel recommended REFUSAL of the application in its current form.

**C) 8 SALISBURY ROAD
Planning Application 20111442
Change of use, rear extension**

The building was within the New Walk Conservation Area.

The application was for conversion of the building to nine flats. The proposal involved a two and a half storey rear extension.

The Panel were not overly impressed with the scheme but conceded that it was not visible from the public areas of the conservation area. Accordingly it would have little overall impact on the character of the conservation area. They did note that the original windows at the front should not be replaced with double glazed units and wanted an assurance that the front wall and garden would remain.

The Panel recommended APPROVAL of the application.

**D) 84-86 GRANBY STREET
Planning Application 20111552
Change of use, alterations**

The building was within the Granby Street Conservation Area.

The application was for change of use of the building from restaurant/café to bar/café and the upper floors to offices. The building suffered severe fire damage earlier in the year.

The Panel raised no objections.

The Panel recommended APPROVAL of the application.

**E) 10 ST JAMES ROAD
Planning Application 20111496
Change of use, alterations**

The building was within the Evington Footpath Conservation Area

The application was for the conversion of the building from nine bedsits to two bedsits and eight self-contained flats. Some external alterations were proposed.

The Panel were slightly uneasy with the proposal but conceded that the scheme was unlikely to have an effect on the character of the conservation

area provided it was carried out properly with matching timber windows. They would not support the replacement of the existing windows with double glazed units.

The Panel recommended APPROVAL of the application.

**LATE ITEM) 10 WOODLAND AVENUE
Planning Application 20110307
New House**

The panel reiterated previous views that the space between the large houses in the Stoneygate area was an important part in the character of the conservation area and should be preserved. They thought that there was insufficient space for the proposed house considering it to be overdevelopment.

The Panel recommended REFUSAL of the application.

The Panel raised no objections to the following applications:

**F) 344 LONDON ROAD
Planning Application 20111417
Replacement windows**

**G) 48 PRINCESS ROAD EAST
Planning Application 20111542
Replacement windows and doors**

**H) REGENT ROAD, REGENT COLLEGE
Planning Application 20111370
Link extension**

**I) HALLAM CRESCENT EAST, CALDECOTE PRIMARY SCHOOL
Planning Application 20111371
2.4 metre fence**

27. CLOSE OF MEETING

The meeting closed at 6.05pm.