



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 JANUARY 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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36. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Malcolm Unsworth, Malcolm Elliott, Michael Goodhart, Joan Garrity, David Trubshaw and Richard Curtis.

37. DECLARATIONS OF INTEREST

There were no declarations of interest.

38. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the conservation n Advisory Panel held on 18 January 2012 be confirmed as a correct record.

39. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

40. 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.

RESOLVED:

that the report be noted.

41. CURRENT DEVELOPMENT PROPOSALS

A) DE MONTFORT STREET ADJACENT TO NO. 25 Planning Application 20111837 Demolition of garage & redevelopment

The site was within the New Walk Conservation Area.

The application was for the demolition of the existing garage and redevelopment of the site with a three and four storey building for student accommodation. The application was a revised scheme to the one the Panel made observations on last year.

The Panel were supportive of the revised scheme but would like a condition to ensure high quality materials were used.

The Panel had NO OBJECTION to the application

B) 3-5 CHATHAM STREET Planning Application 20111835 Change of use roof extension

The proposal affected the rear of the former Grand Hotel listed Grade II and was within the Granby Street Conservation Area.

The application was for the conversion of the night club and flats to 15 flats.

The proposal involved a two storey roof extension.

The Panel noted that some roof extensions in the city were of a high quality and could add something to the building. However in this case the proposal did not preserve or enhance. They thought it a poor quality design that made the building 'top heavy' and out of proportion with the adjacent buildings, and it did not sit well within the townscape. They would support a single storey roof extension with perhaps a mansard roof set back with dormers.

The Panel OBJECTED to the application

**C) REAR OF 23 & 25 EVINGTON ROAD, EVINGTON FOOTPATH
Planning Application 20111956 & Conservation Area Consent 20111957
Demolition and redevelopment with three-storey flat block**

The site was within the Evington Footpath Conservation Area.

The application was for the demolition of the existing coach house and redevelopment of the site and part of the rear gardens of 23 and 25 with a three storey block of flats with associated car parking.

The Panel noted the importance of the building within the historic character of the Evington Footway and how the surviving workshop / coach houses added so much to its character. They did not support the demolition of the coach house but would be quite happy to see the later single storey elements that were within the garden space removed. The proposed new building was too big and would be out of character in this setting. They also thought it could set precedence for other buildings to follow. They would support the restoration and conversion of the existing building.

The Panel OBJECTED to both the demolition and the new building

**D) 55A NEW WALK
Planning Application 20111915, Listed Building Consent 20112003
Change of use, alterations**

The building was Grade II listed and within the New Walk Conservation Area.

The application was for the conversion of the building to three self-contained flats. The proposal involved internal alterations and provision of a cycle/bin store.

The Panel accepted the principle of the conversion to flats. They would not support the removal of the chimney breasts, the coving on the first floor, suspended ceilings or dry lining where it would interfere with historic features, or removal of any of the other surviving historic features. They did not support the diagonal subdivision of the end rooms, and stated the bin store should be relocated to the rear of the building.

The Panel recommended SEEKING AMENDMENTS to the application

**E) WOOD HILL, ST SAVIOURS VICARAGE
Planning Application 20111924
Change of use, extension & alterations**

The building was on the Local List and affected the setting of St Saviours Church (Grade II*).

The application was for the change of use of the building to nine flats. The proposal involved a two storey side extension and external alterations.

It was noted that this application had been withdrawn.

**F) 14 KNIGHTON ROAD
Planning Application 20111639
Extension & alterations**

The building was within the Stoneygate Conservation Area.

The application was for a rear extension and alterations to increase the use from seven to eleven flats.

The Panel had no objections to the rear extension or the reordering of the fenestration. The new windows to the front should be timber and preferably more in keeping with the quality of the main house and they liked the existing timber garage doors and would like to see something similar if they were renewed.

The Panel recommended SEEKING AMENDMENTS to the application

**G) 23-25 Market Street
Planning Application 20112069
Three flag poles**

The building was within the Market Street Conservation Area.

The application was for three flag poles to the front elevation.

The Panel noted that the façade of the building was becoming increasingly cluttered. They asked if the mock topiary needed planning permission and if so they questioned if it had been given. They considered that there was sufficient advertising on the building already and that the introduction of flag poles and flags would be detrimental to the character of the building and the street scene.

The Panel OBJECTED to the application

H) HOLBROOK ROAD, ST GUTHLAC'S CHURCH
Planning Application 20111995
Signage

The building was on the Local List.

The application was for a free standing sign within the grounds of the church and a temporary banner to the front porch.

The Panel were happy with the new free standing notice board but thought that the temporary sign was inappropriate and would have a detrimental effect on the character of the building. They considered a smaller sign attached to the timber cladding would be acceptable for a limited period.

The Panel recommended SEEKING AMENDMENTS to the application

M) LANCASTER ROAD, LANCASTER PLACE
Planning Application 20112023
Six storey medical teaching & office building

The building was within the grounds of Regent College a building of Local Interest and affected views of Peace Walk, the Lutyens War Memorial (Grade I), Peace Walk Gates (Grade II), De Montfort Hall (Grade II) and Lancaster Road Fire Station (Grade II).

The application was an amendment to the scheme presented to CAP in June 2011 which although supported by the Panel was refused at committee. The substantive design had not changed, the alterations addressed disabled car parking and cycle storage issues.

The Panel requested to see the application in order to reaffirm support for the scheme. The majority of the Panel were in favour of the scheme. Concerns were raised by a minority of the panel over the siting and loss of open space.

The Panel had NO OBJECTION to the application

N) 6-12 CANK STREET & 40 MARKET PLACE
Planning Application 20111716
Conversion to flats

The building was within the Market Place Conservation Area.

The application was for the conversion of the building to flats. The application was a minor amendment to the approved scheme (20072096) for the addition of six rooflights, not visible in any public views.

The Panel requested to see the application because of the sites close proximity to the section of medieval timbered building. They would not like to see the building demolished and hoped that the building could be restored as part of a future scheme. There were no concerns regarding the addition of roof lights to the Cank Street elevation.

The Panel had NO OBJECTION to the application

**LATE ITEM) SAXBY STREET
Planning Application 20111853
Replacement windows**

The Panel were opposed to the replacement of the existing timber windows with uPVC. They considered replacement double glazed timber windows to match the existing would be an option as this was not the principal elevation providing it included replacing the uPCV windows on the upper floor.

The Panel OBJECTED to the application

The following applications were registered as no observations:

**I) 7 WELFORD ROAD,
Planning Application 20111977
Rear extension**

**J) 82 LONDON ROAD
Planning Application 20110986
Internal alterations**

**K) 17 GLEBE STREET
Planning Application 20112031
Six antennae, roof ladder**

**L) ST BARNABAS VICARAGE, ST BARNABAS ROAD
Planning Application 20112000
Extension to outbuilding**

42. CLOSE OF MEETING

The meeting closed at 6.30pm.