



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: TUESDAY, 21 OCTOBER 2008 at 5.15pm

P R E S E N T:

R. Lawrence – Chair

Councillor R Blackmore	- Leicester City Council
P. Draper	- Royal Institute of Chartered Surveyors
M. Elliott	- Person Having Appropriate Specialist Knowledge
J. Goodall	- Victorian Society
D. Hollingworth	- Leicester Civic Society
M. Jones	- Leicestershire and Rutland Society of Architects
D. Lyne	- Leicestershire Industrial History Society
D. Martin	- Leicestershire and Rutland Gardens Trust
A. McWhirr	- Leicester Diocesan Advisory Committee
R. Roenisch	- Victorian Society
C. Sawday	- Person Having Appropriate Specialist Knowledge
D. Smith	- Leicestershire Archaeological & Historical Society
P. Swallow	- Person Having Appropriate Specialist Knowledge

**Officers in Attendance:**

J. Carstairs	- Planning Policy and Design Group, Regeneration and Culture Department
Jane Crooks	- Planning Policy and Design Group, Regeneration and Culture
Jeremy Crooks	- Planning Policy and Design Group, Regeneration and Culture Department
P. Mann	- Committee Services, Resources Department

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**121. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**122. DECLARATIONS OF INTEREST**

No declarations were made.

### **123. MINUTES OF PREVIOUS MEETING**

The Committee Services Officer informed the Panel that the minutes of the last meeting were not yet complete and it was agreed that they would be deferred until the next meeting for approval.

### **124. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes

### **125. DECISIONS MADE BY LEICESTER CITY COUNCIL**

The Service Director, Planning and Policy 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.

### **126. CURRENT DEVELOPMENT PROPOSALS**

#### **A) FIRE STATION, LANCASTER ROAD**

#### **Planning Application 20081625 & Listed Building Consent 20081623 Internal & external alterations**

It was noted that the Panel made observations on alterations to the building in August. The Director said that the application was a revised scheme for the proposed alterations.

The Panel supported the revised canopy and the replacement windows provided that they were exact replicas.

The Panel recommended conditional approval on this application.

#### **B) 1 WEST WALK**

#### **Planning Application 20081471 Extension & new offices**

The Director said that the application was for a two storey extension to the rear of the office building and a new three storey office building in the adjacent 'garden' space.

The Panel thought that the new build looked quite interesting and showed some imagination but commented that the first floor balcony looked as though it was in front of the building line. The Panel also thought the building would be a bit overpowering from some angles and would obscure the view down West Walk. They requested that the building be set back and more glazing added to reduce the bulk.

The Panel were less keen on the rear extension which they felt should

complement the design of the new build better. They were satisfied with the proposed height but commented that the elevation facing Princess Road East needed to be improved. They requested that the extension be altered to form part of the new build in an L shape instead and that the rear elevation of the existing building be restored.

The Panel recommended seeking amendments to this application.

**C) 136 WESTCOTES DRIVE**  
**Planning Application 20081464**  
**Change of use to 15 flats**

The Director said that the application was for the conversion of the nursing home to 15 self-contained flats. The proposal involved a new extension to the rear replacing the existing flat roof extension and external alterations to the existing 1960s extension.

The Panel thought that this was a particularly attractive site and Westcotes Drive was very distinctive. The Panel opposed the extra extension to the rear and the reworking of the existing extension. They felt that the 1960s part did not detract from the main building but only the windows did. They also stated that the new proposals created an over-intensive development on the site that would not enhance the conservation area. The Panel opposed the loss of the rear garden space for the new extension however they did support the change of use to flats.

The Panel recommended refusal on this application.

**D) UNIVERSITY OF LEICESTER**  
**Planning Application 20081427**  
**Extensions to student union**

The Director said that the application was for extensions to the Percy Gee Building.

The Panel thought that the new extensions would completely alter the appearance of the building, but agreed that it needed improving. Some members thought the end result would be more interesting than the drawings suggested.

The Panel recommended approval on this application.

**E) 20 – 22 GRANBY STREET**  
**Planning Application 20081447, 20081404, 20081642**  
**Signage, new shop front, change of use of ground floor to café and upper floor to flats**

The Director said that the application was for the conversion of the ground floor shop to a café, and upper floor to a flat. The proposal involved a new shopfront and signage and a separate entrance door to the upper floors.

The Panel thought that Granby Street needed livening up and that the new signage would be an improvement. They queried whether the new door could be central, but accepted that this would not be possible because of the location of the internal staircase.

The Panel recommended approval on this application.

**F) MIRCH MARSALA, 37 – 39 MARKET STREET**  
**Planning Application 20081053**  
**3 Projecting signs**

The Director said that the application was for three banner signs to the first floor.

The Panel thought that the proposed banners would destroy the rhythm and integrity of the façade and would set a bad precedent for other shops in Market Street to do the same.

The Panel recommended refusal on this application.

**G) 20 MARKET STREET**  
**Planning Application 20081681**  
**New shopfront**

The Director said that the application was for a new shopfront.

The Panel queried the providence of the existing pilaster and what was behind the existing fascia. They queried whether the pilaster could be removed to achieve a symmetrical shopfront. They stated that if the pilaster stayed then they would prefer a slightly asymmetrical shop front. The Panel welcomed the removal of the existing roller shutter.

The Panel recommended seeking amendments to this application.

**H) 12 LOSEBY LANE**  
**Advertisement Consent 20081626**  
**Signage**

The Director said that the application was for two non illuminated fascia signs and one non illuminated projecting sign to a new café. It was noted that the change of use had been approved last month.

The Panel noted that the building in question was a handsome building with a nice shop front. They had no objection to the signage but queried how the canopy would be attached to the fascia. The Panel questioned whether the box would be recessed.

It was agreed that more information was required for this application.

**I) 15 CARISBROOKE ROAD**  
**Planning Application 20081529**  
**Single storey extension**

The Director said that the application was for a single storey extension to the side of the house.

The Panel had concerns about the proposed extension as the buildings coherence and historic shape would be lost. They acknowledged that the extension wouldn't be visible from the street but it would be very large and close to the trees. After some discussion the Panel decided to reluctantly support the scheme provided that the materials matched the existing ones and there was no damage to the trees.

The Panel recommended conditional approval on this application.

**J) 6 RATCLIFFE ROAD**  
**Planning Application 20081546**  
**Single storey extension**

It was noted that the Panel made observations on the conversion and partial redevelopment of the site in 2003. The Director said that the application was for a single storey extension to the building.

The Panel opposed any extension in the location as they felt it would have a negative impact on a fine quality building and the wider conservation area.

The Panel recommended refusal on this application.

**K) 18 VICTORIA PARK ROAD**  
**Planning Application 20081566**  
**Change of use to flats**

It was noted that the Panel discussed the previous scheme earlier this year.. The Director said that the application was a revised scheme for the conversion of the house to five self contained flats.

The Panel reiterated their previous objection to the change of use to 5 flats.

The Panel recommended refusal on this application.

**L) THE LODGE, BRAUNSTONE PARK**  
**Planning Application 20060737**  
**Revised landscaping**

It was noted that the Panel made observations on the refurbishment, extension and change of use of this building in 2006. The Director said this was a revised landscaping scheme to the one approved.

The Panel thought that the bollards were very dominant and needed to be of a

better quality and design. They commented that the recently installed fencing at Western Park could be used as a template for the proposed fencing around the lodge.

The Panel recommended seeking amendments to this application.

**M) 34 – 36 CHURCHGATE**  
**Planning Application 20081645**  
**Canopy**

The Director said that the application was for a new canopy to the front of the shop.

The Panel thought that two smaller canopies, one over each window would be more appropriate.

The Panel recommended seeking amendments to this application.

**LATE ITEM**

**CHARLES STREET POLICE STATION**  
**Listed Building Consent 20081720**  
**Banner sign to front elevation**

The Director said that the application was for a new sign to replace the existing one.

The Panel were opposed to the banner sign, which they felt was more of an advert for the agents than the building and would be too high and dominant. They queried whether the flagpole could be used for a new sign instead.

The Panel recommended refusal on this application.

**LATE ITEM**

**8 GUILDHALL LANE**  
**Listed Building Consent 20081638**  
**Change of use and alterations**

The Director said that the application was for a general restoration scheme to the building, which included the replacement of the windows and doors at the change of use to a house.

The Panel thought this looked like an interesting building with lots of aspects to it, and requested an archaeological impact assessment be carried out. They welcomed the change of use to a house but saw no need to change the rear window. They had no objection to the proposed doors from the kitchen.

The Panel recommended seeking amendments to this application.

The Panel raised no observations on the following applications, they were therefore not formally considered.

**N) 126 MERE ROAD**  
Planning Application 20081587  
Change of use to flats

**O) 28 WESTLEIGH ROAD**  
Planning Application 20081473  
Solar panels

**P) 8 BOWLING GREEN STREET**  
Planning Application 20081624  
Internal alterations

**Q) 31 - 37 LINCOLN STREET**  
Planning Application 20081303  
Extension

**R) 14-20 HIGHFIELDS STREET**  
Planning Application 20081556  
Lighting

**S) 14 CHEAPSIDE**  
Advertisement Consent 20081515  
Signage

**T) 174 ST SAVIOURS ROAD**  
Planning Application 20081518  
Replacement windows

**U) 50 RATCLIFFE ROAD**  
Planning Application 20081501  
Extension

**V) 93 LONDON ROAD**  
Planning Application 20081476  
Change of use

**W) 91 LONDON ROAD**  
Planning Application 20081621  
ATM machine

**X) AYLESTONE ROAD GAS DEPOT**  
Planning Application 20081337  
Access ramp

## **127. CLOSE OF MEETING**

The meeting closed at 6:45pm.



