



Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 18 FEBRUARY 2009**  
**TIME: 5:15 pm**  
**PLACE: THE OAK ROOM, GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER**

**Members of the Panel**

R Gill (Chair)  
R Lawrence (Vice Chair)

Councillors R Blackmore and Johnson, 5 Labour Vacancies

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	English Heritage
Vacancy	-	Institution of Civil Engineers
D Trubshaw	-	Institute of Historic Building Conservation
D Singleton	-	The Landscape Institute
D Hollingworth	-	Leicester Civic Society
Dr A McWhirr	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodheart	-	Leicestershire and Rutland Society of Architects
D Smith	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institution of Chartered Surveyors
S Heathcote	-	Royal Town Planning Institute
S Britton	-	University of Leicester
J Goodall	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society
M Elliott	}	Persons having appropriate
Prof P Swallow	}	specialist knowledge in respect
C Sawday	}	of the terms of reference
J Garrity	}	of the Working Party

Members of the Panel are invited to attend the above meeting to consider the items of business listed overleaf.

for Town Clerk

**Officer contact: Palbinder Mann**  
*Democratic Support, Resources Department*  
*Leicester City Council*  
*Town Hall, Town Hall Square, Leicester LE1 9BG*  
*(Tel. 0116 229 8814 Fax. 0116 229 8819)*  
*Email: [palbinder.mann@leicester.gov.uk](mailto:palbinder.mann@leicester.gov.uk)*

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

### **ACCESS TO INFORMATION AND MEETINGS**

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Dates of meetings are available at the Customer Service Centre, King Street, Town Hall Reception and on the Website.

There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

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### **BRAILLE/AUDIO TAPE/TRANSLATION**

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

### **INDUCTION LOOPS**

There are induction loop facilities in meeting rooms. Please speak to the Democratic Services Officer at the meeting if you wish to use this facility or contact them as detailed below.

**General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact Palbinder Mann, Democratic Support on (0116) 229 8814 or email [palbinder.mann@leicester.gov.uk](mailto:palbinder.mann@leicester.gov.uk) or call in at the Town Hall.**

**Press Enquiries - please phone the Communications Unit on 252 6081**

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

### **2. DECLARATIONS OF INTEREST**

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

### **3. MINUTES OF PREVIOUS MEETING **Appendix A****

The minutes of the meeting held on 21 January 2009 are attached and the Panel is asked to confirm them as a correct record.

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

### **5. DECISIONS MADE BY LEICESTER CITY COUNCIL **Appendix B****

The Service Director, Planning and Policy submits a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

### **6. CURRENT DEVELOPMENT PROPOSALS **Appendix C****

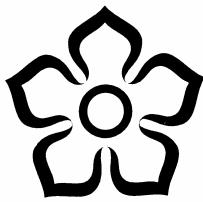
The Service Director, Planning and Policy submits a report on planning applications received for consideration by the Panel.

### **7. ANY OTHER URGENT BUSINESS**

To consider such other business as, in the opinion of the Chair, ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair and Democratic Services Officer in advance of the meeting if they have urgent business that they wish to be considered.





Leicester  
City Council

# Appendix A

## Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 21 JANUARY 2009 at 5.15pm

### P R E S E N T:

R. Gill - Chair  
R. Lawrence –Vice Chair

Councillor M Johnson - Leicester City Council

- |                 |   |  |
|-----------------|---|--|
| P. Draper       | - | Royal Institute of Chartered Surveyors             |
| M. Elliott      | - | Person Having Appropriate Specialist Knowledge     |
| D. Hollingworth | - | Leicester Civic Society                            |
| M. Jones        | - | Leicestershire and Rutland Society of Architects   |
| D. Martin       | - | Leicestershire and Rutland Gardens Trust           |
| 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       | - | Democratic Support, Resources Department                              |

\* \* \* \* \*

### **143. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Blackmore, Simon Britton, Joan Garrity, Alan McWhirr and David Lyne.

### **144. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **145. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Panel held on 9 December be confirmed as a correct record.

**146. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

**147. 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.

**148. CURRENT DEVELOPMENT PROPOSALS**

**A) HERONGATE ROAD, NEAR TOWERS HOSPITAL  
Planning Application 20082029  
43 Dwellings**

The Director said that the application was one of the last sites to be developed with a proposal for 43 dwellings. It was noted that the Panel had made observations on the redevelopment of the Towers Hospital land on several occasions over the last few years.

The Panel raised concern about the trees to the rear of the listed building. They stated that the design quality of the proposed houses was not great but could be improved by adding some chimneys however the Panel emphasised they should be functional ones not just ornamental.

The Panel recommended seeking amendments to this application.

**B) FORMER REGISTRY OFFICE, POCKLINGTONS WALK  
Listed Building Consent 20082038  
Conversion to offices, internal alterations**

The Director said that the application was for the proposed conversion to serviced offices involving internal alterations including the removal of stud partitions, subdivision of spaces and upgrading of facilities.

The Panel had no major concerns regarding this proposal. They stated however that any external cleaning should be done sensitively and conditions should be used to protect historic features and fabric.

The Panel recommended approval on this application.

**C) REGENT ROAD, REGENT COLLEGE  
Planning Application 20081779**

## **Extension to college**

The Director said that the application was for a two storey extension to the main building.

The Panel raised concerns regarding the junction of the new building & the old one. They stated that they would have liked to see a more subservient link but ideally they would have preferred two separate buildings. They commented that if the link was necessary the extension should be pulled away from the main building as far as possible with a low rise and less dominant link. The Panel added that a simple palette of materials should be used such as laminated glass & metal.

The Panel recommended seeking amendments to this application.

## **D) 10 CHEAPSIDE Advertisement Consent 20081790 New sign**

The director said that the application was for a new fascia sign. The Panel were informed that as yet there had not been a listed building application with details of the internal changes. It was noted that an application for the conversion of the building to a hot food takeaway had recently been approved.

The Panel thought that the proposed sign would be detrimental to the character of the building. They recommended that any signage be confined to the existing small fascia.

The Panel recommended refusal on this application.

## **E) NATWEST, 1-3 GRANBY STREET Listed Building Consent 20081947 Internal works**

The Director said that the application was for internal works to relocate some of the historic paneling.

The Panel raised no objections to the works.

The Panel recommended approval on this application.

## **F) 20 DE MONTFORT STREET, THE BELMONT HOTEL Advertisement Consent 20081898 Retention of signs**

The Director said that the application was for the retention of the replacement signs. The Panel were informed that the existing signs had recently been replaced without consent.

The Panel was not in favour of the sign hanging on the railings and asked

officers to investigate whether a previous sign had been there. The Panel raised no objections about the retention of the other signs.

The Panel stated that further information was required on the application.

**G) 55 OXFORD STREET**  
**Planning Application 20081906**  
**New development**

The Director said that the application was for a new mixed-use development for 22 flats and 141m<sup>2</sup> of office space. It was noted that the Panel had discussed this site previously, which had been formerly occupied by a building of Local Interest.

The Panel noted that the windows of the main block were parsimonious and the overall design was weak compared to the Italianate factory adjacent. The Panel stated that such an important site needed a high quality design.

The Panel recommended refusal on this application.

**H) YMCA EAST STREET**  
**Planning Application 20081957**  
**Repairs to shopfronts**

It was noted that the Panel saw this briefly as a pre-application enquiry at its December 2008 meeting and was supportive of the proposal for refurbishment of the shopfronts. The Director said that the application was now complete with additional details.

The Panel welcomed the reinstatement of the traditional shopfronts.

The Panel recommended approval on this application.

**I) UNIVERSITY ROAD, FIELDING JOHNSON BUILDING**  
**Listed Building Consent 20081951**  
**Alterations**

The Director said that the application was for internal alterations to remodel the reception area.

The Panel appreciated why the University wanted to make the alterations as the existing lobby felt cramped & uninviting. They had no major concerns but recommended that the impact on the historic walls be checked.

The Panel recommended approval on this application.

**J) VISTA, MARGARET ROAD**  
**Planning Application 20081758**  
**Replacement windows**



The Director said that the application was for replacement Crittall windows to the rear elevation.

The Panel raised no objections to the works.

The Panel recommended approval on this application.

**K) 125 HINCKLEY ROAD**

**Planning Applications 20082015 & 2016 Advertisement Consent 20082017 & 2018**

**Alterations to shopfront, atm machine and sign**

The Director said that the applications were for alterations to the shopfront including a new atm machine, condenser units to the rear and new signage to the building and within the car park.

The Panel raised no objections to the proposals.

The Panel recommended approval on this application.

**L) 93-97 HIGH STREET**

**Advertisement Consent 20082058, Planning Application 20082059 & 2060**

**Alterations to shopfront, atm machine and sign**

The Panel were informed that the building was currently a vacant public house. The proposal was to convert it to a retail outlet. The Director said that the applications were for alterations to the shopfront including a new atm machine and one externally illuminated fascia sign and condenser units to the rear.

The Panel noted the fine quality of the existing ground floor. They felt that the proposed changes would destroy the balance and symmetry of the ground floor, particularly the recessed doorway and would neither preserve nor enhance the character of the building or the conservation area. They saw no need to change the front as the building owners did not need to have goods in the shop windows and the internal use could function exactly the same behind the existing frontage.

The Panel recommended refusal on this application.

**M) 19 UNIVERSITY ROAD**

**Planning Application 20081984**

**External alterations**

It was noted that the building dated back from the mid 1960s and was built by the University. The Director said the application was for external alterations including modifications to existing window openings.

The Panel raised no objections but stated that they would like to see the fire escape kept intact if it was possible.

The Panel recommended approval on this application.

**N) 17 RATCLIFFE ROAD  
Planning Application 20081848  
Extension**

It was noted that the building was a modern house built as part of a small residential development dating from the mid 1990s. The Director said that the application was for an extension to the house.

The Panel raised no objections to the proposal.

The Panel recommended approval on this application.

**O) 5 RATCLIFFE ROAD  
Planning Permission 20081999  
Single storey extension**

The Director said that the application was for a single storey side extension to form a garage.

The Panel raised no objections to the proposal.

The Panel recommended approval on this application.

**P) 138 WESTCOTES DRIVE  
Pre-application enquiry  
Extension to nursing home**

It was noted that the Panel made observations on an extension to the building last year. The Director said that application was refused and an option had been received for a revised scheme.

The Panel noted the rarity of the lovely house by Ewan Christian as he had spent most of his time designing churches. The Panel thought that the proposed extension was too large, too close to the listed building and the link was also too large. The Panel thought that the applicant seemed to be expecting more than the site could provide without damaging the setting of the listed building.

The Panel stated that any extension needed to be subservient to the main building. They commented that a two-storey extension may be more acceptable with a modern design, to minimise the impact on the listed building.

The Panel commented that if this were an application they would recommend refusal.

**LATE ITEM) LOUGHBOROUGH ROAD  
Pre App enquiry**

It was noted that the Panel had discussed this item at their last meeting. The applicant had submitted a revised design and the comments of the Panel were once again sought.

The Panel noted that this was a slight improvement on the previous scheme but still fell well below the design quality expected for a building in the prominent location. They commented that the current proposal was still too large and exceeded the footprint of the old filling station. The Panel stated that although there has been some attempt to soften the link with the existing building the proposal still did not read as a stand-alone building. They suggested that it would be worth employing a conservation architect that specialised in buildings in conservation areas in order to exploit the full potential of the site.

The Panel commented that if this were an application they would recommend refusal.

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

**Q) 2 STONEYGATE ROAD  
Planning Application  
Paved walkway**

**R) Bible Hall, Mere Road  
Planning Application 20081856  
Extension and ramp**

**S) 10 Loseby Lane  
Planning Application 20082001  
Change of use and alterations**

#### **149. ANY OTHER URGENT BUSINESS**

The Senior Building Conservation Officer presented a shop front tile from 142 London Road and informed the Panel that it had taken a six-figure sum to reinstate the tiles to how they looked before the owners had changed the shop front.

Martin Jones informed the Panel that he would be leaving the Panel as the representative from the Leicester and Rutland Society of Architects as he would be starting a new job in Somerset. He stated that his replacement would be Michael Goodheart. The Chair thanked Martin for his contribution to the Panel and wished him all the best for the future.

The Democratic Services Officer informed the Panel that the next meeting of the Panel would be taking place on Wednesday 18 February rather than the previously scheduled date of Wednesday 25 February.

## **150. CLOSE OF MEETING**

The meeting closed at 6:50pm.





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**DECISIONS MADE BY LEICESTER CITY COUNCIL**

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**Report of the Service Director, Planning, Policy & Design**

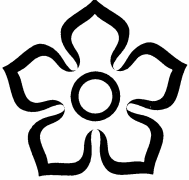
	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
<b>Applications considered by CAP 19<sup>th</sup> November 2008</b>			
Main Street, Humberstone, Humberstone Infant & Junior School App. No. 20081241	Seek amendments	Seek amendments	Approved (amended plans)
58 High Street App. No. 20081789	Seek amendments	Seek amendments	Approved (amended plans)
102 Welford Road App. No. 20081635/1634	Approve	Approve	Approved
158 London Road App. No. 20081762	Refuse	Refuse	Approved
1A Belvoir Street App. No. 20081692/1693	Approve	Approve	Approved (amended plans)
St. Peter's Community Centre/ St. Peter's Church App. No. 20081017	Refuse	Approve	Approved
39 Highfield Street App. No. 20081272	Reservations	Approve	Approved (amended plans)
30 Severn Street App. No. 20081553	Approve	Approve	Approved
<b>Applications considered by CAP 9<sup>th</sup> December 2008</b>			
4 Belvoir Street App. No. 20081904	Seek amendments to entrance		Approved
1 – 5 High Street App. No. 20081578	Refuse	Refuse	Refused

9 – 15 Princess Road West App. No. 20081847	Seek amendments	Approve	Approved (amended plans)
6 St Johns Road App. No. 20081313	Seek amendments	Approve	Refused
2 Cank Street App. No. 20081942	Approve, if shutters can be justified	Approve	Approved (amended plans)
2 Carts Lane App. No. 20081922	Seek amendments	Approve	Approved (amended plans)

**Applications considered by CAP 21<sup>st</sup> January 2009**

Natwest, 1 – 3 Granby Street App. No. 20081947	Approve	No objections	Approved (amended plans)
YMCA East Street App. No. 20081957	Approve	No objections	Approved
University Road, Fielding Building App. No. 20081951	Approve	No objections	Approved
17 Ratcliffe Road App. No. 20081848	Approve	No objections	Approved





Leicester  
City Council

**CONSERVATION ADVISORY PANEL**

**18<sup>th</sup> FEBRUARY 2009**

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**CURRENT DEVELOPMENT PROPOSALS**

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**Report of the Service Director, Planning & Policy**

**A) LANCASTER ROAD, FORMER ALLOTMENTS TO REAR OF FIRE STATION**  
**Planning Application 20081943**  
**New research building**

The development affects the setting of the fire station and fire station cottages which are Grade II listed buildings, and Welford Road Cemetery which is a Grade II registered park.

This former allotment site was granted consent for a car park in 2002(0105). This application is for a new two storey laboratory building for use by the university.

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**B) ABBEY PARK ROAD, SANGRA & SHONKI BUILDING**  
**Planning Application 20090045**  
**Change of use to flats, new building**

These buildings are on the draft Local List and visible from Abbey Park listed Grade II on the register of parks and gardens.

The Panel made observations on the conversion of the two buildings to flats last year with extensions. This proposal involves the demolition of the Sangra building and its replacement with a new block of flats, and the conversion of the Shonki building with an amended extension.

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**C) WELFORD ROAD PRISON**  
**Listed Building Consent 20090038, Planning Application 20090079**  
**Internal and external alterations**

This building is Grade II listed and within the New Walk Conservation Area.

These applications are for internal and external alterations to the main prison building including enlarged windows, rendering and extensive repairs.

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**D) REGENT ROAD, REGENT COLLEGE**  
**Planning Application 20090044**  
**Temporary building, replacement windows to college**

The building and large grounds are just outside the New Walk Conservation Area and are on the Local List.

The Panel looked at an application for an extension at its January meeting. This application is for a temporary building until the extension is complete, and works to the existing local interest building including replacement windows.

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**E) 112 REGENT ROAD**  
**Planning Application 20090087**  
**Change of use to 11 flats, 3 storey extension to rear**

The building is within the New Walk Conservation Area.

This building was most recently used as offices by the Salvation Army. This application is for the conversion of the existing building to eleven flats plus a three storey rear extension to provide office accommodation.

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**F) 40 GRANBY STREET, FORMER WELLINGTON HOTEL**  
**Planning Application 20090016/17, Advertisement Consent 20090019**  
**External alterations**

This building is within the Granby Street Conservation Area.

These applications are for external alterations including a new shopfront, ATM machine and internally illuminated signage to the front elevation, and condenser units to the rear.

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**G) 70-74 CHURCH GATE**  
**Planning Application 20080928**  
**Replacement windows**

This building is within the Church Gate Conservation Area.

Consent was granted in 2006 for conversion to 21 flats. This application is for the replacement of the existing windows with double glazed aluminium windows to the front and side and PVC units to the inner courtyard.

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**H) 73 CHURCH GATE**  
**Advertisement Consent 20090085**  
**New signs**

This building is within the Church Gate Conservation Area.

This application is for three new fascia signs.

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**I) 5 GLENWOOD CLOSE (CORNER LONDON RD/STOUGHTON RD)**  
**Planning Application 20090059**  
**Extension**

The building is within the Stoneygate Conservation Area.

This application is for a second floor extension to form two new flats.

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**J) 15 HORSEFAIR STREET**  
**Planning Application 20090032**  
**Change of use**

This building is within the Town Hall Conservation Area and backs onto the Market Place Conservation Area.

This application is for the change of use of the building to café/restaurant use.

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**K) 9 BATH STREET**  
**Planning Application 20081976**  
**Change of use & alterations**

The proposal will be seen from the nearby Belgrave Hall Conservation Area and backs onto a building of local interest.

This application is for the redevelopment of the site with a two storey community centre building.

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**L) 33 EAST AVENUE**  
**Planning Application 20090078**  
**Extension & satellite dish**

The building is within Stoneygate Conservation Area.

This application is for a small extension to the rear and a satellite dish to the front elevation.

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The following applications are reported for members' information and will not be presented unless a specific request is made by 12 noon on 16th February 2009. Contact J Carstairs or J Crooks on 252 7296 or 252 7218.

**M) 223 LONDON ROAD**  
**Planning Application 20090073**  
**Variation of condition**

The building is Grade II listed and within the Stoneygate Conservation Area.

Consent was granted for a temporary office building within the grounds in 2007, which has not yet been constructed. This application is for a variation of condition to allow another 12 months consent.

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**N) 90 GRANBY STREET, CITY GALLERY**  
**Planning Application 20090048**  
**Change of use**

The building is within the Granby Street Conservation Area.

This application is for the change of use from gallery to retail. The City Gallery is relocating to New Walk.

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**O) 332 NARBOROUGH ROAD**  
**Planning Application 20081966**  
**Change of use & alterations**

This building is the lodge to the mid 19th century manor house on Haddenham Road and is on the Local List. The building has been vacant for many years and is in need of restoration.

This application is for the conversion of the building to two flats. The proposal involves the introduction of an additional door to the rear.

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