

Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 17 FEBRUARY 2010**  
**TIME: 5:15 pm**  
**PLACE: ROOM 18 - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER**

**Members of the Panel**

R Gill (Chair)  
R Lawrence (Vice Chair)

Councillors Hunt 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 Goodhart	-	Leicestershire and Rutland Society of Architects
D Smith	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institution of Chartered Surveyors
S Pointer	-	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 Director of Corporate Governance

**Officer contact: John Snaithe**  
*Democratic Support,  
Leicester City Council*

*Town Hall, Town Hall Square, Leicester LE1 9BG  
(Tel. 0116 229 8813 Fax. 0116 229 8819)  
Email: [john.snaithe@leicester.gov.uk](mailto:john.snaithe@leicester.gov.uk)*

## INFORMATION FOR MEMBERS OF THE PUBLIC

### ACCESS TO INFORMATION AND MEETINGS

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### 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 John Snaith, Democratic Support on (0116) 229 8813 or email [john.snaith@leicester.gov.uk](mailto:john.snaith@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 20 January 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 Director, Planning and Economic Development submits a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

## **6. CURRENT DEVELOPMENT PROPOSALS**

**Appendix C**

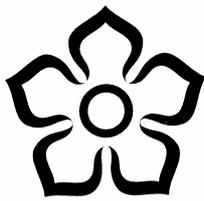
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

## **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.

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Leicester  
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# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 JANUARY 2010 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor Hunt

S. Britton	- University of Leicester
P. Draper	- Royal Institute of Chartered Surveyors
M. Elliott	- Person Having Appropriate Specialist Knowledge
J. Goodall	- Victorian Society
M. Goodhart	- Leicestershire and Rutland Society of Architects
D. Hollingworth	- Leicester Civic Society
A. McWhirr	- Leicester Diocesan Advisory Committee
S. Pointer	- Royal Town Planning Institute
C. Sawday	- Person Having Appropriate Specialist Knowledge
D. Smith	- Leicestershire Archaeological & Historical Society

**Officers in Attendance:**

Jeremy Crooks	- Planning Policy and Design Group
Ann Provan	- Planning Policy and Design Group
Francis Connolly	- Democratic Support
John Snaith	- Democratic Support

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**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from J. Garrity, P. Swallow, D Lyne, D. Trubshaw and Councillor Johnson.

**2. DECLARATIONS OF INTEREST**

Councillor Hunt declared a personal and non-prejudicial interest that he was part of the Friends of the Cathedral Society.

**3. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 18 November 2009, be confirmed as a correct record.

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

There were no matters arising from the minutes.

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

The Director, Planning and Economic Development 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.

#### **6. CURRENT DEVELOPMENT PROPOSALS**

##### **A) PEACOCK LANE, CATHEDRAL SQUARE Planning Application 20091719 Remodelling of Leicester Cathedral precinct**

The Director introduced Michael Goodhart who presented an application for the remodelling of the Cathedral Square precinct.

The Panel discussed this application at length. Panel members agreed that mistakes were made with the 1980s scheme and that there was scope for improvements. However they felt very strongly that the remaining gravestones should remain on site. The gravestones represented generations of social history; the inscriptions and details on them created unique pieces of artwork. They were opposed to the loss of the boundary walls, railings and mature trees on site, which would sweep away what was at present an attractive and intimate place. They noted that historically this was never intended as a public square and there are more suitable open spaces within the centre that could be remodelled to create an events space, the market place being the best example. They were concerned that the intimate and distinctive walkways of St Martins Walk East and West would be lost in the proposals. Underlying archaeology and burials would also be compromised. Issues were also raised concerning the proposed materials and in particular the pink granite.

The Panel felt that the proposed scheme did not enhance or preserve the area, as it was destroying everything that is aesthetically and intrinsically pleasing. 'How can it possibly preserve or enhance the historic environment when everything of historical importance is being swept away?'

The Panel recommended refusal on this application.

##### **B) LILLIE HOUSE LONDON ROAD Planning Application 20091723 Change of use, roof extension**

The Director said that the application was for conversion of the upper floors to 44 student flats. The proposal involved a single storey roof extension.

The Panel generally accepted the principle of the rooftop extension although they raised concerns with the heavy oversailing roof of the extension that tended to draw the eye and was particularly detrimental to the setting of the adjacent listed Porte Cochere. They thought that this could be reduced in size or perhaps finished in a colour that would be lost in the skyline. They would also have preferred that it was set back further from the roof edge.

The Panel recommended that amendments be sought.

**C) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING**  
**Listed Building Consent 20091577**  
**Internal alterations**

The Director said that this proposal was for alterations to remove some of the internal walls to create a larger more efficient space.

The Panel raised no objections.

The Panel recommended approval of this application.

**D) 61 GRANBY STREET**  
**Advertisement Consent 20091624**

The Director said that this application was for new internally illuminated signage to both the Granby Street and Belvoir Street elevations.

The Panel considered that the proposed internally illuminated signage was completely inappropriate and detrimental to the character of the conservation area and the listed building.

The Panel recommended refusal on this application.

**E) 45/47 HORSEFAIR STREET & 20 HOTEL STREET**  
**Planning Application 20091677 & 20091678**  
**Awnings & air conditioning unit**

The Director said that these applications are for five retractable advertisement awnings at first floor level and new air conditioning units to the rear.

The Panel considered that the proposed awnings with signage were detrimental to the character of the conservation area and the building and that the high level awnings could create a precedent in the future. They had no objections to the rear condenser unit.

The Panel recommended refusal for the awnings but approval for the condenser unit.

**F) 58 HIGH STREET**  
**Listed Building Consent 20091673**  
**Internal alterations**

The Director said that this proposal was for internal alterations for a new internal staircase to provide access to the basement.

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

This proposal is for internal alterations for a new internal staircase to provide access to the basement.

The Panel raised no objections

The Panel recommended approval of this application.

**G) 12 NEW WALK**  
**Planning Application 20091606**  
**Roof extension, change of use**

The Director said that this application was for the conversion of the upper floors currently in use as offices to a house in multiple occupation (9 bedrooms). The proposal involved raising the existing roof and adding dormers to create a third floor.

The Panel were mixed in their views on this proposal. They thought that the drop in scale was important and this is one of the oldest buildings along New Walk and changing the scale and appearance of the building would be detrimental to the character of the Walk. They conceded that some drop in scale would still be evident with the new scheme and the retention of the existing chimney and pots along with a new natural slate roof was positive, as was the proposed residential use. The additional height would also help to obscure the blank wall of the adjacent 70s building.

The Panel recommended approval of this application, subject to the scheme being carried out to a high specification with good natural materials.

**H) 52-54 CHURCH GATE**  
**Planning Application 20091332**  
**External roller shutter**

The Director said that this application was for an external roller shutter.

The Panel accepted a roller shutter providing it did not have an external shutter box. They considered that the new shopfront did not preserve or enhance the character of the building and they would not have recommended approval if it had been the subject of a planning application.

The Panel recommended approval of this application.

**I) NARBOROUGH ROAD/UPPERTON ROAD, LEICESTER COLLEGE**  
**Planning Application 20091362**  
**Temporary building**

The Director said that this application was for a temporary building to provide social facilities.

The Panel would accept a short-term temporary building providing if there was sufficient justification for it. They would not like to see the long term siting of a temporary building that has been the case with others in the past.

The Panel would like to see more details on this application.

**J) 43 STRETTON ROAD**  
**Planning Application 20091709**  
**Change of use, replacement windows**

The Director said that this application was for a temporary building to provide social facilities.

The Panel raised no objections to the change of use but they would object to uPVC windows at the front of the building and suggested something more appropriate in timber to match the adjacent property.

The Panel recommended approval for the change of use but refusal for the uPVC windows at the front.

**The Panel made no objections to the following applications, they were therefore not formally considered.**

**K) 33 SAXBY STREET**  
**Planning Application 20091659**  
**Change of use**

**L) OLD CHURCH STREET, MEADOW COURT**  
**Planning Application 20091309**  
**Extensions**

**M) 17 WESTCOTES DRIVE, THE VICARAGE**  
**Planning Application 20091697**  
**Internal alterations**

**N) LILLIE HOUSE, 50 LONDON ROAD**  
**Advertisement Consent 20091723**  
**Signs**

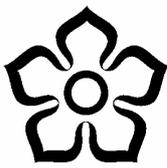
**O) ST JAMES ROAD, 11 ST JAMES COURT**  
**Planning Application 20091541**

**Replacement uPVC windows**

**P) 22 MORELAND AVENUE  
Planning Application 20091707  
Rear extension**

**7. ANY OTHER URGENT BUSINESS**

There were no items of urgent business.



Leicester  
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# Appendix B

CONSERVATION ADVISORY PANEL

17<sup>th</sup> February 2010

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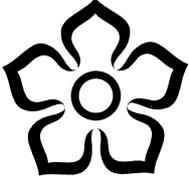
## DECISIONS MADE BY LEICESTER CITY COUNCIL

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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 18<sup>th</sup> November 2009</b>			
London Road/Ratcliffe Road App. No. 20091374	Refuse		Withdrawn
23 Orson Street App. No. 20091034	Approve	Approve	Approved
<b>Applications considered by CAP 20<sup>th</sup> January 2010</b>			
Leicester University, Fielding Johnson Building App. No. 20091577	Approve	Approve	Approved

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Leicester  
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**CONSERVATION ADVISORY PANEL**

**17<sup>th</sup> FEBRUARY 2010**

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**CURRENT DEVELOPMENT PROPOSALS**

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

**A) BELGRAVE HALL  
Listed Building Consent 20100040  
Replacement of rainwater goods**

The building is Grade II\* and within the Belgrave Hall Conservation Area.

Panel members may be aware that some of the lead was stolen from the grounds in 2008 and as a precaution the rainwater goods were removed from the building. To ensure that the historic lead cannot be stolen in future, it is proposed to make castings of the originals and fit grp (glass reinforced plastic) 'lead lookalike' replicas and install these retaining the originals in a safe location.

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**B) 230 LONDON ROAD  
Planning Application 20091727  
Demolition and redevelopment**

The site is sandwiched between the Evington Footpath and Stoneygate Conservation Areas.

This application is for a new four and five storey building for commercial use and student flats. The Panel looked at a scheme for residential use for 28 flats and one house in 2004 which was subsequently approved.

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**C) 215 & 219 EVINGTON LANE  
Planning Application 20090668, Conservation Area Consent 20090697  
Demolition, redevelopment with four detached houses**

These are two Edwardian houses set within mature gardens within the Evington Conservation Area.

The Panel made observations on a proposal to demolish both houses and redevelop the site with five detached houses. This is a revised scheme retaining no. 219, demolishing no. 215 and redevelopment with four new houses.

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**D) 56 ST JAMES ROAD, 69 EVINGTON ROAD**  
**Planning Application 20091633**  
**Change of use.**

The building is within the Evington Footpath Conservation Area and is covered by an Article 4 Direction.

This application is for the change of use of the building from offices to two houses in multiple occupation. The work involves a rear extension which is visible from St James Road.

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**E) 68 DERWENT STREET**  
**Planning Application 20100134**  
**Rear dormer**

The building is on the corner of Mere Road and Derwent Street and within the Spinney Hill Park Conservation Area and is covered by an Article 4 Direction.

This application is for a new rear dormer which will be seen from Derwent Street.

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**F) 34 PORTLAND ROAD**  
**Planning Application 20091603**  
**Single rooflight to front three to rear roof slope**

The building is within the Stoneygate Conservation Area and is covered by an Article 4(2) Direction.

This application is for one roof light to the front and three rooflights to the rear of the building.

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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 15<sup>th</sup> February 2010. Please contact Jeremy Crooks on 252 7218 or Jane Crooks on 252 7222.**

**G) 32 CHURCH GATE**  
**Planning Application 20100014**  
**Change of use**

The building is within the Church Gate Conservation Area.

This application is for the conversion of the shop to a restaurant/bar. The proposal involves a flue to the rear not visible from Church Gate.

**J) 63A KING STREET**  
**Planning Application 20100074**  
**Change of use**

The building is within New Walk Conservation Area.

This application is for the change of use of the building from offices to a school/training center. No external alterations are proposed.

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**K) 31 ST JAMES ROAD**  
**Planning Application 20091670**  
**Replacement UPVC window**

The building is within the Evington Footpath Conservation Area and is covered by an Article 4 Direction.

A new uPVC window is proposed to the rear of the building. The window is not visible from the street scene.

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**L) 158 LONDON ROAD**  
**Planning Application 20100104**  
**3 shroud antennas on roof**

The building is within Evington Footpath Conservation Area and is covered by an Article 4 Direction.

This application is for the replacement of the existing antennae with similar upgraded versions.

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**M) 33 SAXBY STREET**  
**Planning Application 2010**  
**Change of use**

The building is within the South Highfields Conservation Area and is covered by an Article 4 Direction.

This application is for the change of use of the house to three flats.

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