



Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 1 JULY 2009**  
**TIME: 5:15 pm**  
**PLACE: THE OAK ROOM - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER, TOWN HALL, TOWN HALL SQUARE, LEICESTER**

**Members of the Panel**

R Gill (Chair)  
R Lawrence (Vice Chair)

Councillors Johnson, 5 Labour Vacancies and 1 Liberal Democrat Vacancy.

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 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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There are procedures for you to ask questions and make representations to Scrutiny Committees, Community Meetings and Council. Please contact Democratic Support, as detailed below for further guidance on this.

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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 20 May 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 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**

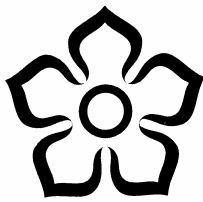
The Director, Planning and Policy submits a report on planning applications received for consideration by the Panel.

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

To consider such other business as, in the opinion of the Chair, thought, 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, 20 MAY 2009 at 5.15pm

### P R E S E N T:

R. Gill - Chair  
R. Lawrence –Vice Chair

Councillor M Johnson

- |             |   |  |
|-------------|---|--|
| 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. Lyne     | - | Leicestershire Industrial History Society        |
| D. Martin   | - | Leicestershire and Rutland Gardens Trust         |
| A. McWhirr  | - | Leicester Diocesan Advisory Committee            |
| D. Trubshaw | - | Institute of Historic Building Conservation      |

### **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                              |

\* \* \* \* \*

### **175. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor R Blackmore, D Hollingworth, C Sawday, D Smith, and P Swallow.

### **176. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **177. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 20 May 2009, be confirmed as a correct record.

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

There were no matters arising.

## **179. 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.

## **180. CURRENT DEVELOPMENT PROPOSALS**

### **A) THE SILVER ARCADE**

#### **Planning Application 20090459**

#### **Change of use, extensions and alterations**

The Director said that the application was for the conversion of the basement from a shop to a demonstration kitchen theatre and the third floor from shops to restaurant. The proposal involved alterations and extensions to the building.

The Panel noted that the nature of the building was always one of small shop units. They were of the view that removing all the small units to create continuous spaces on each floor would therefore be detrimental to the character of the building. They commented that they would accept some opening up, but would like some small units to survive. The Panel queried could the opening up be achieved by putting openings into the existing walls rather than total removal.

The Panel commented that the new proposed staircase in the centre of the arcade would be detrimental and spoil the view through. It was noted that there will be several other new access points to the upper floors and therefore the Panel questioned the need for the staircase. As a last resort some Panel members thought that a glazed, clean and simple stair might be acceptable as a trade off to retain other features.

Overall the Panel was sympathetic to the developer trying to bring the building into use but not with the level of alterations currently proposed. It was suggested that some changes could be allowed now, and if a tenant could not be found then some of the other works could be revisited in the future.

The Panel recommended seeking amendments to this application.

**B) 2 YEOMAN STREET**  
**Planning Application 20090327**  
**Change of use to hotel and extension**

The Director said that the application was for the conversion of the building to a hotel. The works included a three storey extension to the roof at the rear.

The Panel noted that the idiosyncratic charm of this part of Leicester was the differences in building heights. In this case the Secular Hall, adjacent pub and the factory behind created an interesting group and if the proposal was carried out this would be affected. The Panel thought it was difficult to assess the impact without a photo-montage, but from the drawings submitted, the extension would dwarf the Secular Hall to the detriment of its setting and did not preserve or enhance the character of the conservation area. The Panel was not convinced on the merits of the scheme.

The Panel agreed that further information was required on this application.

**C) 157 – 159 GRANBY STREET**  
**Planning Application 20090314**  
**Change of use, extension**

It was noted that the Panel had made observations on this site for the conversion of the upper floors of the pub to residential and rear extension at two previous meetings. The Director said that this was a revised scheme.

The Panel commented that this was the former Victoria Hotel designed by James Bird in c.1875 . The Panel were satisfied with the work to the rear as it was noted that the rears were in a rundown state. However there was some concern that the extra height would have a detrimental effect on the outlook of the adjacent YMCA, particularly the new deck extension to that building.

The Panel commented that the dormers to the front would be accepted if they would not be visible, but stated that the proposed ground floor shop front would contrast badly with the rest of the building. They commented that the new shop front should reflect the scale and proportions of the high quality upper floors.

It was also noted that the interior has some fine features including a decorative frieze and the Panel asked that these be preserved.

The Panel recommended seeking amendments to this application.

**D) JARROM STREET, ST. ANDREWS VICARAGE**  
**Planning Applications 20090506 Listed Building Consent 20090507**  
**New doorway at rear, 1.25m high fence & gates**

The Director said that the application was for a new 1.25 metre high iron fence with gates to match those already on site and the formation of a new doorway to the rear of the vicarage.

The Panel raised no objections to the new fencing and the door to the rear, but agreed that the recent repointing was unsightly.

The Panel recommended approval on this application.

**E) BARCLAYS BANK, 4-6 HORSEFAIR STREET**  
**Planning Applications 20090258/0287 & 0259 and Listed Building Consent 20090259, 20090286**  
**Change of use, internal and external alterations**

The Director said that the applications were for change of use to A1 (retail), A2 (financial services), A3 (restaurant) or A4 (public house) and B1 (office suites) with associated internal and external alterations to remove the bank fittings and ATM machines.

The Panel had no objections to the proposals as no historic features would be affected. They agreed the change of use in principle providing the new use was acceptable in policy terms. They raised concern that there was a danger that granting consent for new uses without any details would be potentially damaging.

The Panel recommended approval on this application.

**F) CHURCH ROAD EVINGTON**  
**Planning Application 20090514**  
**New house & extension to existing house**

The Director said that the application was for a new house and extension to the existing house.

The Panel had no concerns with the work to the existing house although commented that the design of the existing windows should be improved upon. The Panel had no objection to a modern house in the location, although stated that it was quite a cramped site with no real space provided between the properties. The Panel commented that the new build looked like a throw back to the 1970s and needed to be of better quality and bolder.

The Panel recommended refusal on this application.

**G) CRADDOCK ARMS**  
**Planning Application 20090438**  
**Porch, external alterations**

The Director said that the application was for external alterations to the pub including a new porch to the rear and new entrance doors on the front elevation to replace an existing window and door.

The Panel thought that the current door and window were nice features and added to the character of the building. They commented that the new door did



not improve on this and opposed this. The Panel raised no objection to the new porch or windows.

The Panel recommended seeking amendments to this application.

**H) 8 WEST WALK  
Planning Application 20090359  
Access ramp**

The Director said that the application was for the reworking of the existing access ramp to provide new steps and a new access ramp to the front of the building.

The Panel raised no objection to the proposals.

The Panel recommended approval on this application.

**I) HOLY CROSS PRIORY, WELLINGTON STREET/NEW WALK  
Planning Application 20090390  
Bell mounting frame**

The Director said that the application was for a bell mounting frame for eight bells to the roof of the priory.

The Panel raised no objection to the proposals.

The Panel recommended approval on this application.

**J) 7 -13 HUMBERSTONE GATE, WIMBLEDON STREET  
Planning Application 200990485P  
External alterations**

The Director said that the application was a pre-application enquiry for alterations to the external appearance of the building. The proposal included a canopy to the front elevation. It was noted that the Panel made observations on the conversion of the factory to flats in 2004.

The Panel had mixed feelings regarding the canopy. They agreed that something to define the entrance would be acceptable but the current proposals perhaps too large. They did not like the banner signs and were unclear about the 'yellow' element on the upper end elevation.

The Panel recommended seeking amendments to this application and agreed that further information was required.

**K) 13 EAST BOND STREET  
Planning Application 20090422  
Change of use to hot food takeaway**

The Director said that the application was for the change of use of the existing

shop to a hot food takeaway. No external alterations were shown.

The Panel felt that they could not comment until they knew more details about potential external alterations e.g. signage, flue details etc. Concerns were also raised about the increased litter and number of takeaways already in the area.

The Panel agreed that further information was required.

**L) LONDON ROAD, SOUTH LODGE**  
**Planning Application 20090497**  
**External terrace to third floor**

It was noted that the Panel made observations on the conversion of South Lodge and the redevelopment of the site for a care home in 2007(0519). The Panel were informed that the work was now well underway and the Director said that the application was for a new external terrace to the third floor of the new build.

The Panel thought that the proposals could be seen from London Road but agreed that the terrace was well set back, and mostly hidden by trees.

The Panel recommended approval on this application.

**M) 70 HIGH STREET**  
**Planning Application 20090252**  
**New canopy**

The Director said that the application was for a retractable canopy to the front elevation. It was noted that the proposal was reported to the Panel earlier this year and they requested further details, which are now available.

The Panel raised no objections to the design of the proposed canopy.

The Panel recommended approval on this application.

**O) ST. KATHERINES HOUSE, GUILDHALL LANE**  
**Planning Application 20090498**  
**Change of use from school to four flats**

The Director said that the application was for the change of use of the school to four cluster flats (3 six bed and 1 seven bed). The proposal involved a rear roof extension.

The Panel raised no objections to the change of use, or the extension.

The Panel recommended approval on this application.

**P) EAST STREET/GRANBY STREET, YMCA**  
**Planning Application 20090384, Listed Building Consent 20090413**

## **Internal & external alterations**

The Director said that the applications were for internal and external alterations to the building including solar panels to the rear roof slope.

The Panel were supportive of the proposed internal alterations as the interior had already been extensively altered. They had reservations about the loss of the fine window to the rear elevation and commented that they needed further information on the proposed decking. They commented that the solar panels were acceptable provided that they were reversible and sit on top of the existing slates.

The Panel recommended approval on this application.

### **Q) 17 NEWARKE STREET Planning Application 20090363 Change of use**

The Director said that the applications was for the change of use of two ground floor flats apartments to retail, financial and professional services. The proposal involved alterations to the front of the building.

The Panel had no objections to the change of use but commented that the canopy sign should be reduced to match the size of the openings.

The Panel recommended seeking amendments to this application.

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

### **N) 16-26 OXFORD STREET Planning Application 20090343 Car park, service area**

### **R) 54 KING STREET Planning Application 20090371 Change of use**

## **181. ANY OTHER URGENT BUSINESS**

The Panel were informed that the Heritage Quarter Report was not yet ready for consultation however the Senior Building Conservation Officer commented that when it was publicly available, it would be brought before the Panel.

A Member of the Panel raised concern that the building on the Donisthorpes site was in an extremely poor state. He commented that English Heritage had met with himself and the leading officer from the Council for the site and had stated they could only help if the building was listed as Grade 2\*. The Senior Building Conservation Officer commented that the owners had made efforts in the past to clean up the site however there had been problems such as

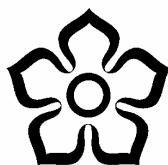
burglary. She added that there could be notice served on the owners to clean up the site however they could not be forced. The Panel were informed that there was continuous communication with the owners of the site.

A Member of the Panel raised a query the coffee house site in Eastgates. The Senior Building Conservation Officer commented that building control had taken action against the owners of the building.

The Senior Building Conservation Officer announced that the next meeting of the Panel would be her last meeting

## **182. CLOSE OF MEETING**

The meeting closed at 7:07pm.



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# Appendix B

CONSERVATION ADVISORY PANEL

1<sup>st</sup> JULY 2009

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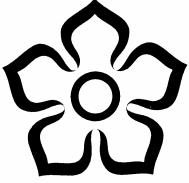
## DECISIONS MADE BY LEICESTER CITY COUNCIL

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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 25<sup>th</sup> March 2009</b>			
University of Leicester App. No. 20082043	Refuse	Limited Period approval	Limited Period approval
University of Leicester App. No. 20090181	Approve	Approve	Approved
70 High Street App. No. 20090252	More information required	Approve	Approved (amended Plans)
1 Gallowtree Gate, 1 Eastgates App. No. 20090222/0223	Refuse	More information required	Approved
Braunstone Lodge App. No. 20090205	Seek amendments	Seek amendments	Approved
<b>Applications considered by CAP 22<sup>nd</sup> April 2009</b>			
Leicester Grammar School, Applegate/Peacock Lane App. No. 20090385/0387	Seek amendments	Seek amendments	Approved (amended Plans)
49-53 Granby Street App. No. 20090148	Refuse	Approve	Refused
22 Stretton Road App. No. 20090243	Refuse	Seek amendments	Refused
Erskine Street/Clyde Street App. No. 20080226/0272	Seek amendments	Approve	Approved
<b>Applications considered by CAP 20<sup>th</sup> May 2009</b>			
Jarrom Street, St. Andrews Vicarage App. No. 20090506/0507	Approve	Approve	Approved

Craddock Arms App. No. 20090438	Seek amendments	Seek amendments	Approved (amended plans)
8 West Walk App. No. 20090359	Approve	Approve	Approved
Holy Cross Priory, Wellington Street/New Walk App. No. 20090422	Approve	Approve	Approved
London Road, South Lodge App. No. 20090497	Approve	Approve	Approved
St. Katherines House, App. No. 20090498	Approve	Approve	Approved
17 Newarke Street App. No. 20090363	Seek amendments	Seek amendments	Approved



Leicester  
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**CONSERVATION ADVISORY PANEL**

**1<sup>ST</sup> JULY 2009**

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**CURRENT DEVELOPMENT PROPOSALS**

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

**A) 215-219 EVINGTON LANE  
Planning Application 20090668 & Conservation Area Consent 20090697  
Demolition & redevelopment**

These buildings are within the Evington Village Conservation Area.

These applications are for the demolition of two Edwardian houses and the redevelopment of the site with five new houses. The Panel has made comments on the principle of two additional houses on the site several times and more recently a block of flats.

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**B) 22 KNIGHTON PARK ROAD  
Planning Application 20090658  
Residential Development**

This site is just outside the Stoneygate Conservation Area.

This application is for the redevelopment of the site with a three storey block of ten apartments and a three storey block of four town houses. A similar scheme was considered and supported by the Panel last year but refused by the Planning Committee. An appeal was later dismissed.

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**C) 10 CHEAPSIDE  
Planning Application 20090688 & Listed Building Consent 20090643 Advertisement  
Consent 20081790  
Change of use and alterations**

This building is Grade II listed and within the Market Place Conservation Area.

This application is for the change of use of the building to a hot food takeaway. The proposal involves new signage and internal alterations.

**D) CHURCH ROAD EVINGTON**  
**Planning Application 20090514**  
**New house & extension to existing house**

This building is a 19th century property on the corner of Church Road/High Street and within the Evington Village Conservation Area.

This application is for a new house and extension to the existing house. The Panel raised concerns regarding the design of the new house in May and this is a revised scheme for the new dwelling, an additional access and new parking layout.

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**E) 29/31 BOWLING GREEN STREET**  
**Planning Application 20090596**  
**Replacement windows**

This building is within the Market Street Conservation Area.

The building currently has a mixture of timber, aluminium and uPVC at the front. This application is for the replacement of all the windows in double glazing. The rear will have new uPVC windows and the front a combination of powder coated aluminium and hardwood.

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**F) 14 JUBILEE ROAD**  
**Planning Application 20090653**  
**Conversion to flats**

This building is on the Local List.

This application is for the conversion of the factory building to 10 self contained flats, five units for professional services and one retail unit. The proposal involves a roof extension. The Panel made observations on a similar scheme last year.

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**G) 36 PORTLAND ROAD**  
**Planning Application 20090473**  
**New walls and railings**

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

This application is for the replacement of the existing wall with a new wall and railings.

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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 29<sup>th</sup> June 2009. Contact J Carstairs or J Crooks on 252 7296 or 252 7218.

**H) SLATER STREET SCHOOL**  
**Planning Application 2009 & Listed Building Consent 2009**  
**Canopy**

This building is Grade II listed.

This application is for a detached timber canopy in the playground.

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**I) 93 LONDON ROAD**  
**Planning Application 20090584**  
**Single storey extension to rear**

This building is within the South Highfields Conservation Area.

This application is for a small single storey extension to the rear of the offices.

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**J) 48 RATCLIFFE ROAD**  
**Planning Application 20090529**  
**New windows**

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

This application is for the replacement of the existing windows with uPVC double glazed units. The building dates from the 1960s and has no architectural or historic value.

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**K) 9-11 EAST BOND STREET**  
**Planning Application 20090426**  
**Change of use to hot food takeaway**

This building is in Church Gate Conservation Area.

This application is for the change of use of the existing shop to a hot food takeaway. No external alterations are shown.

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**L) SPINNEY HILL PARK**  
**Planning Application 20090342**  
**Extension to shed**

This building is within the Spinney Hill Park Conservation Area.

This application is for an extension to a small brick shed to provide storage for grounds maintenance equipment.

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**M) 25-25A NEW WALK**

**Planning Application 20090452 & Listed Building Consent 20090405**

**Change of use and alterations**

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

This application is for the conversion of coach house to the rear of the building to a self contained flat. The proposal involves minor alterations to the building.

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**N) 13 GORDON AVENUE**

**Planning Application 20090586**

**Replacement rear windows**

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

This application is for the replacement of the existing rear windows with uPVC double glazed units. The windows would not be visible from public land.

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**O) 54 VICARAGE LANE, BELGRAVE**

**Planning Application 20090730**

**New door**

This building is covered by an Article 4(2) Direction and within the Belgrave Hall Conservation Area.

This application is for the replacement of a modern timber door with a traditionally styled composite door.