

Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 23 JUNE 2010**  
**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 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: Palbinder Mann**  
Democratic Support, 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**

You have the right to attend Cabinet to hear decisions being made. You can also attend Committees, as well as meetings of the full Council.

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.

You also have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at [www.cabinet.leicester.gov.uk](http://www.cabinet.leicester.gov.uk) or by contacting us as detailed below.

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.

### **WHEELCHAIR ACCESS**

Meetings are held at the Town Hall. The Meeting rooms are all accessible to wheelchair users. Wheelchair access to the Town Hall is from Horsefair Street (Take the lift to the ground floor and go straight ahead to main reception).

### **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 19 May 2010 are attached and the Panel is asked to confirm them as a correct record.

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

### **5. CURRENT DEVELOPMENT PROPOSALS**

**Appendix B**

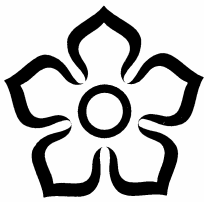
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

### **6. 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.

This page is left blank intentionally.



Leicester  
City Council

# Appendix A

## Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 MAY 2010 at 5.15pm

### P R E S E N T:

R. Gill – Chair  
R. Lawrence – Vice Chair

Councillors Johnson and Hunt

S. Britton	-	University of Leicester
M. Draper	-	Person Having Appropriate Specialist Knowledge
J. Goodall	-	Victorian Society
M. Goodhart	-	Leicestershire and Rutland Society of Architects
D. Martin	-	Leicestershire and Rutland Gardens Trust
C. Sawday	-	Person Having Appropriate Specialist Knowledge
P. Swallow	-	Person Having Appropriate Specialist Knowledge

### **Officers in Attendance:**

Jeremy Crooks	-	Planning Policy and Design Group
John Snaith	-	Democratic Support
Jennifer Timothy	-	Planning Policy and Design Group

\* \* \* \* \*

### **36. APOLOGIES FOR ABSENCE**

Apologies were received from Malcolm Elliott, David Lyne, David Smith and David Trubshaw.

### **37. DECLARATIONS OF INTEREST**

Councillor Johnson declared for the avoidance of doubt with regards to Current Development Proposals item D: Wellington Street, Holy Cross Priory that he worshipped at Holy Cross Priory and used to be treasurer at the Priory.

### **38. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 21 April 2010, 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 the decisions made by Leicester City Council on planning applications previously considered by the Panel.

The Panel asked if the Humberstone Gate item from the previous meeting had been approved. It was explained that this was a pre-application and had not gone any further to date.

RESOLVED:

that the report be noted.

### **41. CURRENT DEVELOPMENT PROPOSALS**

#### **A) WESTERN ROAD, EQUITY SHOES Planning Application 20100377 & 20100402 Redevelopment of site/Change of use**

The Director said these applications were for redevelopment of the locally listed factory and surrounding area for student accommodation.

The Panel questioned the demand for further student accommodation and asked if a housing statement has been submitted with the application justifying the change of use.

The Panel was opposed to the demolition of the factory as per application 20100377 given its historic and architectural importance.

In application 20100402 they welcomed the retention of the factory but expressed concerns with regard to the replacement windows and also questioned whether the chimney was to be retained.

The extensions and new build element were felt to be acceptable in principle however the Panel was unhappy with the massing and detailing on both elements, particularly the new build element fronting the Old River Soar. The architectural style was likened to Russian Communist apartment blocks. There were also concerns over the open element at ground floor level in the new building; it was felt that this could result in crime and disorder issues. The views across Bede Park were also a concern, the Panel noted that the new building would be too tall and dominant within these views.

Concerns were also raised over lack of car parking and it was mooted that residents parking scheme could be introduced in that area to prevent traffic congestion.

The Panel recommended seeking amendments, but refusing this application in its current form.

**B) 77 – 79 MARKET PLACE**

**Planning Application 20100393 & Listed Building Consent 20100501  
Internal & external works, alterations to shop fronts, ATM to Market Place**

The Director said this was for the refurbishment of the shopfront and a new ATM machine.

The Panel had no objections to the principle of an ATM machine but would like to have seen it within the glazed shopfront rather than through the masonry.

The Panel recommended seeking amendments.

**C) 16 HIGHFIELD STREET**

**Planning Application 20100358  
Shopfront**

The Director said this application was to replace the existing timber shopfront with an aluminium one.

The Panel noted the fine quality of the existing timber shopfront and considered that it should be retained and repaired.

The Panel recommended seeking amendments, but refusing this application in its current form.

**D) 45 WELLINGTON STREET, HOLY CROSS PRIORY**

**Planning Application 20100578  
Access ramp to church hall**

The Director said this application was for a new access ramp to the old church hall fronting Wellington Street.

The Panel noted that this was the earliest part of the priory dating back to the early 19th century. They considered the current intervention to be crude and unsightly and that by extending what had already been done would not make it any better visually and it would be highly visible from the street scene. They felt a platform lift would be a much simpler and cleaner solution.

The Panel recommended seeking amendments, but refusing this application in its current form.

**E) 3 WELLINGTON STREET**

**Planning Application 20100649  
Change of use**

The Director said this application was for the conversion of the bar and offices

to flats.

The Panel were reasonably happy with this proposal although the concern that the commercial side of the city was being eroded by yet more flats was again raised. They did ask that if documentation showing the original form of the ground floor could be found it would be nice to reinstate its original character.

The Panel recommended approval of this application.

**F) 11 KING STREET**  
**Planning Application 20100576**  
**Change of use**

The Director said this application was for the change of use of the shop to a hot food takeaway with self-contained flat above.

The building was within the New Walk Conservation area.

The Panel raised no objections.

The Panel recommended approval of this application.

**G) 2 WEST STREET PAGET HOUSE**  
**Listed Building Consent 20100642, Planning Application 20100433**  
**Demolition of wall, new gates and surround.**

The Director said that this application was for the removal of a surviving section of boundary wall and formation of new gates for access to the rear car park.

The Panel reiterated previous feelings that this surviving section of wall told a story and did add character to the conservation area. They would like at least some of it to remain and there was some strong feeling that all of it should remain.

The Panel recommended seeking amendments, but refusing this application in its current form.

**H) 7<sup>TH</sup> DAY ADVENTIST CHURCH, LONDON ROAD**  
**Listed Building Consent 20100566**  
**COU from three to four flats**

The Director said this application was for a new access ramp to the side elevation facing De Montfort Street.

The Panel saw no need for two ramps and suggested the front ramp would work better if replaced with steps.

The Panel recommended seeking amendments, but refusing this application in its current form.



**I) 16 VICTORIA PARK ROAD**  
**Planning Application 20100584**  
**COU from three to four flats**

The Director said this application was for the conversion of the building from three flats to four.

The Panel considered the extra flat to be over development. They did not like the rooflights on the visible elevations and the loss of the front garden to car parking.

The Panel recommended refusal of this application.

**J) 48 KNIGHTON DRIVE**  
**Planning Application 20100630**  
**Extension at side & rear of bungalow, roof alterations**

The Director said this application was for extensions to the bungalow and alterations to the roof to create an additional floor.

The Panel raised no objections but advised that good matching materials would be required to make the extensions successful.

The Panel recommended approval of this application.

**K) 22-32 HUMBERSTONE ROAD**  
**Planning Application 20100648**  
**Change of use to flats alterations to rear and shopfronts**

The Director said this application was for conversion of the upper floors to four flats.

The Panel supported the reinstatement of the smaller shop units although they would have preferred to have seen the original form of the shopfronts reintroduced if historic evidence was available. They suggested that the large fascia could be removed to reveal more of the original building. The rear windows were a concern and they suggested reusing blocked openings and creating a better rhythm as the proposal as existing looks a bit messy.

The Panel recommended seeking amendments, but refusing this application in its current form.

**L) NEDHAM STREET, CHARNWOOD PRIMARY SCHOOL**  
**Planning Application 20100167**  
**Security fence**

The Director said this application was for new security fencing.

The Panel made no objections

The Panel recommended approval of this application.

**The Panel made no observations on the following applications therefore they were not formally considered:**

**M) SOUTHGATES BUS DEPOT  
Planning Application 20100607  
Change of use to car park**

**N) 5 JUNIOR STREET, FORMER RICHARD ROBERTS FACTORY  
Listed Building Consent 20100519  
External alterations**

**O) 139 LONDON ROAD, MARQUIS OF WELLINGTON P H  
Planning Application 20100654  
Smoking shelters to rear**

**P) 2A SOUTHERNHAY ROAD  
Planning Application 2010702  
Telecommunications cabinet**

**Q) 93 AVENUE ROAD  
Planning Application 2010701  
Telecommunications cabinet**

#### **42. ANY OTHER URGENT BUSINESS**

**ADDITIONAL ITEM – 142 LONDON ROAD ENFORCEMENT SUCCESS  
Reinstatement of Art Deco tiling**

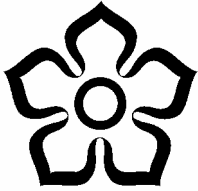
The Panel were very impressed with the new shopfront at 142 London Road and thanked all involved in the successful enforcement action.

**OLD NATWEST BUILDING, ST MARTINS SQUARE & OLD HSBC  
BUILDING, GRANBY STREET**

The Panel commented on the scruffy state of the two ex-bank buildings including tree encroachment and inquired what action could be taken. Officers advised that a letter to the owners could be sent in the first instance to request an external clean-up and 215 notice could be served eventually if the buildings became too unsightly.

#### **43. CLOSE OF MEETING**

The meeting closed at 6:25pm.



Leicester  
City Council

CONSERVATION ADVISORY PANEL

23<sup>rd</sup> JUNE 2010

---

## CURRENT DEVELOPMENT PROPOSALS

---

### Report of the Director, Planning and Economic Development

#### **A) NEWARKE STREET OXFORD STREET**

**Planning application 20100567**

**Change of use, demolition and redevelopment**

The site is just to the outside of the Market Street and Castle Conservation areas and all of the buildings affected are on the local list.

This application is for change of use from education to residential to provide 220 bedrooms of student accommodation in 77 units. The proposal involves a new seven storey link between the Crown and Elfed Thomas buildings and five storey building fronting Oxford Street.

---

#### **B) SANDIACRE STREET, GRAVEL STREET, MANSFIELD STREET**

**Planning Application 20100093**

**Redevelopment**

The site is within the Church Gate Conservation Area.

This is an outline application for the redevelopment of the area bounded by the above roads for a mixed use development comprising shops, hotel, flats with basement car parking. The proposal will involve the removal of buildings on the site and new buildings ranging up to 11 storeys in height.

---

#### **C) TUDOR ROAD FIVEWAYS HOUSE**

**Listed Building Consent 20100786**

**Internal alterations**

The building is Grade II listed.

The Panel made observations on the conversion of the building to flats as far back as 2002. The building had a fire last year causing water damage to the timber flooring and they wish to replace it.

---

**D) 7 HIGH STREET**  
**Planning Application, Listed Building Consent 20100719**  
**Access ramp**

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

This application is for a new access ramp and steps to the main High Street entrance.

---

**E) ST BARNABAS ROAD**  
**Planning Application 20100849**  
**Extension to School and Vicarage**

The proposal affects the setting of the St Barnabas Church a Grade II listed building, the adjacent school building which is within the curtilage of the listed Church and, the Vicarage which is on the Local List.

This application is for an extension to link the school with the Vicarage.

---

**F) 2 UPPER KING STREET, HOLY TRINITY CHURCH**  
**Advertisement Consent 20100874**  
**New signage**

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

This application is for two new Internally illuminated signs.

---

**G) 53-55 MARKET PLACE**  
**Planning Application 20100892, Advertisement Consent 20100896**  
**New shopfronts and signage**

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

This application is for a new shopfront and non illuminated signage.

---

**H) 31 HORSEFAIR STREET**  
**Advertisement Consent 20100822**  
**New signage**

The building is within the Market Place Conservation Area.

This application is for new Internally illuminated signage. The proposal will affect both Horsefair Street and Market Place elevations.

---

**I) 2 HAYMARKET**  
**Advertisement Consent 20100825**  
**New signage**

The building is just to the outside of the High Street and Church Gate Conservation Areas and the building is within the setting of the Clock Tower.

This application is for nine new Internally illuminated signs and two externally illuminated projecting signs to the bank. The proposal replaces the existing signage.

---

**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 21st June 2010. Contact Jeremy Crooks (tel. 252 7218)**

**J) 1 SEVERN STREET**  
**Planning Application 20100765**  
**Single storey extension to rear**

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

This application is for a single storey rear extension.

---

**K) 7 HIGH STREET**  
**Planning Application, Listed Building Consent 20100719**  
**Access ramp**

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

This application is for minor internal alterations.

---

**L) 26 HORSEFAIR STREET**  
**Planning Application 20080882**  
**New signage**

The building is within the Market Street Conservation Area

This application is for new externally illuminated signage.

---

**M) 193 NARBOROUGH ROAD**  
**Planning Application 20100845**  
**Change of use**

The building is within the Ashleigh Road Conservation Area.

This application is for change of use of the ground floor flat to a surgery.

---

**N) UNIVERSITY OF LEICESTER  
Planning Application 20080830  
Cycle storage building**

The proposal affects the setting of the Engineering Building a Grade II\* listed Building.

This application is for a new cycle storage building. This is a very similar proposal to one discussed by the Panel last year.

---

**O) 109-133 GRANBY STREET  
Planning Application 20100725  
Extension of time for implementation of approval 20070430**

The site is within the Granby Street Conservation Area.

This application is for an extension of time to implement the consent for the demolition of 109-133 Granby Street and the redevelopment of the site with a new seven storey building for retail offices and restaurant. The Panel made observations on the original scheme in 2007.

---

**P) QUEEN STREET, SPA BUILDINGS  
Planning Application 20100834, 20100804  
Extension of time for implementation of approval 20071296 & 20070933**

The site is within the St Georges Conservation Area.

This application is for an extension of time to implement the consent for the demolition of the Spa buildings and the redevelopment of the site with new buildings ranging up to nine storeys for flats, shops, restaurant and bars. The Panel made observations on the original scheme in 2007.