



Leicester  
City Council

**MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 17 NOVEMBER 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
J Clarke	-	The Landscape Institute
Dr S Barton	-	Leicester Civic Society
Vacancy	-	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
C Laughton	}	

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: Angie Smith**  
Democratic Support, Leicester City Council  
Town Hall, Town Hall Square, Leicester LE1 9BG  
(Tel. 0116 229 8814 Fax. 0116 229 8819)  
Email: [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk)

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

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

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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 Support 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 Angie Smith, Democratic Support on (0116) 229 8897 or email [angie.smith@leicester.gov.uk](mailto:angie.smith@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 October 2010 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**

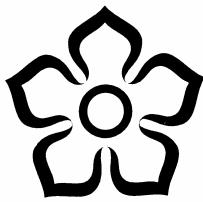
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

**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  
City Council

# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 OCTOBER 2010 at 5.15pm

P R E S E N T:

R. Lawrence – (Vice Chair in the Chair)

Councillor Hunt

D Trubshaw	-	Institute of Historic Building Conservation
J. Clarke	-	Landscape Institute
Dr. S. Barton	-	Leicester Civic Society
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
J Garrity	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

**Officers in Attendance:**

Jeremy Crooks	-	Planning Policy and Design Group
Jenny Timothy	-	Planning Policy and Design Group
Angie Smith	-	Democratic Support

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**65. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Johnson, Peter Draper, Simon Britton, Catherine Laughton, Richard Gill and Malcolm Elliott.

**66. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**67. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 15 September 2010, be confirmed as a correct record.

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

There were no matters arising from the minutes.

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

The Director, Planning and Economic Development submitted a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

No comments were made on the applications.

## **70. CURRENT DEVELOPMENT PROPOSALS**

### **A) WHEATSHEAF WORKS, KNIGHTON FIELDS ROAD EAST Planning application 20101551 Change of use, demolition and redevelopment**

The building is Grade II listed.

The Director said the planning application was for the change of use of the building from general industry to residential use for 74 apartments and 91 houses with 168 car parking spaces.

It was noted the building was a landmark building in the area that underwent major renovations in the 1980s.

Understandably there was some concern at the loss of the north roof lights that sit within the main quadrangle as these perhaps more than any other feature tell the tale of the function of the building. However, the Panel were more concerned that the building had lain empty for many years and the proposal to bring it back into use outweighed the concerns for the rooflights. They would like to see some of it retained, perhaps just a central section to show what was there. Whilst supportive of the retention of the structure, they thought it might create more difficulties with the continued maintenance requirements exposure to the elements would put on it, and also thought it would provide a strange outlook for residents looking through the large glazed sections of their houses. They had some reservations regarding the composition of the dwellings especially the terrace with flat above and the lack of privacy due to the large glazed areas.

There was some concern regarding the design of the new houses which they thought did not make them desirable to own and might cause problems in attracting buyers. They asked why the need for a café, would it be successful?

The Panel were informed gas boilers would be installed in each property. They offered a note of caution regarding vents and flues which should not be sited on the principle elevations and would also like any surviving features that are worth preserving to remain within the building, for example, the clock on the tower. There were also concerns over the increase in traffic in the area. A

question was raised over ventilation for the underground car park. It was intended to use vent boxes which would be incorporated into the landscaping of the open area.

**Overall the Panel supported the scheme.**

**B) ABBEY MILLS, ABBEY PARK ROAD  
Planning Application 20101403  
Demolition and Redevelopment**

The building is on the Local List.

The Director said the application was for the demolition of the existing building and redevelopment of the site with a new eight storey building for 92 self contained flats. It was noted the Panel had made observations on the conversion of the building a few years ago.

Originally the application was to convert the building but developers now wanted to demolish it. The building was not Nationally Listed at present but Locally Listed.

The Panel were opposed to the demolition of this building which many felt was worthy of national protection. They pointed out that the only reason they reluctantly supported the loss of the adjacent building was on the understanding that this one would survive.

**The Panel recommended REFUSAL of this application.**

**C) PEACOCK LANE, SOUTHGATES BUS DEPOT  
Conservation Area Consent 20101494  
Demolition of building**

The building is within the Cathedral/Guildhall Conservation Area.

The Director said the application was for the demolition of the old bus depot. The proposal retained the brick front section that formed the street frontage along Peacock Lane.

Nothing has come forward for the redevelopment of the site as yet. The applicants wished to demolish the building to allow archaeology to be carried out on site prior to development but first phase of archaeology can be carried out with the building intact according to archaeologists. The Planning Team were not keen on having another clear site in this conservation area.

The Panel did not have any concerns over the eventual demolition of the building retaining the front entrance but did not support its removal without a scheme for redevelopment being agreed first.

**The Panel agreed to APPROVE subject to a condition that the building is not demolished until a redevelopment scheme is agreed**

**D) LEICESTER UNIVERSITY CHARLES WILSON BUILDING  
Planning Application 20101514  
External alterations**

The building is on the Local List and formed part of the iconic 'three towers' landmark which included the Grade II\* listed Sterling Engineering Building.

The Director said the application was for external alterations to the building.

Redevelopment would include the enclosure of the overhanging area at the front entrance with a glass frontage, which would house a book stall and café. The current lobby in the building was small and issues arise when people are trying to enter the building when people are queuing for the lifts.

New windows with bespoke triple glazed system in aluminium were also planned. It was known the building was currently highly uneconomical with energy.

The small units at the back of the building would be rationalised into one unit. It was proposed to turn the sports hall into an existing teaching space with windows. The upper stairwell on the tower would be covered with mesh between floors to enclose the stairs.

The Panel were generally supportive of the scheme. The main concern was the enclosing in of the upper stairwell which they thought to be an important feature of the building and asked if it could be glazed rather than closed in with mesh. They asked if a better access for the disabled could be found.

**The Panel agreed to APPROVE the application with an alternative to mesh on the upper stairwell.**

**E) TOWN HALL, TOWN HALL SQUARE  
Listed Building Consent 20101631  
Internal security door**

The building is Grade II\* listed and within with Town Hall Conservation Area.

The Director said the application was for an internal security door based on the design of the fire doors installed several years ago. It was noted the Panel had made observations on the fire doors several years ago.

There were no objections.

**The Panel recommended APPROVAL of this application.**



**F) 50-54 BELVOIR STREET, CENTRAL LENDING LIBRARY**  
**Listed Building Consent 20101566**  
**Internal alterations**

The building is Grade II listed and within with Market Street Conservation Area.

The Director said the application was for internal alterations. It was noted this was an alternative scheme following the Panel's observation on the previous application for internal alteration to the building in August 2010.

There were no objections.

**The Panel recommended APPROVAL of this application.**

**G) VICARAGE LANE, BELGRAVE**  
**Planning Application 20101535**  
**Demolition of buildings**

The buildings were within the Belgrave Village Conservation area.

The Director said that the application was for the demolition of a surviving outbuilding from the former Vicarage and a modern community centre built in the early 1970s.

The Panel raised no objections to the demolition but did enquire after the future of the site. They noted that the area was run down and good development on this site might trigger a rejuvenation of the area.

**The Panel recommended APPROVAL of this application.**

**H) 283 LOUGHBOROUGH ROAD**  
**Planning Application 20101455**  
**Change of use**

The buildings were within the Belgrave Hall Conservation area.

The Director said that the application was for the change of use of the second floor to a flat. The proposal would involve external alterations.

The Panel were concerned that a uPVC window had been installed within the front elevation and asked the enforcement team to investigate. That aside, the owners wanted to use the upstairs as a flat and needed to install a fire escape.

The Panel noted the run down state of the rear and thought the addition of another fire escape would only add to this.

**The Panel recommended REFUSAL of this application.**

**Late Item**

**HOLY APOSTLES CHURCH, FOSSE ROAD SOUTH**

**This is a pre app enquiry to extend the church and bring the secular uses of the adjacent church hall into the main church.**

The Panel were generally supportive of the proposal. There was a little concern regarding the loss of garden along Imperial Avenue and the loss of the clean lines along this south elevation.

**The Panel would support a scheme along these lines subject to some detailing and fine tuning.**

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

**I) OPPOSITE 169 GRANBY STREET**

**Planning Application 20101549**

**Illuminated information panel**

**J) ELMFIELD AVENUE, BRITISH RED CROSS**

**Planning Application 20101553**

**Equipment cabinet**

**K) 289 LONDON ROAD**

**Planning Application 20101671**

**Equipment cabinet**

**L) ST ANDREWS CHURCH, JARROM STREET**

**Planning Application 20101485**

**New link between church and hall**

**71. ANY OTHER URGENT BUSINESS**

There were no items of urgent business.

**72. CLOSE OF MEETING**

The meeting closed at 18.45pm.

CONSERVATION ADVISORY PANEL

17<sup>th</sup> NOVEMBER 2010

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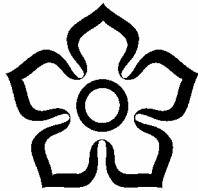
**DECISIONS MADE BY LEICESTER CITY COUNCIL**

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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> August 2010</b>			
Newarke St, Oxford St App. No. 20101307	Refuse	Objection	Approved
Bishop Street library App. No. 20101307	Amendments required	Approve	Approved
48 Knighton Drive App. No. 20101159	Amendments required	Objection	Withdrawn
<b>Applications considered by CAP 19<sup>th</sup> September 2010</b>			
136 Westcotes Drive App. No. 20100961	Refuse	Objection	Withdrawn
1 Woodbridge Road App. No. 20101330	Amendments required	Amendments required	Withdrawn (no pp needed)
<b>Applications considered by CAP 20<sup>th</sup> October 2010</b>			
Peacock Lane Southgates Bus depot App. No. 20101216	No approval until redevelopment scheme in place	Objection	Approved (subject to conditions)





Leicester  
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CONSERVATION ADVISORY PANEL

17<sup>th</sup> November 2010

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## CURRENT DEVELOPMENT PROPOSALS

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

#### **A) UPPERTON ROAD** **Planning Application 20101644** **New development**

The proposal will affect views of the Former Bede Island Campus and Robert Hall Memorial Baptist Church on the corner of Narborough Road and Upperton Road both Grade II listed and over the Upperton Road Grade II listed Bridge. It also affects the setting of the old goods shed a building of local interest.

This application is for a new 4-15 storey building for 479 student apartments.

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#### **B) MARKET PLACE** **Planning Application 20101753** **Partial removal of canopy and resurfacing**

The building is within the Market Place Conservation Area.

This application is for the removal of a section of the market roof structure and resurfacing work to create a flexible amenity space for eating, events, demountable stalls etc.

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#### **C) 8 BOWLING GREEN STREET** **Listed Building Consent 20101773** **Internal alterations**

The building is Grade II listed and within the Market Street Conservation area.

This application is for an internal refit to create a new tiki themed interior for the Bora Bar Company.

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**D) WELFORD PLACE**

**Planning Application 20101746,1747,1749 Advertisement Consent 20101748  
Alterations, signs**

The building is within the Market Street Conservation area.

This application is for external alterations to form new shopfronts with illuminated signage and atm machine. Mechanical plant to the roof is also proposed.

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**E) 48 KNIGHTON DRIVE**

**Planning Application 20101711 and Conservation Area Consent 20101682  
Demolition and redevelopment**

The building is within the Stoneygate Conservation Area.

This application is for the demolition of the bungalow and redevelopment of the site with a new two storey dwelling house. The scheme follows advice from the Panel given at the August meeting.

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**F) LEICESTER UNIVERSITY CHARLES WILSON BUILDING**

**Planning Application 20101633  
External alterations**

The building is on the Local List and forms part of the iconic 'three towers' landmark which includes the Grade II\* listed Sterling Engineering Building.

This application is for four plant units and a 2.1m high timber palisade perimeter fence. The Panel made observations on alterations to the building at the last meeting.

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**G) 1 WEST WALK**

**Planning Application 20100901  
Change of use**

The building is within the New Walk Conservation Area.

This application is for change of use of the building to flats. The proposal involves a rear extension previously seen by the panel and external alterations to the main property.

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**H) 119 LOUGHBOROUGH ROAD**

**Planning Application 20101647  
Portable classrooms**

The building is within Loughborough Road Conservation Area.

This application is for four portable classrooms, three to the front forecourt facing Loughborough Road and one to the rear visible from Shaftesbury Avenue.

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**I) 31 ST ALBANS ROAD  
Planning Application 20101569  
Replacement rear windows**

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

This application is for replacement uPVC windows to the rear of the property visible from Evington Road.

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**J) KINGS HEAD PH, KING STREET  
Advertisement Consent 20101629  
New signage**

The building is within the New Walk Conservation Area.

This application is for new externally illuminated signage.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 15th November 2010. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**K) 128 WESTCOTES DRIVE  
Planning Application 20101678  
Change of use**

The building is within the West End Conservation Area.

This application is for conversion to three flats. It is unclear from the application whether alterations to the windows are proposed.

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**L) 23 HIGHFIELD STREET (ON THE CORNER WITH UPPER TICHBORNE STREET)  
Planning Application 20101631  
External alterations**

This building is a single storey garage and within the South Highfields Conservation Area.

This application is for minor external alterations.

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**M) 86-92 REGENT ROAD  
Planning Application 20101593  
Air conditioning unit**

The building is within the New Walk Conservation Area.

This application is for the repositioning of an existing air conditioning unit.

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**N) 19 HOTEL STREET**  
**Planning Application 20101623**  
**Satellite dish to roof**

The building is within the Market Place Conservation area.

This application is for a satellite dish to the roof of the building.

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**O) UNIVERSITY ROAD, WYGGESTON & QUEEN ELIZABETH I COLLEGE**  
**Planning Application 20101708**  
**Rear extension**

The building is on the Local List

This application is for a single storey extension to the rear. It replaces existing extensions.

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