

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 19 OCTOBER 2011**  
**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)

Councillor Dr. S Barton, Councillor M Unsworth  
4 Labour Vacancies, 1 Opposition 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
J Clarke	-	The Landscape Institute
H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institute 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, Prof P Swallow, C Sawday, J Garrity, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference 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, Corporate Governance

**Officer contact: Angie Smith**  
Democratic Support, Leicester City Council  
Town Hall, Town Hall Square, Leicester LE1 9BG  
(Tel. 0116 229 8897 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**

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. Tweeting in formal Council meetings is fine as long as it does not disrupt the meeting. 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 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 21 September 2011 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. DATE OF THE NEXT MEETING**

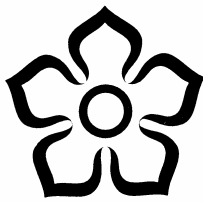
Please note, the date of the next meeting is on Wednesday 23<sup>rd</sup> November, at 5.15pm, Oak Room. This is a change to the meeting previously scheduled to take place on the 30<sup>th</sup> November 2011.

### **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, 21 SEPTEMBER 2011 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair

Councillor Barton

Councillor Unsworth

C. Sawday	-	Architect
C. Laughton	-	Person Having Appropriate Specialist Knowledge
P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
M. Goodhart	-	Leicester and Rutland Society of Architects
P. Swallow	-	Person Having Appropriate Specialist Knowledge
D. Lyne	-	Leicestershire Industrial Society

**Officers in Attendance:**

Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy	-	Senior Building Conservation Officer
Angie Smith	-	Democratic Services Officer

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**15. APOLOGIES FOR ABSENCE**

Apologies were received from Deborah Martin, Joan Garrity, Rev. Richard Curtis, Simon Britton, Herbert Eppel, Malcolm Elliott and Richard Gill.

**16. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **17. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 17 August 2011 be confirmed as a correct record.

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

Minute 12 (D) RAILWAY STATION LONDON ROAD and (E) CPH THURMASTON SITE, UPPERTON ROAD.

Forum Members asked if recommendations were incorporated on items D and E. The Senior Building Conservation Officer would investigate and feed back at the next meeting.

## **19. 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.

## **20. CURRENT DEVELOPMENT PROPOSALS**

### **A) 82-86 RUTLAND STREET**

**Listed Building Consent 20111231, Planning Application 20111232  
Change of use to creative workspaces, extensions & alterations**

The building was Grade II listed and within the St Georges Conservation Area. The application was City Council led, and was for the conversion of three separate properties into creative workspaces and offices. The proposal involved a three storey extension and internal and external alterations. The Panel had made observations at the pre-application stage.

The Panel were supportive of the scheme. They asked about heating requirements and the need for secondary glazing. They suspected a possible need for additional insulation. They noted a future need for signage and would only like to see something traditional within existing fascias. They welcomed the retention of the panelled offices and had no concerns on the demolition of the external lean to.

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

### **B) SPENCEFIELD LANE, EVINGTON HALL**

**Listed Building Consent 20111280, Planning Application 20111274  
Internal and external alterations.**

The building was Grade II listed. The Panel had made observations on the development of the grounds for residential the conversion of the hall to flats on

2008. The application was for alterations to the school including the removal of the flat roof 1960s extensions.

The Panel welcomed the removal of the existing extensions and had no concerns regarding the new build elements, landscaping of the internal changes.

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

**C) GIPSY LANE, TOWERS HOSPITAL LODGE**  
**Listed Building Consent 20110426**  
**Internal and external alterations.**

The building was Grade II listed. The Panel had looked at the Towers site on several occasions over the past ten years, including the conversion of the main building to flats and new residential developments within the grounds.

The Panel were happy that the lodge, a building at risk for many years was finally to be renovated. They would prefer to see a greater set back if possible to make the extension more obvious as an addition and to make the main lodge read better. They would like a better gable end detail as well. It was important that materials matched the main lodge and the restoration was carried out to a high standard.

**The Panel recommended APPROVAL of the application, but asked that Conservation Officers monitored the development of the site, and also asked that if developers intended to change the chimney pot to provide details.**

**D) 7 HIGH STREET**  
**Listed Building Consent 20111192**  
**New internal light fittings**

The building was Grade II listed and within the High Street Conservation Area. The application was for new light fittings to the front windows to help with the visual identify of the Lloyds Bank.

The Panel were slightly apprehensive as to how the light fittings would look. They were happy to support the judgement of officers following a site meeting to assess the lights in their proposed setting.

**The Panel recommended REFUSAL of the application, and asked that Conservation Officers investigate the lighting further.**

**E) 7 KNIGHTON PARK ROAD**  
**Planning Application 20111232**  
**Extensions to house**

The building was within the Stoneygate Conservation Area. The application was for extensions to a house built in the late 1970s which would transform the

external appearance.

The Panel noted that the current house was an honest representation of a late 1970s style house and that the proposed extensions would create a dishonest pastiche. They would like a much simpler design or a modern looking building that reflects the 21<sup>st</sup> century.

**The Panel recommended REFUSAL of the application in its current form, and recommended the architect made amendments to the design.**

**LATE ITEM) 15 ELMS ROAD  
Planning Application 2011  
Extensions to Care Home**

The Panel were supportive of the scheme. It was noted that there would be an increase in the overlooking of adjacent properties but it was also noted that windows at high levels had always overlooked the adjacent properties. They asked about the external fire escape, would it become redundant? They seemed pleased that the current rear extensions considered detrimental to the character of the building would be replaced with something more sympathetic and the lengths the architect had gone to, to ensure that the extension matched the quality of the main house and that the notable architectural details were retained.

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

**The Panel raised no objections to the following applications:**

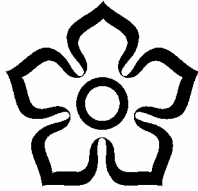
**F) 55A LONDON ROAD  
Listed Building Consent 20110278  
Change of use, alterations**

**G) 24 CAREYS CLOSE  
Advertisement Consent 20111042  
Three externally illuminated signs**

**21. CLOSE OF MEETING**

The meeting closed at 6.23pm.





Leicester  
City Council

**CONSERVATION ADVISORY PANEL**

**19<sup>th</sup> October 2011**

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## **CURRENT DEVELOPMENT PROPOSALS**

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

#### **A) ABBEY PARK ROAD, ABBEY MILLS Planning Application 20111482 Demolition, redevelopment**

The building is on the Local List

This application is for the demolition of the mill and redevelopment of the site with a new eight storey building for 24 self contained flats and eleven four storey houses. The Panel have made observations on similar schemes over the last year.

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#### **B) 40-46 WESTERN ROAD Planning Application 20110539**

The proposal affects the former Equity Shoes factory which is on the Local List.

The Panel made observations on this development earlier this year. This is a revised scheme for new buildings ranging from five to eight storeys in height to create 581 bed spaces for student accommodation.

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#### **C) 8 SALISBURY ROAD Planning Application 20111442 Change of use, rear extension**

The building is within the New Walk Conservation Area.

This application is for conversion of the building to nine flats. The proposal involves a two and a half storey rear extension.

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**D) 84-86 GRANBY STREET**  
**Planning Application 20111552**  
**Change of use, alterations**

The building is within the Granby Street Conservation Area.

This application is for change of use of the building from restaurant/café to bar/café and the upper floors to offices. The building suffered severe fire damage earlier this year.

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**E) 10 ST JAMES ROAD**  
**Planning Application 20111496**  
**Change of use, alterations**

The building is within the Evington Footpath Conservation Area

This application is for the conversion of the building from nine bedsits to two bedsits and eight self contained flats. Some external alterations are proposed.

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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 17th October 2011. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**F) 344 LONDON ROAD**  
**Planning Application 20111417**  
**Replacement windows**

The building is within the Stoneygate Conservation Area.

This application is for new uPVC windows to the rear and second floor side elevation.

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**G) 48 PRINCESS ROAD EAST**  
**Planning Application 20111542**  
**Replacement windows and doors**

This mid 1970s building is within the New Walk Conservation Area.

This application is for the replacement of the existing steel windows with powder coated aluminium. New doors are also proposed.

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**H) REGENT ROAD, REGENT COLLEGE**  
**Planning Application 20111370**  
**Link extension**

The building is on the Local List.

This application is for a small lean to style extension within the inner courtyard of the building.

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**I) HALLAM CRESCENT EAST, CALDECOTE PRIMARY SCHOOL**  
**Planning Application 20111371**  
**2.4 metre fence**

The building is on the Local List

This application is for a new 2.4 metre perimeter fence.

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