



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 21 MARCH 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton Councillor M Unsworth

D Trubshaw	-	Institute of Historic Building Conservation
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Goodhart	-	Leicestershire and Rutland Society of Architects
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks & Nick Logan - Planning Policy and Design Group,
Regeneration and Culture Department

* * * * *

43. WELCOME AND INTRODUCTIONS

44. APOLOGIES FOR ABSENCE

Apologies were received from Herbert Eppel and Joan Garrity.

45. DECLARATIONS OF INTEREST

There were no declarations of interest.

46. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Conservation Advisory Panel held on 18th January 2012 be confirmed as a correct record.

47. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

48. 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.

RESOLVED:

that the report be noted.

49. CURRENT DEVELOPMENT PROPOSALS

A) 1-9 POCKLINGTONS WALK Planning Application 20120303 Change of use to flats

The building was Grade II listed and within the Market Street Conservation Area.

The application was for the conversion of the building to 47 self-contained flats with a gym and offices at ground and basement levels.

The Panel DEFERRED TO THE FOLLOWING MONTH consideration of the application.

B) LEICESTER UNIVERSITY, FIELDING JOHNSON BUILDING Planning Application 20120233 & Listed Building Consent 20120234 Internal and external alterations

The building was listed Grade II.

The application was for alterations including the removal of the existing Trevor Dannett interior carried out in the late 1960s and reinstatement of the original chapel space introducing a new mezzanine floor. The Panel made observations at the pre app stage in 2010.

The Panel noted that this was perhaps not one of Trevor Dannett's best pieces of work but was never the less an important intervention within the history of the building. Whilst fashionable at the time they understood the ever changing needs of the University to maximise the full potential of the space available and

create additional floor space. They conceded that the proposal would bring back some of the character of the original space and bring back original features into the room. They welcomed the restoration of the Italianate window and would ideally like to see both restored. However they conceded that the mezzanine floor made this impractical but did suggest that the heavy cill on the courtyard elevation should be restored to its original location at the bottom of the lower window and the two windows linked visually in some way to read as one window. Overall they felt that the scheme was worthy enough to allow the removal of the current interior. The Panel asked if the timber from the ceiling could be re-used?

The Panel recommended APPROVAL of the application

**C) 53 NEW WALK, NEW WALK MUSEUM
Listed Building Consent 20111395
Internal alterations**

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

The application was for new pipework to connect to the new combined heat and power (CHP) heating system.

The Panel raised no objections in this case as the basement had been compromised with other plant in the past.

The Panel recommended APPROVAL of the application

**D) TOWN HALL SQUARE, THE TOWN HALL
Listed Building Consent 20111393
Internal alterations**

The building was Grade II* listed and within the Town Hall Square Conservation Area.

The application was for new pipework to connect to the new combined heat and power (CHP) heating system.

The Panel raised no objections in this case as the basement had been compromised with other plant in the past. They asked that they be consulted on other interventions into listed buildings should the work be thought of as potentially damaging to the historic character of the building.

The Panel recommended APPROVAL of the application

**E) 132 EARL HOWE STREET
Planning Application 20120184
Alterations and change of use**

The building was within the Spinney Hill Park Conservation Area.

The application was for the change of use of the ground floor from shop to flat and to build extensions to the roof and rear. The proposal also involved new uPVC windows.

The Panel noted how the little group of four buildings drew the eye into the conservation area and formed a pleasing group. They considered that the raising of the roof and loss of the chimney was damaging to the character of the building and the conservation area. They did not support the replacement of the existing windows with uPVC or the introduction of new uPVC windows. There were no major objections regarding the conversion of the ground floor to a flat.

The Panel recommended REFUSAL of the application

**F) 53A LONDON ROAD
Planning Application 20120146
Replacement windows & shopfront**

The building was within the South Highfields Conservation Area.

The application was for a new shopfront and the replacement of the timber windows in the upper floors with uPVC double glazed units.

The Panel were opposed to the replacement of the existing timber windows with uPVC double glazed units as they would neither preserve or enhance the historic character of the building. They had no concerns regarding the replacement of the existing timber shopfront with a powder coated aluminium one as the existing had little architectural or historic merit.

The Panel OBJECTED to the replacement of the windows.

The Panel had NO OBJECTION to a new powder coated aluminium shopfront.

**G) GREEN LANE ROAD, PICCADILLY CINEMA
Planning Application 20120135
Change of use**

The building was on the Local List.

The application was for conversion of the cinema to retail use and flats. The proposal involved external alterations.

The Panel would like to see the building with a viable use but thought that the application was a clumsy and insensitive way of achieving it. It was noted that there must be a more sensitive and interesting way of doing the proposed alteration. Any proposal should retain the important architectural detailing such as the 'Gibbs' style decorative entrance and observe the lines of the building rather than cutting through them. They would like the signage removed or displayed in a more sensitive way. They questioned the need for roller shutters

but if allowed should be appropriate for a historic building.

The Panel recommended REFUSAL of the application

The following applications were registered as no observations

**H) 13-17 NEW WALK,
Planning Application 20120237
New boundary wall**

**I) HIGHCROSS SHOPPING CENTRE
Planning Application 20120112
New bollards, cycle racks**

**J) 14 BURLINGTON ROAD
Planning Application 20120256
Conservatory**

**K) 70 CLARENDON PARK ROAD
Planning Application 20120249
Replacement windows**

**L) LONDON ROAD, OLD HORSE PH
Planning Application 20120253
Railings, planter boxes and jumbrella**

**M) ST NICHOLAS CIRCLE, VAUGHAN COLLEGE
Listed Building Consent 20120200
Security measures to front entrance**

50. CLOSE OF MEETING

The meeting closed at 6.15pm.