



Leicester  
City Council

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

**DATE: WEDNESDAY, 18 APRIL 2012**

**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
J Fox	-	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 Monitoring Officer

**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. WELCOME AND INTRODUCTIONS**

### **2. APOLOGIES FOR ABSENCE**

### **3. DECLARATIONS OF INTEREST**

Members are asked to declare any interests they may have in the business to be discussed.

### **4. MINUTES OF PREVIOUS MEETING **Appendix A****

The minutes of the meeting held on 21<sup>ST</sup> March 2012 are attached and the Panel is asked to confirm them as a correct record.

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

### **6. CURRENT DEVELOPMENT PROPOSALS **Appendix B****

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

### **7. DATES OF FUTURE MEETINGS **Appendix C****

The date of the next meeting is Wednesday 16<sup>th</sup> May 2012.

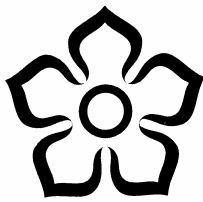
Proposed dates of future meetings are attached for agreement by Members of the Panel.

### **8. 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 Support 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, 18 JANUARY 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair  
R. Lawrence –Vice Chair

Councillor Dr. Barton    Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
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

**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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**36. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Malcolm Unsworth, Malcolm Elliott, Michael Goodhart, Joan Garrity, David Trubshaw and Richard Curtis.

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

There were no declarations of interest.

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

RESOLVED:

that the minutes of the meeting of the conservation n Advisory Panel held on 18 January 2012 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 decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

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

#### **A) DE MONTFORT STREET ADJACENT TO NO. 25 Planning Application 20111837 Demolition of garage & redevelopment**

The site was within the New Walk Conservation Area.

The application was for the demolition of the existing garage and redevelopment of the site with a three and four storey building for student accommodation. The application was a revised scheme to the one the Panel made observations on last year.

The Panel were supportive of the revised scheme but would like a condition to ensure high quality materials were used.

**The Panel had NO OBJECTION to the application**

#### **B) 3-5 CHATHAM STREET Planning Application 20111835 Change of use roof extension**

The proposal affected the rear of the former Grand Hotel listed Grade II and was within the Granby Street Conservation Area.

The application was for the conversion of the night club and flats to 15 flats.

The proposal involved a two storey roof extension.

The Panel noted that some roof extensions in the city were of a high quality and could add something to the building. However in this case the proposal did not preserve or enhance. They thought it a poor quality design that made the building 'top heavy' and out of proportion with the adjacent buildings, and it did not sit well within the townscape. They would support a single storey roof extension with perhaps a mansard roof set back with dormers.

**The Panel OBJECTED to the application**

**C) REAR OF 23 & 25 EVINGTON ROAD, EVINGTON FOOTPATH  
Planning Application 20111956 & Conservation Area Consent 20111957  
Demolition and redevelopment with three-storey flat block**

The site was within the Evington Footpath Conservation Area.

The application was for the demolition of the existing coach house and redevelopment of the site and part of the rear gardens of 23 and 25 with a three storey block of flats with associated car parking.

The Panel noted the importance of the building within the historic character of the Evington Footway and how the surviving workshop / coach houses added so much to its character. They did not support the demolition of the coach house but would be quite happy to see the later single storey elements that were within the garden space removed. The proposed new building was too big and would be out of character in this setting. They also thought it could set precedence for other buildings to follow. They would support the restoration and conversion of the existing building.

**The Panel OBJECTED to both the demolition and the new building**

**D) 55A NEW WALK  
Planning Application 20111915, Listed Building Consent 20112003  
Change of use, alterations**

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

The application was for the conversion of the building to three self-contained flats. The proposal involved internal alterations and provision of a cycle/bin store.

The Panel accepted the principle of the conversion to flats. They would not support the removal of the chimney breasts, the coving on the first floor, suspended ceilings or dry lining where it would interfere with historic features, or removal of any of the other surviving historic features. They did not support the diagonal subdivision of the end rooms, and stated the bin store should be relocated to the rear of the building.

**The Panel recommended SEEKING AMENDMENTS to the application**

**E) WOOD HILL, ST SAVIOURS VICARAGE  
Planning Application 20111924  
Change of use, extension & alterations**

The building was on the Local List and affected the setting of St Saviours Church (Grade II\*).

The application was for the change of use of the building to nine flats. The proposal involved a two storey side extension and external alterations.

It was noted that this application had been withdrawn.

**F) 14 KNIGHTON ROAD  
Planning Application 20111639  
Extension & alterations**

The building was within the Stoneygate Conservation Area.

The application was for a rear extension and alterations to increase the use from seven to eleven flats.

The Panel had no objections to the rear extension or the reordering of the fenestration. The new windows to the front should be timber and preferably more in keeping with the quality of the main house and they liked the existing timber garage doors and would like to see something similar if they were renewed.

**The Panel recommended SEEKING AMENDMENTS to the application**

**G) 23-25 Market Street  
Planning Application 20112069  
Three flag poles**

The building was within the Market Street Conservation Area.

The application was for three flag poles to the front elevation.

The Panel noted that the façade of the building was becoming increasingly cluttered. They asked if the mock topiary needed planning permission and if so they questioned if it had been given. They considered that there was sufficient advertising on the building already and that the introduction of flag poles and flags would be detrimental to the character of the building and the street scene.

**The Panel OBJECTED to the application**



**H) HOLBROOK ROAD, ST GUTHLAC'S CHURCH**  
**Planning Application 20111995**  
**Signage**

The building was on the Local List.

The application was for a free standing sign within the grounds of the church and a temporary banner to the front porch.

The Panel were happy with the new free standing notice board but thought that the temporary sign was inappropriate and would have a detrimental effect on the character of the building. They considered a smaller sign attached to the timber cladding would be acceptable for a limited period.

**The Panel recommended SEEKING AMENDMENTS to the application**

**M) LANCASTER ROAD, LANCASTER PLACE**  
**Planning Application 20112023**  
**Six storey medical teaching & office building**

The building was within the grounds of Regent College a building of Local Interest and affected views of Peace Walk, the Lutyens War Memorial (Grade I), Peace Walk Gates (Grade II), De Montfort Hall (Grade II) and Lancaster Road Fire Station (Grade II).

The application was an amendment to the scheme presented to CAP in June 2011 which although supported by the Panel was refused at committee. The substantive design had not changed, the alterations addressed disabled car parking and cycle storage issues.

The Panel requested to see the application in order to reaffirm support for the scheme. The majority of the Panel were in favour of the scheme. Concerns were raised by a minority of the panel over the siting and loss of open space.

**The Panel had NO OBJECTION to the application**

**N) 6-12 CANK STREET & 40 MARKET PLACE**  
**Planning Application 20111716**  
**Conversion to flats**

The building was within the Market Place Conservation Area.

The application was for the conversion of the building to flats. The application was a minor amendment to the approved scheme (20072096) for the addition of six rooflights, not visible in any public views.

The Panel requested to see the application because of the sites close proximity to the section of medieval timbered building. They would not like to see the building demolished and hoped that the building could be restored as part of a future scheme. There were no concerns regarding the addition of roof lights to the Cank Street elevation.

**The Panel had NO OBJECTION to the application**

**LATE ITEM) SAXBY STREET  
Planning Application 20111853  
Replacement windows**

The Panel were opposed to the replacement of the existing timber windows with uPVC. They considered replacement double glazed timber windows to match the existing would be an option as this was not the principal elevation providing it included replacing the uPCV windows on the upper floor.

**The Panel OBJECTED to the application**

**The following applications were registered as no observations:**

**I) 7 WELFORD ROAD,  
Planning Application 20111977  
Rear extension**

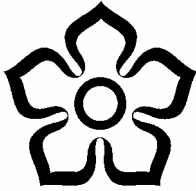
**J) 82 LONDON ROAD  
Planning Application 20110986  
Internal alterations**

**K) 17 GLEBE STREET  
Planning Application 20112031  
Six antennae, roof ladder**

**L) ST BARNABAS VICARAGE, ST BARNABAS ROAD  
Planning Application 20112000  
Extension to outbuilding**

#### **42. CLOSE OF MEETING**

The meeting closed at 6.30pm.



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**CONSERVATION ADVISORY PANEL**

**18<sup>th</sup> April 2012**

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## **CURRENT DEVELOPMENT PROPOSALS**

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

#### **A) 1-9 POCKLINGTONS WALK**

**Planning Application 20120303, Listed Building Consent 20120336**  
**Change of use to flats**

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

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

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#### **B) GIPSY LANE, THE BEECHES**

**Planning Application 20120392**  
**New housing development**

The proposal affects the setting of the Beeches a Grade II listed building and is within the Old Humberstone Conservation Area.

This application is for a new housing development comprising fifteen houses and six flats. The Panel made observations on two previous schemes on this site 20071384 and 20080596.

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#### **C) 44 PRINCESS ROAD EAST, STONESBY HOUSE**

**Planning Application 20120401**  
**Change of use, new five storey building**

The building is within the New Walk Conservation Area.

This application is for the change of use of the building from offices to residential with a new five storey building to the rear for a total of fourteen residential units.

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**D) 76-80 LONDON ROAD, MASONIC LODGE**  
**Planning Application 20120335, Listed Building Consent 20120387 & 20120450**  
**New disabled access**

The building is Grade II listed and within the South Highfields Conservation Area.

This application is for alterations to the front entrance facing London Road to allow better access for the disabled. The proposal also involves an internal lift and painted signs above two doors.

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**E) 40-50 HIGH STREET**  
**Planning Application 20120311**  
**Antennae to roof**

The building is within the High Street Conservation Area.

This application is for two aerial masts to the roof of the building facing High Street.

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**F) SILVER STREET, THE GLOBE PH**  
**Planning Application 20120313**  
**External alterations**

The building is within the Market Place Conservation Area.

This application is for the removal of an existing metal gate and window and replacement with two sets of timber double doors.

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**G) MARKET STREET BANK OF SCOTLAND**  
**Advertisement Consent 20120340**  
**New signage**

The building is within the Market Street Conservation Area.

This application is for new signage.

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**H) 8B ELMS ROAD**  
**Planning Application 20112022**  
**Conservatory**

The building is within the Stoneygate Conservation Area.

This application is for an extension to the front of the building.

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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 16th April 2012. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**I) DE MONTFORT HALL**  
**Listed Building Consent 20111573**  
**Internal alterations**

The building is Grade II listed.

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

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**J) BELVOIR STREET FORMER CENTRAL LENDING LIBRARY**  
**Listed Building Consent 20111394**  
**Internal alterations**

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

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

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**K) 61 STONEYGATE ROAD**  
**Planning Application 20120256**  
**Two detached stores to rear of house**

The building is within the Stoneygate Conservation Area.

This application is for two detached stores to the rear of the house.

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**L) 5 ALEXANDRA ROAD**  
**Planning Application 20120345**  
**Rear extension**

The building is within the Stoneygate Conservation Area.

This application is for an extension to the rear of the house.

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# Appendix C

## **Conservation Advisory Panel – Meeting Dates 2012 – 2013**

All meetings to take place on Wednesday, 5.15pm:

20<sup>th</sup> June 2012

18<sup>th</sup> July 2012

15<sup>th</sup> August 2012

19<sup>th</sup> September 2012

17<sup>th</sup> October 2012

21<sup>st</sup> November 2012

19<sup>th</sup> December 2012

16<sup>th</sup> January 2013

20<sup>th</sup> February 2013

20<sup>th</sup> March 2013

17<sup>th</sup> April 2013

15<sup>th</sup> May 2013

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