



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 MAY 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

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 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 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 18th April 2012 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. DATES OF FUTURE MEETINGS

Appendix C

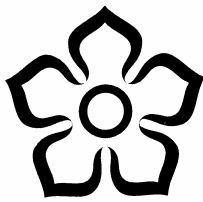
Proposed dates of future meetings are attached for agreement by Members of the Panel.

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 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 APRIL 2012 at 5.15pm

P R E S E N T:

Councillor Dr. Barton

Peter Soulsby - City Mayor
H. Eppel - Leicester Civic Society
Rev. R. Curtis - Leicester Diocesan Advisory Committee
J. Fox - Leicestershire and Rutland Society of Architects
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
C. Sawday (Chair) - 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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51. WELCOME AND INTRODUCTIONS

52. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Unsworth, Joan Garrity, Deborah Martin, Malcolm Elliott, Peter Swallow, Richard Lawrence and Richard Gill.

53. ELECTION OF CHAIR

AGREED:

that Chris Sawday be elected as Chair for the meeting.

54. DECLARATIONS OF INTEREST

Peter Draper declared an indirect interest in Appendix B, Item D, 76-89 London Roan, Masonic Lodge.

55. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 21st March 2012 were again circulated at the meeting.

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 21st March 2012 be confirmed as a correct record.

56. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

57. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

A) 1-9 POCKLINGTONS WALK

Planning Application 20120303, Listed Building Consent 20120336

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 were supportive of the principle of the conversion scheme. They had no major concerns providing the surviving features and special character of the building were retained and incorporated into the scheme.

The Panel recommended APPROVAL of the application

B) GIPSY LANE, THE BEECHES

Planning Application 20120392

New housing development

The proposal affected the setting of the Beeches, a Grade II listed building and was within the Old Humberstone Conservation Area. The application was for a new housing development comprising fifteen houses and six places. The Panel made observations on two previous schemes on the site 20071384 and 20080598

The Panel felt that the previously approved scheme was better than this latest proposal which they considered to be overdevelopment of the site and the design unsuitable in this rural setting.

The Panel recommended REFUSAL of the application

**C) 44 PRINCESS ROAD EAST, STONESBY HOUSE
Planning Application 20120401
Change of use, new five storey building**

The building was within the New Walk Conservation Area. The application was 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.

The Panel were supportive of the size and scale of the proposed new build. They would prefer access from the front of the building and did not like the exposed views of cars on the ground floor. The design of the building was acceptable providing good quality materials were used.

The Panel recommended SEEKING AMENDMENTS to the application

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

The building was Grade II listed and within the South Highfields Conservation Area. The application was for alterations to the front entrance facing London Road to allow better access for the disabled. The proposal also involved an internal lift and painted signs above two doors.

The Panel were supportive of this scheme, the only concern being the height of the new canopy over the entrance which they would like lowered if possible.

**The Panel recommended APPROVAL of the application with
AMENDMENTS if feasible**

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

The building was within the High Street Conservation Area. The application was for two aerial masts to the roof of the building facing High Street.

The Panel thought the ariels to the front of the building would be detrimental to the character of the building and the street scene and therefore should be relocated to the rear of the building.

The Panel recommended SEEKING AMENDMENTS to the application

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

The building was within the Market Place Conservation Area. The application was for the removal of an existing metal gate and window and replacement with two sets of timber double doors.

The Panel had NO OBJECTION to the application

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

The building was within the Market Street Conservation Area. The application was for an extension to the front of the building.

The Panel had no objections to the replacement fascia signs but would prefer not to see any additional projecting signs within the street scene. Should officers find that precedence had been set by other projecting signs this one should be relocated to sit within the new fascia rather than on the stone 'capital'.

The Panel recommended SEEKING AMENDMENTS to the application

**H) 8B ELMS ROAD
Planning Application 20112022
Extension to front**

The building was within the Stoneygate Conservation Area. The application was for an extension to the front of the building.

The Panel had no objections to this proposal.

The Panel recommended APPROVAL of the application

The following applications were registered as no observations:

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

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

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

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

Rear extension

58. DATES OF FUTURE MEETINGS

Proposed future meeting dates were presented, and a discussion took place over the regularity of the meetings. It was agreed to keep to the four-week format, then cancel any meetings that were not required. It was agreed to attach the list of dates to a future meeting to enable the Chair to be present to approve.

AGREED:

that the list of meetings be taken to the Conservation Advisory Panel meeting on 16th May 2012.

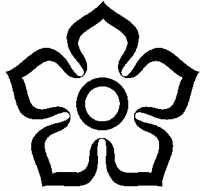
59. ANY OTHER URGENT BUSINESS

The City Mayor was present at the meeting, and gave Panel Members reassurance that Donsithorpes Mill would be protected.

60. CLOSE OF MEETING

The meeting closed at 6.21pm.

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Leicester
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CONSERVATION ADVISORY PANEL

16th May 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) GREAT CENTRAL STREET Planning Application 20120504 New student flat development

The proposal affects the setting of All Saints' Church listed Grade B and 107-109 Highcross Street a Grade II listed building. The site is also within the All Saints' Conservation Area.

This application is for an eight storey building for 196 student flats with three office units on the ground floor. The Panel have previously considered a development of similar scale on this site a few years ago.

B) EAST BOND STREET, FORMER GREAT MEETING SCHOOL Listed Building Consent 20120479 Change of use, Internal and external alterations

The building is Grade II listed and within the Church Gate Conservation Area.

This application is for the change of use of the building from offices to a doctors surgery. The proposal involves internal and external alterations including a new access ramp.

C) 76-80 LONDON ROAD, MASONIC LODGE Listed Building Consent 20120450 New signage

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

The application for alterations to the front entrance facing London Road to allow better access for the disabled was considered at last months meeting. This proposal is for painted signs above the two entrance doors which was mentioned at the last meeting but no details were available.

D) MARKET PLACE, ODEON ARCADE
Advertisement Consent 20120503
New signage

The building is within the Market Place Conservation Area.

This application is three internally illuminated fascia signs and two non-illuminated banner signs to both Market Place and Cank Street elevations.

E) 129 GRANBY STREET
Planning Application 20120313
Change of use, rear flue

The building is within the Granby Street Conservation Area.

This application is for the conversion of the building from retail to a restaurant. The proposal involves an external flue to the rear.

F) HERITAGE ACTION PLAN

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 14th May 2012. Contact Jeremy Crooks (tel. 252 7218) or Nick Logan (tel. 252 7235).

G) 5-11 LANCASTER PLACE
Listed Building Consent 20120476
Change of use, internal alterations

The buildings are Grade II listed.

This application is for the conversion of the buildings from residential care home back to four semi-detached houses. The proposal involves reinstatement of internal walls.

H) 340 LONDON ROAD
Planning Application 20120034
Rear extension

The building is within the Stoneygate Conservation Area.

This application is a single storey rear extension.

I) 10 MARKET PLACE
Planning Application 20120512
Change of use

The building is within the Market Place Conservation Area.

This application is for the change of use of part of the shop to a flat.

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Appendix C

Conservation Advisory Panel – Meeting Dates 2012 – 2013

All meetings to take place on Wednesday, 5.15pm:

20th June 2012

18th July 2012

15th August 2012

19th September 2012

17th October 2012

21st November 2012

19th December 2012

16th January 2013

20th February 2013

20th March 2013

17th April 2013

15th May 2013

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