

Leicester  
City Council

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

**DATE: WEDNESDAY, 22 JUNE 2011**

**TIME: 5:15 am**

**PLACE: THE OAK ROOM - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER**

### **Members of the Panel**

R Gill (Chair), R Lawrence (Vice Chair)

7 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
Vacancy	-	Leicester Civic Society
Vacancy	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodheart	-	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, 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)

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

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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 20 April 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**

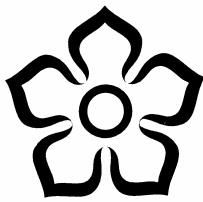
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

### **6. 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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# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 APRIL 2011 at 5.15pm

P R E S E N T:

R. Gill - Chair

- Councillor Hunt - Leicester City Council
- P. Draper - Royal Institute of Chartered Surveyors  
J. Goodall - Victorian Society  
M. Elliott - Person Having Appropriate Specialist Knowledge  
M. Goodhart - Leicester and Rutland Society of Architects  
J. Garrity - Person Having Appropriate Specialist Knowledge  
D. Martin - Leicestershire and Rutland Gardens Trust  
C. Laughton - Person Having Appropriate Specialist Knowledge  
S. Barton - Leicester Civic Society  
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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**103. APOLOGIES FOR ABSENCE**

Apologies were received from Richard Lawrence, Chris Sawday, David Lyne and David Trubshaw.

**104. DECLARATIONS OF INTEREST**

Councillor Gary Hunt declared an interest in Appendix C, Item c, as he was a

member of Friends of Leicester Cathedral, but had no prior knowledge of the proposal.

Michael Goodhart declared an interest in Appendix B, St Martin's Walk railings.

## **105. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the Conservation Advisory Panel meeting held on 16 March 2011 be confirmed as a correct record.

Joan Garrity asked for it to be recorded that she had sent her apologies for the last meeting.

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

A letter received from the designer of the Black Friars development was taken at the end of the meeting

## **107. 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.

Comments were made on the following applications:

St Martins Walk railings, App. No. 20101934

It was noted that the application had been withdrawn and not refused.

74 Church Gate, App. No. 20101746

The use of uPVC windows were approved by Committee, not the recommended aluminium windows.

## **108. CURRENT DEVELOPMENT PROPOSALS**

### **A) 31 GRANBY STREET Pre Application Presentation**

The former HSBC Bank was a Grade II\* listed building and within the Town Hall Square Conservation area.

The item was presented by the architect, though for confidentiality reasons the architect was not named. The Panel were in the main reasonably happy with proposals although the cloaked nature of the presentation made comments difficult. The main concern was the mezzanine floor which would require great thought and expertise to make it work without detriment to the building. They agreed there was an opportunity for improvement to replace the modern extension at the rear and to make the building more a part of the Town Hall Square.

**B) LONDON ROAD, RAILWAY PORT COCHERE**  
**Pre Application Enquiry 201190280P**  
**Alterations to the internal layout**

The building was Grade II listed and just outside of the South Highfields Conservation area.

This item was deferred until a later time, as negotiations were still underway.

**C) ST MARTINS, LEICESTER CATHEDRAL**  
**Advertisement Consent 20110454**  
**New signage**

The Cathedral was a Grade II\* listed building and within the Cathedral/Guildhall Conservation Area.

The Panel were generally happy with most of the signs, except for the banner sign at the front by the main entrance.

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

**D) KIRBY ROAD, ST PAULS CHURCH**  
**Listed Building Consent 20110262, Planning Application 20110261**  
**Change of use from church to offices**

The building was Grade II listed and to the outside of the West End Conservation Area.

The Panel found the change of use acceptable. The new entrance at the front was acceptable, although the change in levels would have to be addressed. The Panel also had strong reservations regarding the mezzanine floor, which they suggested should be removable for the future. They stated they would require more details to see how it would be constructed and attached before making any firm decisions.

**The Panel suggested MORE DETAILS WERE REQUIRED before making a decision on the application.**

**E) 208 LONDON ROAD**  
**Planning Application 20110125**  
**Building to rear garden.**

The building was within the Evington Footpath Conservation Area and covered by an Article 4 direction. The proposal also affected the setting of the adjacent Grade II\* listed St James the Greater Church.

The Panel made no objections but they offered a note of caution to make sure that the use was ancillary to the enjoyment of the main house and it should not become a separate dwelling.

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

**F) 29 STONEYGATE ROAD  
Planning Application 20101854  
Extension and demolition**

The building was within the Stoneygate Conservation Area.

There was a general feeling amongst the Panel that seven to fourteen flats was a very intensive use of the building but conceded that the alterations to the building would not affect the character of the building of the conservation area.

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

**G) 2 SOUTHERNHAY ROAD  
Planning Application 20110437  
Extensions, new garage**

The building partly in use as a dwelling and part beauty salon was within the Stoneygate Conservation Area.

The Panel considered that the extensions to the house were detrimental to the character of the building and the conservation area. There was perhaps some scope for a detached garage providing it was a much better design that made a positive contribution to the area. They saw no scope for any alterations to the front of the building which was considered to be of some quality.

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

**H) 1 GRANVILLE ROAD  
Advertisement Consent 20110424  
Signs**

The building was within the New Walk Conservation Area.

The Panel were opposed to both the banner sign and the free standing sign which in particular would be detrimental to the listed park.

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



**The Panel had no observations on the following applications.**

**I) TOWN HALL SQUARE, TOWN HALL  
Listed Building Consent 20110275  
Internal alterations**

**J) LONDON ROAD 7<sup>th</sup> DAY ADVENTIST CHURCH  
Listed Building Consent 20110274  
New lighting**

**K) 3 DE MONTFORT STREET  
Planning Application 20110286  
Replacement of bay window**

**L) 26 HIGHFIELD STREET  
Planning Application 20110382  
Replacement windows to side and rear**

**M) 24 HIGHFIELD STREET  
Planning Application 20110405  
Replacement windows, new windows and roof lights**

**N) 26 WOODBINE AVENUE  
Planning Application 20110381  
Replacement rear windows**

**O) 43 STRINGFIELD ROAD  
Planning Application 20110355  
Extension to rear**

**P) CHARLES WILSON BUILDING  
Advertisement Consent 20110264  
New sign**

**Q) 12 NEWTOWN STREET  
Listed Building Consent 20110303  
Internal alterations**

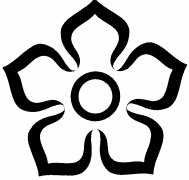
#### **109. ANY OTHER URGENT BUSINESS**

A letter had been received from the designers of the Black Friars development, which endeavoured to meet the issues and concerns raised by the Panel at the meeting on 16 March 2011.

The Panel deliberated over the contents of the letter. It was stated that something that made money should not outweigh other considerations, for example heritage. The Panels decision was that objections to the development still stood.

## **110. CLOSE OF MEETING**

The meeting closed at 6.55pm.



Leicester  
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CONSERVATION ADVISORY PANEL

22<sup>nd</sup> June 2011

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## CURRENT DEVELOPMENT PROPOSALS

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### Report of the Director, Planning & Economic Development

#### **A) ALL SAINTS BREWERY, HIGHCROSS STREET** **Planning application 20110435**

This application is for the demolition of buildings and associated site clearance, alterations to a wall and demolition.

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#### **B) 40-46 WESTERN ROAD (EQUITY SHOES SITE)** **Planning Application 20110539**

This application is for student halls of residence (no use class) comprising 712 bed spaces in a five storey building to Western Road and 7-9 storey building above undercroft to old River Soar with ancillary amenity space, parking, administration and communal space.

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#### **C) BATH LANE, FORMER MERLIN WORKS SITE** **Planning Application 20110541**

This application is a variation of condition 43 (approved plans) to amend planning permission 20100610 (one 22 storey and one 27 storey tower block and 8 storey podium building; 388 apartments, non-residential uses and basement parking). To amend the design of buildings, change the layout and omit the basement car park.

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#### **D) LAND ADJACENT TO REGENT COLLEGE** **Planning Application 20110846**

This application is for a new Medical Teaching Building.

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#### **E) ENGINEERING BUILDING, LEICESTER UNIVERSITY** **Planning Application 20110846**

This application is for internal alterations to a Grade II\* listed building.

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