



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 SEPTEMBER 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 15th August 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

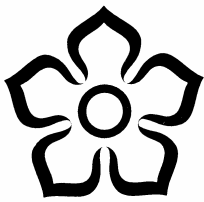
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

6. 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
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Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 15 AUGUST 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Unsworth

D Trubshaw	-	Institute of Historic Building Conservation
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. 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
M. Elliott	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Anne Provan	-	Team Leader, Planning
Jenny Timothy	-	Senior Building Conservation Officer
Jason Tyler	-	Democratic Services Officer

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7. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dr Susan Barton, Herbert Eppel, and the City Mayor Sir Peter Soulsby.

8. DECLARATIONS OF INTEREST

No declarations were made.

9. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory

Panel held on 27 June 2012 be confirmed as a correct record.

10. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

11. 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.

12. CURRENT DEVELOPMENT PROPOSALS

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

A) WELFORD ROAD, FORMER JEMSOX FACTORY Planning Application 20120886 Change of use, new build

The building was on the Local List.

The application was for change of use of the hosiery factory building to create 173 student bedrooms in 34 cluster flats. The proposal involved a new five storey building to the rear and external alterations. A previous approval for the demolition of the building was approved in 2007(2084) for the redevelopment of the site with a twelve storey hotel.

The panel were broadly supportive of the scheme. They were pleased to see the retention of the building and an interesting extension to the rear. They were particularly pleased to see the incorporation of the chimney in the glazed communal area. They accepted the demolition of the existing rear extensions as they were of limited architectural merit and not very visible from the public realm. It was noted that there was some interesting sets on site and these should be retained within the scheme. They also asked that details be conditioned including window details and general materials.

The Panel recommended APPROVAL of the application.

B) LEICESTER UNIVERSITY, ENGINEERING BUILDING Listed Building Consent 20120952 Replacement of glazed roof and façade

The building was listed Grade II* and highly regarded as one of the finest post war buildings in the country.

The application was for the replacement of the glazed roof and façade of the workshop section of the building.

Clarification was sought of which roofs were to be replaced. It was explained that it was all glazed roof structure and facade on the workshop area and the application did not include the tower. The panel accepted that the existing roof structure had reached the end of its life. They asked that it was ensured that the external appearance remained unchanged.

The Panel recommended APPROVAL of the application subject to the external appearance remaining unchanged.

**C) TUDOR ROAD FIVEWAYS HOUSE
Listed Building Consent 20120868
Internal and external alterations**

The building was listed Grade II.

The application was for internal and external alterations to the building. The building had been the subject of discussion for the Panel over a number of years.

It was explained to the panel that this scheme would basically result in facade retention. They accepted that given the previous history on the site this was unavoidable. They were pleased to see that the envelope of the building was being restored. Concerns were expressed about the finished floor levels and how they would relate to the window openings.

The Panel recommended APPROVAL of the application.

**D) GLENFIELD FARM
Planning Application 20120650
Redevelopment 30 houses**

The buildings were on the Local List

The application was for the conversion of several of the existing farm buildings, demolition of others and new development to create 30 houses.

The panel commented on the lack of information supplied and quality of the plans. They noted that it was difficult to assess the scheme as it was not clear what exactly was proposed. Based on the submitted plans they did note that the design of the new build did not respect the character of the buildings on site, being too domestic. They also commented that the layout appeared to have been dictated by getting the largest number of units onto the site rather than addressing the rural character of the site. They asked that the conversion of the existing buildings should be done in a way which uses the existing structure and space, currently it appeared that standard housing plans had been superimposed on spaces.

The Panel recommended REFUSAL of the application.

**E) 14 WOODLAND AVENUE
Planning Application [20120410](#)
New 5 bedroom dwellinghouse**

The building was within the Stoneygate Conservation Area

The application was for a new five bedroom dwellinghouse, a renewal of planning application 20072367.

The panel acknowledged that they had previously not objected to the proposal. They accepted that the scale and massing addressed the character of the conservation area however they did request that the design of the property be looked at again as the detailing now felt a little dated.

The Panel recommended SEEKING AMENDMENTS to the application.

The panel raised no objections to the following applications:

**F) SCOTT STREET, MILLGATE SCHOOL
Planning Application [20120897](#)
Change of use, alterations**

**G) 30-32 HUMBERSTONE ROAD
Planning Application [20120215](#)
Change of use of shop to restaurant and flats**

**H) 1A WESTLEIGH ROAD
Planning Application [20120991](#)
Change of use**

**I) 12-14 WINDSOR AVENUE
Planning Application [20120821](#)
Rear extension**

**J) 107 LONDON ROAD
Planning Application [20120573](#)
Change of use to flats**

13. ANY OTHER URGENT BUSINESS

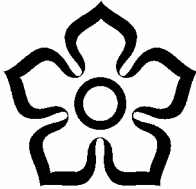
LEICESTER RAIL STATION GATES

The Panel discussed the removal of the iron gates at the Station. In reply to a question it was confirmed that their removal was temporary, as they required refurbishment during the ongoing Station improvements works.

14. CLOSE OF MEETING

The meeting closed at 6:35 pm.

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Leicester
City Council

CONSERVATION ADVISORY PANEL

19th September 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) CONNECTING LEICESTER (to be confirmed)

The City Mayor is consulting on a programme of City Centre projects and key investment priorities which seek to encourage greater connectivity. The focus is on linking the many unique heritage, retail, leisure and cultural highlights of the City to create a strong and vibrant centre. www.leicester.gov.uk/connectingleicester

B) ERSKINE STREET

Planning Application [20121212](#)
Demolition, redevelopment for housing

The site bounded by Erskine, Clyde and Gladstone Street is just to the outside of the St George's Conservation Area.

This application is the demolition of existing buildings on the site and redevelopment of the site for 17 houses and 6 apartments.

C) CARLISLE STREET, FORMER BLUE MOON PH

Planning Application [20120780](#)
Demolition and redevelopment

The building purpose built for Offilers Brewery Derby, by Browning and Hayes in the 1930s is on the Local List. It has three sister pubs by the same architects in Derby.

This application is for the demolition of the building and redevelopment of the site for six three bedroom town houses and five one bedroom flats.

D) 451-461 ST SAVIOURS ROAD
Planning Application [20121087](#)
Change of use, extension

The building is on the Local List.

This application is for the conversion of the industrial building to 56 residential units and a business centre. The proposal involves a roof top extension.

E) 36 ST JAMES ROAD
Planning Application [20121134](#) & Conservation Area Consent [20121135](#)
Demolition and redevelopment for one dwellinghouse

The site is within the Evington Footpath Conservation Area.

This application is for the construction of a new dwellinghouse. The proposal involves the demolition of an existing garage.

F) 278 & 278A LOUGHBOROUGH ROAD
Planning Application [20120621](#)
Change of use

The building is within the Belgrave Hall Conservation Area

This application is for change of use of the building from shop with living accommodation to ground floor office and three self contained flats. The proposal involves external alterations including new rooflights to the front and rear roof slopes.

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 September 2012. Contact Jeremy Crooks (tel. 252 7218) or Jennifer Timothy (tel. 252 7296).

G) 123-125 LOUGHBOROUGH ROAD
Planning Application [20121008](#)
New dwellinghouse

The proposal is within the Loughborough Road Conservation Area

This application is for the demolition of two modern garages to the rear of no.123 and construction of a new dwellinghouse.
