



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 OCTOBER 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Dr. Barton Councillor M Unsworth

Also in Attendance

Sir Peter Soulsby – City Mayor

H Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
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	-	Building Conservation Officer
James Simmins	-	Building Conservation Officer
Angie Smith	-	Democratic Support Officer

* * * * *

21. APOLOGIES FOR ABSENCE

Apologies were received from Malcolm Elliott, David Trubshaw, Simon Britton and Richard Lawrence.

22. DECLARATIONS OF INTEREST

No declarations were made.

23. MINUTES OF PREVIOUS MEETING

Minute Item 15 – that an amendment be made to read ‘Councillor *Malcolm Unsworth*’.

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 19th September 2012 be confirmed as a correct record, subject to the amendment above.

24. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

25. CURRENT DEVELOPMENT PROPOSALS

A) SPENCEFIELD LANE, ST PAULS RC COMPREHENSIVE SCHOOL Planning Application [20121283](#) Three storey building

The proposal site was adjacent to Evington Hall, a Grade II listed building.

The application was for the construction of a three storey school building, multi-use games area and car parking.

The Panel supported the proposal, they considered the design of the new build to be good and thought that the separation from the adjacent former Evington Hall would enhance its setting.

The Panel raised NO OBJECTION to the application.

B) 8 RATCLIFFE ROAD Planning Application [20121071](#) Extensions to house

The building was within the Stoneygate Conservation Area

The application was for alterations and extensions to the house.

The Panel felt that the principle of the proposal was acceptable, but that the scheme in its current form required amendments.

It was felt that dormers as opposed to rooflights should be proposed (front elevation), that the Swithland slate should be re-used, and that the chimneystack on the right hand side (when viewing the front elevation) should be retained but perhaps reduced in height to balance the building.

They also raised concern over the pitch of the porch roof – suggested a flat roof.

No concerns / objections raised over the 2 storey side / rear extension.

The Panel recommended SEEKING AMMENDMENTS to the application.

C) WESTERN BOULEVARD

Planning Application [20121121](#)

Change of use, alterations

The old tram shelter was one of five of a similar design within the city and on the Local List.

The application was for the conversion of the old 1930s tram shelter to a kiosk. The proposal involved external alterations including re-glazing the windows and a roller shutter.

The Panel where unanimously in favour of giving the former tram / bus stop an active use, however, concerns were raised over the visual qualities of the roller shutters and how services were to be introduced. They thought concertina style shutters might be better or perhaps painting a design on them to compliment the architectural style of the building. They also thought the building would look better if painted cream rather than white.

They raised concerns regarding potential signage and would like to see details of any signage proposed.

The Panel stated MORE INFORMATION was required.

D) 27 NEWMARKET STREET

Planning Application [20121222](#)

Demolition and redevelopment for two dwelling houses

The site was within the Knighton Village Conservation Area.

The application was for the construction of two new dwelling houses. The proposal involves the demolition of existing buildings.

The Panel thought the introduction of the two dwelling houses would make a positive contribution to the street scene and raised no objections.

The Panel raised NO OBJECTION to the application.

E) SILVER STREET THE GLOBE PH

Planning Application [20121216](#)

New lighting

The building was within the Market Place Conservation Area.

The application was for spot lights to both the Silver Street and Carts Lane elevations. The light fittings had already been installed.

The Panel noted that the façade appeared to be overly cluttered with wiring, signs and lighting and the satellite dish on the Silver Street elevation. They thought that the style of lighting installed was inappropriate for the building and would like to see lighting fixtures of higher aesthetic value and the removal of the excess wiring. They would also like to see the satellite dish relocated to a more unobtrusive location.

The Panel would also like the conservation team to reassess the building, to see whether it should be listed by English Heritage.

The Panel recommended SEEKING AMMENDMENTS to the application.

F) 69 KNIGHTON DRIVE
Planning Application [20121317](#)
New detached garage

The building was within the Stoneygate Conservation Area.

The application was for a new garage to the rear of the property and visible from Knighton Road.

The Panel raised NO OBJECTION to the application.

The Panel raised no objections / observations to the following applications:

G) 2-2A MARKET PLACE & 8 HOTEL STREET
Planning Application [20121344](#)
Alterations to shopfront

H) ST PETERS LANE, ST PETERS CHURCH
Planning Application [20121252](#)
Railings, new window

I) SLATER STREET PRIMARY SCHOOL
Listed Building Consent [20121237](#)
Internal alterations

J) 17 GRANBY STREET
Listed Building Consent [20121323](#)
Replacement signage

K) KNIGHTON FIELDS ROAD EAST, WHEATSHEAF THEATRE
Listed Building Consent [20121278](#)

Internal alterations

L) 400 LOUGHBOROUGH ROAD
Listed Building Consent [20121270](#)
Replacement signage

M) RIPON STREET, LAND OPPOSITE NO. 50
Planning Application [20120849](#)
Three storey flat block

26. CLOSE OF MEETING

The meeting closed at 6.08pm.