



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 21 NOVEMBER 2012 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair (In the Chair)

Councillor Dr. Barton

D Trubshaw	-	Institute of Historic Building Conservation
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. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Also in Attendance

Sir Peter Soulsby, City Mayor
N. Knight, Stoneygate Conservation Area Society

Officers in Attendance:

Jeremy Crooks	-	Building Conservation Officer, Planning
Anne Provan	-	Building Conservation Officer, Planning
James Simmins	-	Building Conservation Officer, Planning
Angie Smith	-	Democratic Services Officer

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27. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Unsworth, Richard Gill, Catherine

Laughton and Jenny Timothy.

Richard Lawrence took the Chair for the meeting.

28. DECLARATIONS OF INTEREST

There were no declarations of interest made.

29. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 17th October 2012 be confirmed as a correct record.

30. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

31. CURRENT DEVELOPMENT PROPOSALS

A) FORMER SOUTHGATES BUS DEPOT, SOUTHGATES/PEACOCK LANE Planning Application [20121532](#) Four and five to nine storey building

The proposal was within the Cathedral/Guildhall Conservation Area and would affect the setting of a number of listed buildings within the area.

The application was for three new buildings, one 4 storey, one 6 storey and a 5-9 storey building to provide a total of 434 flats and two retail units.

The Panel supported the principle of the development, as they considered this area of the city was in need of enhancement. They were also in favour of the general design of the new development, as it was quite elegant and potentially of a high aesthetic quality. The Panel were particularly in favour of the articulation of the buildings.

The Panel did however raise concerns over the sheer size and scale of the development, and how it would impact upon long distance views, in particular from New Street. The Panel did not want the development to bleed into historic views.

The Panel therefore requested that additional visualisations are provided, showing how the development would impact upon those views. The Panel asked if the information could be given to the architects on the Panel, to make further observations on behalf of the Panel.

The Panel stated FURTHER INFORMATION WAS REQUESTED

**B) ST MARTINS CATHEDRAL AND ST MARTINS HOUSE PEACOCK LANE,
GUILDHALL LANE**

Planning Application [20121529](#)

Alterations to the grounds of the Cathedral and Cathedral Centre

The proposal was within the Cathedral/Guildhall Conservation Area and would affect the setting of a number of listed buildings including the old school (Grade II), the Guildhall (Grade I) and the Cathedral a Grade II* listed building.

The application was for alterations to the grounds of the Cathedral both on the St Martins side and the small area facing Guildhall Lane and the playground of the former Grammar school and involved resurfacing and landscaping and removal of sections of the listed wall and railings and headstones.

The Panel supported the principle of the development, but were concerned with its current form. The Panel considered that the idea of creating a single wide open space was undesirable, and that a series of intimate areas would be more favourable.

The Panel wanted the space to reflect St Martin's parish church origins, with a more intimate relationship with its immediate surroundings.

The Panel had strong reservations over the amount of historic features proposed to be removed. Of particular concern was the loss of the existing field wall, iron railings to St Martins West and the curve in St Martins East.

The Panel did however consider that the proposal would enhance the appearance of the existing car park, which at present was unfriendly. The proposal would also encourage people into the site – which was welcomed.

The Panel were keen to stress that they thought that the proposal was a good concept, creating a good use for the space and didn't want concerns over individual aspects of the scheme to overshadow the positive aspects of the scheme.

The Panel agreed that the proposal should be revised to retain existing historic features where possible.

The Panel recommended SEEKING AMENDMENTS to the application.

C) 31 GRANBY STREET

Planning Application 20121239, Listed Building Consent [20121602](#)

Internal and external alterations

The building was Grade II* listed and affected the setting of the Town Hall Square Conservation Area.

The application was for internal and external alterations to the building including a new extension to the rear. The Panel made observations on the

building at a pre application stage in April 2011.

The Panel were unanimously in favour of the internal alterations to the grade II* Listed Building, as the works would secure the future of the building, whilst retaining the special interest of the banking hall.

The Panel would like to see further details of the replacement front doors to the Granby Street elevation.

The Panel supported the principle of creating a new entrance to the Every Street elevation, as the existing service entrance detracted from the character and appearance of Town Hall Square. The Panel did however consider that the 2-storey glazed entrance as proposed was unacceptable, as it was of an excessive size and poor design.

The Panel were split on whether a 2-storey entrance would be acceptable, but did agree that a contemporary façade was the correct approach. They also wanted the existing boundary wall to be retained as existing.

The Panel recommended SEEKING AMENDMENTS to the application.

D) 52 KNIGHTON ROAD

Planning Application [20121595](#)

New bungalow

The site was within the Stoneygate Conservation Area.

The application was for the construction of a new bungalow within the garden of no. 52 Knighton Road. Consent for the subdivision of the main house to form two four bedroom houses was granted last year (20110337).

The Panel were against the proposal in principle. They considered that the garden was an important open space that positively contributed to the Conservation Area and development should be avoided.

The Panel OBJECTED to the application.

E) 78 NEW WALK

Planning Application [20121421](#), Listed Building Consent [20121463](#)

External alterations

The building was Grade II listed and within the New Walk Conservation Area. New Walk was also listed Grade II on the Register of Parks and Gardens.

The application was for external alterations including a new external fire escape, new garage to the rear, new boundary treatments and internal and external alterations.

The Panel had concerns over the loss of the internal wall, otherwise, the panel had no objections to the application

The Panel recommended SEEKING AMENDMENTS to the application.

F) STOUGHTON LANE, THE NATURAL HOUSE
Planning Application [20121556](#)
First floor extension

The building dated from the mid-1970s and was on the Local List.

The application was for a first floor extension to part of the single storey flat roof house.

The Panel raised no objections to this application

The Panel raised NO OBJECTION to the application.

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

G) 11 WELFORD ROAD
Planning Application 20121567, Listed Building Consent [20121568](#)
Change of use

H) 149 GRANBY STREET, BARLEY MOW PUBLIC HOUSE
Planning Application [20121492](#)
New signage

I) 42 GRANBY STREET
Planning Application [20121402](#)
New signage

J) 73A LONDON ROAD
Planning Application [20121392](#)
New signage

K) 32 OXFORD STREET, THE JAIN CENTRE
Planning Application [20121585](#)
Extension to side

L) 9 OXFORD AVENUE
Planning Application [20121554](#)
Replacement windows

M) NARBOROUGH ROAD, SATHIA SAI SCHOOL (FORMER BEDE ISLAND CAMPUS)
Planning Application [20121585](#)
Internal and external alterations

N) 85-89 HIGH STREET
Planning Application [20121533](#)
Replacement shopfront

O) 3 AVENUE ROAD
Planning Application [20121432](#)
Replacement balcony

P) 78-80 LONDON ROAD
Planning Application [20121476](#)
Replacement windows

32. CLOSE OF MEETING

The meeting closed at 7.18pm.