

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 DECEMBER 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.

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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 21st November 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

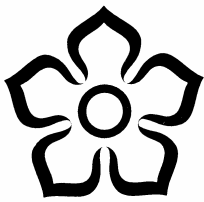
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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, 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

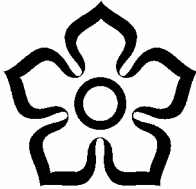
N) 85-89 HIGH STREET
Planning Application [20121533](#)
Replacement shopfront

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.



Leicester
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CONSERVATION ADVISORY PANEL

19th December 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) 2-2A UPPERTON ROAD AND ADJACENT LAND AND BUILDINGS, FORMER CPH THURMASTON

Planning Applications [20121701](#)

Change of use of former railway building from industrial to mixed use; change of use of ground floor of student block to retail; External & internal alterations

The site includes the CPH (Thurmaston) Ltd Building, which is on Leicester City Council's Local List

The proposal includes demolition of the forge building which fronts Upperton Road, removal of three bays of the former railway shed and re-building the forge against the foreshortened building to allow for vehicular access along the river frontage. It also includes alterations to the existing window openings to allow for the introduction of a mezzanine floor.

The application also includes revisions to the previously approved student accommodation blocks.

B) WESTERN PARK PAVILION, WESTERN PARK, HINCKLEY ROAD

Planning Applications [20121404](#), Listed Building Consent [20121405](#)

Change of use from council depot to residential dwelling; two storey extension to provide café & flat; single storey detached council depot building

The building is curtilage listed to The Pavilion; a grade II Listed Building

This application is for the conversion of the Council Depot Building into a 6-bedroom single dwelling, a separate café to serve the park and a detached single storey Council storage building. The works include a 1 ½ storey rear extension and internal & external alterations.

C) 9 WELFORD PLACE

Planning Applications [20121668](#), Listed Building Consent [20121669](#)

Mixed use development comprising change of use from Nightclub to residential, offices and retail use. Internal & External Alterations

The building is grade II listed and located within the Market Street Conservation Area

The proposal is to convert the existing nightclub into a mixed use development, with residential flats in the basement and 2nd floor, an A1 – A4 use to the ground floor and a B1 office use at first floor. The proposal includes internal and external alterations.

D) COLTON STREET GUILD

Listed Building Consent [20121598](#)

Internal alterations

The building is Grade II listed and located within St. Georges Conservation Area

This application is for the removal of the existing timber stage within the main hall and its replacement with a freestanding marble stage & 2-tonne marble deity. The hall was granted permission for change of use to a place of worship earlier this year.

E) 75 HUMBERSTONE GATE, SECULAR HALL

Planning Application [20121725](#), Listed Building Consent [20121730](#)

Internal & External Alterations to Listed Building

The building is grade II listed and located within St. Georges Conservation Area

This application is for the construction of a new disabled WC and the removal of an existing small office within the meeting hall, enlarging the space.

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 December 2012. Contact Jeremy Crooks (tel. 252 7218), James Simmins (252 7222) or Jennifer Timothy (tel. 252 7296).

G) 2 LIDSTER CLOSE

Planning Application [20121512](#)

Dormer extension at rear of house

The site is located within the Old Humberstone Conservation Area, and is adjacent to two grade II Listed Buildings; Parish Church of St Mary's and Little Warren & The Warren

This application is for the construction of a box dormer to the rear of the existing dwelling.

H) 71 VAUGHN WAY

Planning Application [20121569](#)

Change of use of vacant land to car park

The site is adjacent to the All Saints Conservation Area.

This application is for planning permission to use the cleared site as a car park, accommodating 70+ vehicles.

I) ST JAMES ROAD, SIDE OF 71 EVINGTON ROAD
Planning Application [20121679](#)
Telecommunication Cabinet

The site is located within the Evington Footpath Conservation Area

This application is for the installation of a 1.3m high freestanding BT DSLAM cabinet.

J) 46 NARROW LANE
Planning Application [20121611](#)

The building is located within the Aylestone Conservation Area

This application is for the replacement of an existing rear conservatory with one of slightly larger proportions and the replacement of a rear window.

K) 34 THURMASTON LANE
Listed Building Consent [20121652](#)
Internal & external alterations to grade II Listed Building; Access Ramps

The building is grade II listed and located within the Old Humberstone Conservation Area

This application is for alterations to the former stable building to convert it into 11 additional bedrooms to the adjacent grade II listed retirement home: The Beeches. The works include external alterations to a number of windows and doors and the overhaul of the interior of the building, most of which is modern 20th century fabric.

L) 42 HIGH STREET, UNIT 3
Planning Application [20121707](#)
Internally illuminated fascia and projecting signs to café

The building is located within the High Street Conservation Area.

This application is for the installation of a pair of illuminated signs, one fascia and one projecting, providing advertisement for the retail unit.

M) 5 WOODBINE AVENUE
Planning Application [20121743](#)
Replacement windows and door to front of house

The building is located within the South Highfields Conservation Area and is covered by an Article 4 Direction.

This application seeks to install slim profile double glazed casements within the existing window frames, replicating the existing single glazed 'mock' top hung sashes. The proposal also includes the replacement of the single pane glazed fanlight and the front door metal beading.

N) HINCKLEY ROAD AND 2A FOSSE ROAD SOUTH
Planning Application [20121612](#)
Two disabled ramps

The building is located within the West End Conservation Area.

This application is for the construction of a pair of disabled access ramps.

O) 3-5 HIGHFIELD STREET
Planning Application [20121631](#)
Replacement shopfront

The building is located within the South Highfields Conservation Area.

This application is for the replacement of the existing shopfront, removing the existing brick stall riser with a new timber stall riser, larger glazed openings and the repair and refurbishment of the existing timber fascia and pilasters.