



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 23 JANUARY 2013 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

D Trubshaw	-	Institute of Historic Building Conservation
H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
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

Also in Attendance

Sir Peter Soulsby, City Mayor

Officers in Attendance:

Jenny Timothy	-	Senior Building Conservation Officer
James Simmins	-	Building Conservation Officer, Planning
Sam Peppin Vaughan	-	Planner
Angie Smith	-	Democratic Services Officer

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39. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Unsworth, Malcolm Elliott, Richard Curtis, Peter Swallow, Michael Johnson and Justin Fox.

40. DECLARATIONS OF INTEREST

There were no declarations of interest.

41. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 19 December 2012 be approved as a correct record.

42. CURRENT DEVELOPMENT PROPOSALS

A) 2 UPPERTON ROAD, FORMER CPH THURMASTON

Planning Application [20130012](#)

Demolition of single storey building covered by Article 4 Direction (class B2)

The site included the CPH (Thurmaston) Ltd building, which was on Leicester City Council's Local List. The building was also covered by an Article 4 Direction served on the building 12 months ago. The application was for the demolition of the CPH (Thurmaston) Ltd building and the clearance of the site, and was an alternative option to the currently pending application 20121701 which was taken at a previous CAP meeting.

The panel strongly opposed the demolition of CPH Thurmaston, as the building was a local heritage asset, which was one of the few remaining structures left from the Great Central Railway in the city.

They felt that the application was unnecessary, considering the submitted scheme to convert the building.

The Panel STONGLY OBJECTED to the application.

B) NEWARKE STREET, ELFED THOMAS BUILDING

Planning Application [20121883](#)

Partial demolition and new 5 storey building behind retained south façade to provide student accommodation (no use class) comprising 97 rooms in 19 flats

The Elfed Thomas Building was on Leicester City Council's Local List. The site is also adjacent to Castle Conservation Area and Market Square Conservation Area.

The application was for the demolition of the Victorian school building, with the exception of the south façade and west wing, which were to be incorporated into a new 5-storey structure, comprising 97 student flats.

The application was a revision on an approved redevelopment scheme for the site, which was supported by CAP in April 2010 ([20100567](#)). The previously approved scheme was for 50-60 rooms.

The panel objected to the proposal, as they believed that the loss of the local heritage asset was unjustified.

They felt that the former school building was a good Victorian building in its own right, and that it provided a nice surprise to the streetscene, due to its set back positioning.

The panel also had reservations over the loss of the roof, as it was one of the most important features of the building and very important to the façade.

They also questioned the façade retention scheme proposed, and how the upper floors were flush with the façade.

The Panel OBJECTED to the application.

**C) 7 & 14 BURLINGTON ROAD, LAND BETWEEN
Planning Application [20121891](#)
One 4-bed house; one 3-bed house (class C3)**

The site was located within the Stoneygate Conservation Area.

The application was for the erection of a pair of detached dwellings at the end of Burlington Road, being constructed in the former gardens of No's 7 & 14.

The Panel believed that the proposed scheme was overdevelopment, having a detrimental impact upon the character and appearance of the Conservation Area.

They felt that the spaces in-between the dwellings were important, reflecting the character of the street, and were concerned that many of those plots throughout Stoneygate were at risk of development.

The panel supported the development of the four-bedroom house, but believed that the 3-bedroom chalet bungalow was 'crammed in'.

They were, however, unhappy with the 'standard' house design and would like to see a revised design which reflected the local vernacular revival / Victorian aesthetic.

There were also concerns over how the trees on the southern boundary would overshadow the four-bedroom house.

The Panel OBJECTED to the application.

**D) 17 GLEBE STREET
Planning Application [20121829](#)
Cladding to Flats (class C3)**

The building was located within the South Highfields Conservation Area.

The application was for the installation of external cladding to all elevations of the existing four-storey building, to improve heat retention and the energy efficiency of the building.

The Panel accepted the principle of the proposal, as they did not feel that external cladding would be detrimental to the appearance of the building.

They did, however, request that a condition be added to the application, controlling the proposed coloured finish.

The Panel raised NO OBJECTION to the application.

E) BATH LANE, MERLIN WORKS

Planning Application [20130021](#)

Extension of time limit for implementation of planning permission 20100610 (to provide one 22 storey and one 27 storey tower block; 8 storey podium building; 388 apartments; ground floor non-residential uses; basement parking)

The site was adjacent to the Donisthorpe site (2 x grade II Listed Buildings). The site was also in close proximity to a number other heritage assets (both designated & undesignated).

The application was for the renewal of the previously approved application [20100610](#). The proposed scheme was a mixed use development, incorporating two tower blocks and an 8-storey building across the site, with an underground parking facility.

The Panel objected to the original application and despite its approval, felt that they should object once more.

They did, however, agree that as the changes in national and local planning policy now required further information to be provided (i.e. visual montages), that they should wait until this information had been provided to the Council, and only then reassess the potential impact upon the surrounding heritage assets.

The panel stated FURTHER INFORMATION WAS REQUIRED.

Late Application

F) 24 STONEYGATE AVENUE

Planning Application [20121729](#)

Single storey extension at side and rear; alterations to bungalow (Class C3)

The application was brought following a request from the Civic Society.

The panel had no concerns over the proposal, as the extension and alterations would have no effect on the streetscene, having a neutral impact upon the Conservation Area.

The Panel raised NO OBJECTION to the application.

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

G) HOTEL STREET, THE GOOSE ON HOTEL STREET
Advertisement Consent [20121583](#)

Retrospective application for one externally illuminated fascia sign; two externally illuminated projecting signs; five internally illuminated signs (Class A4)

H) 13 KING STREET

Planning Applications [20121824](#) & [20121825](#)

Two externally illuminated fascia signs; one externally illuminated projecting sign to betting office (class A2) / Alterations to shopfront; satellite dish and two air condenser units to rear of betting shop (class A2)

I) 55A LONDON ROAD

Planning Application [20121794](#), Listed Building Consent [20121795](#)

Change of use of upper floors from an office (class B1) to 2 self-contained flats (2x1 bed)(class C3) / Internal alterations to grade II listed building

J) 31 KNIGHTON DRIVE

Planning Application [20121784](#)

Solar panels to roof of residential care home (class C2)

K) 17 HORSEFAIR STREET, LLOYDS TSB

Advertisement Consent [20121762](#)

One internally illuminated projecting sign; six internally illuminate fascia signs; two internally illuminated ATM signs; four non illuminated signs to bank (class A2)

L) 22 WEST AVENUE

Planning Application [20121769](#)

Replacement windows at front of house (Class A3)

43. CLOSE OF MEETING

The meeting closed at 6.30pm.