

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 23 JANUARY 2013
TIME: 5:15 pm
PLACE: ROOM 1.24, FIRST FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER LE1 9BG

PLEASE NOTE THE CHANGE OF VENUE

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 0116 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 19 December 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

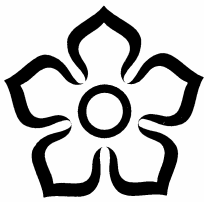
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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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Appendix A

Minutes of the Meeting of the CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 DECEMBER 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Johnson	-	Leicestershire Archaeological & Historical Society
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
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

James Simmins	-	Building conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Elaine Baker	-	Democratic Services Officer

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33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dr Barton (who was absent on Council business), Rev R Curtis and Mr P Draper.

34. DECLARATIONS OF INTEREST

There were no declarations of interest.

35. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 21 November 2012 be

approved as a correct record.

36. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

37. CURRENT DEVELOPMENT PROPOSALS

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 included the CPH (Thurmaston) Ltd Building, which was on the City Council's Local List.

The Panel welcomed the principle of the development, as it made good use of the building.

It also was satisfied with the proposal to take down the forge and rebuild it further into the site, provided that the applicant carried out the works to a high standard, preserving the architectural detailing of the building. It was noted that a structural survey had been requested to prove that the proposals could be done.

The Panel was impressed with the sympathetic alterations to the front elevation of the forge, increasing the size of the window openings, and was content with the idea of rebuilding the forge with a steel frame with brick cladding.

However, the Panel expressed a desire to see an improved landscaping scheme to the River Soar frontage, subject to there being no impact to the biodiversity of the site.

There were no objections over the revised design of the student blocks.

The Panel had NO OBJECTIONS to the application.

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 was curtilage listed to The Pavilion, a Grade II Listed Building.

The Panel supported the principle of the development and was pleased to see the building being brought back into use. The need for a café within Western

Park was supported.

However, the need for a 6-bedroom dwelling in this location was questioned, and the justification for the need for the extension, and there was some concern over increased traffic as a result of the café.

The Panel supported the proposed alterations to the existing depot buildings, but expressed a preference for the French doors to be omitted. In addition, the detailing to all new windows and doors should be carefully controlled.

There were no objections to the new single storey council storage building.

The Panel was unsure which two trees are being removed as part of the proposal and hoped that they would be replaced as part of the scheme. All other trees should be protected during construction.

The Panel had NO OBJECTIONS to the applications.

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 was Grade II listed and located within the Market Street Conservation Area.

The Panel supported the proposal, as it was encouraged to see this building given an active use.

It did however have reservations about the type of occupants and the ability to rent the basement flats, but as the works proposed predominantly were reversible, the Panel was happy to support the applications.

The Panel had NO OBJECTIONS to the application.

D) COLTON STREET GUILD

**Listed Building Consent [20121598](#)
Internal alterations**

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

The Panel supported the proposal and was pleased to see a use going back into the building.

It asked if the exterior was to be repaired / improved and suggested that it should be checked whether the existing floor could structurally accommodate the new stage and deity.

The Panel had NO OBJECTIONS to the application, subject to the floor being structurally sound.

E) 75 HUMBERSTONE GATE, SECULAR HALL
Planning Application [20121725](#), Listed Building Consent [20121730](#)
Internal & External Alterations to Listed Building

As many bookcases as possible would be retained when the proposed door was put in. the badge currently on the front of the iron gates would be moved to the back of those gates.

The Panel raised no objections to the proposal.

The Panel had NO OBJECTIONS to the application.

The Panel raised no objections to the following applications:

G) 2 LIDSTER CLOSE
Planning Application [20121512](#)
Dormer extension at rear of house

H) 71 VAUGHN WAY
Planning Application [20121569](#)
Change of use of vacant land to car park

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

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

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

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

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

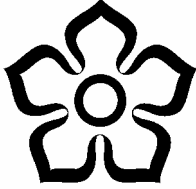
N) HINCKLEY ROAD AND 2A FOSSE ROAD SOUTH
Planning Application [20121612](#)
Two disabled ramps

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

38. CLOSE OF MEETING

The Chair passed seasons' greetings to the Panel and closed the meeting at 6.27 pm.

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Leicester
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CONSERVATION ADVISORY PANEL

23rd January 2013

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) 2 UPPERTON ROAD, FORMER CPH THURMASTON

Planning Application [20130012](#)

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

The site includes the CPH (Thurmaston) Ltd building, which is on Leicester City Council's Local List. The building is also covered by an Article 4 Direction.

This application is for the demolition of the CPH (Thurmaston) Ltd building and the clearance of the site.

This application is an alternative option to the currently pending application [20121701](#), which was seen by CAP at the last meeting.

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

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

The application is a revision on an approved redevelopment scheme for the site, which was supported by CAP in April 2010 ([20100567](#))

C) 7 & 14 BURLINGTON ROAD, LAND BETWEEN

Planning Application [20121891](#)

One 4-bed house; one 3-bed house (class C3)

The site is located within the Stoneygate Conservation Area.

The application is 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.

D) 17 GLEBE STREET

Planning Application [20121829](#)

Cladding to Flats (class C3)

The building is located within the South Highfields Conservation Area.

The application is for the installation of external cladding to all elevations of the existing four-storey building.

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

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

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 21st January 2013. Contact James Simmins (252 7222) or Jennifer Timothy (tel. 252 7296).

F) 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)

The building is located within the Market Place Conservation Area and is adjacent to multiple grade II Listed Building's.

The application is for the retention of external signage to the public house.

G) 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)

The building is located within the New Walk Conservation Area.

There are two corresponding applications for the building. The proposal is to change the use of the building to a betting office, with a revised access, new signage and to the rear, 2 x air condensers and a satellite dish.

H) 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

The building is grade II Listed and is located within the South Highfields Conservation Area.

The proposal is to change the use of the upper floors of the building from offices to two self-contained flats. The works include alterations to install new bathrooms and kitchens.

I) 31 KNIGHTON DRIVE

Planning Application [20121784](#)

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

The building is located within the Stoneygate Conservation Area.

The application is for the installation of solar panels onto the southern and eastern roof slopes of the 3-storey rear extension.

J) 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)

The building is a grade II Listed Building, and is located within the Town Hall Square Conservation area.

The application is for the like-for-like replacement of external signage, applying the bank's new branding.

K) 22 WEST AVENUE

Planning Application [20121769](#)

Replacement windows at front of house (Class A3)

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

The proposal is to replace the single glazed casements to the two front bay windows, repair the surrounding timberwork to the bay windows, and install double glazed casements to replicate the existing.

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