



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 MAY 2013
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
Vacancy	-	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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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 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 17 April 2013 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

Application B

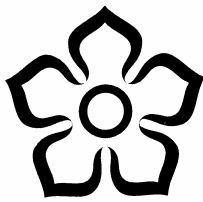
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 APRIL 2013 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair (in the Chair)

Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
P. Draper	-	Royal Institute of Chartered Surveyors
G. Lees	-	Victorian 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:

Mike Dalzell	-	Head of Economic Regeneration
Anne Provan	-	Team Leader (Planning)
James Simmins	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Elaine Baker	-	Democratic Support Officer

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56. APOLOGIES FOR ABSENCE

Apologies for absence were received from:-

- Richard Gill (Chair)
- Councillor Dr Barton (who was absent on Council business)
- Simon Britton (University of Leicester)
- Jon Goodall (Victorian Society) (substitute: Grahame Lees)
- Michael Johnson (Leicestershire Archaeological and Historical Society)
- David Lyne (Leicestershire Industrial History Society)
- David Trubshaw (Institute of Historic Building Conservation)

57. DECLARATIONS OF INTEREST

There were no declarations of interest.

58. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 20 March 2013 be approved as a correct record.

59. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

60. CURRENT DEVELOPMENT PROPOSALS

In relation applications A – C below, Mike Dalzell, (Head of Economic Regeneration with Leicester City Council), advised the meeting that:-

- Some traders were concerned about what would happen to them and some concerns had been expressed about the design, but most comments were favourable;
- The project currently was on schedule. If planning permission for this work was obtained in mid-May, it should be completed by Christmas 2013. It should then be possible for traders to move in to the building in January 2014. The market hall would then be taken down;
- Minor design changes to the food hall had been made following consultation;
- The City Mayor had contacted Everards Brewery inviting its views on how to redevelop the Molly O'Grady site;
- It was hoped that the redevelopment would bring the upper floor of the Corn Exchange back into use. This currently was leased by Weatherspoons, but access to it would be built; and
- Negotiations were underway with the owners of the Odeon Arcade to improve the appearance of the façade.

A) MARKET PLACE

Planning Application [20130510](#) & Listed Building Consent [20130511](#) New Food Hall

This application was for the construction of a new food hall to the north west of the Corn Exchange following the demolition of the existing Market Centre (see 20130512 & 20130508). The food hall would be attached to the Corn Exchange.

The panel discussed the new market place building and was generally supportive of the overall scheme. In particular, there was some discussion about some of the fine details, including the avoidance of smells, the design of storage, the type of paving, the availability of space for future expansion, the construction method to be used and the layout of internal space.

The Panel raised NO OBJECTION to the application.

**B) MARKET PLACE, MOLLY OGRADYS & THE CORN EXCHANGE
Listed Building Consent [20130512](#)
Demolition of Leicester Market Centre**

and

**C) MARKET PLACE
Conservation Area Consent [20130508](#)
Demolition of Leicester Market Centre**

Listed Building Consent 20130512 was the application for the removal of the Market Centre from the south west elevation of the Corn Exchange and the north elevation Molly O'Grady's.

The proposal affected the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed), as the Market Hall currently was attached to both buildings. The proposal was within the Market Place Conservation Area.

Conservation Area Consent 20130508 was the application for the removal of the Market Centre. The proposal was within the Market Place Conservation Area and affected the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed).

The Panel welcomed the removal of the Market Centre building, but noted that the revealed facades around the Market Place would require improvement. The Odeon Arcade façade was of particular concern.

It was noted that a bid had been made for European funding to tidy up the back of the Corn Exchange. Partners would be encouraged to work with the Council on this.

The Panel raised NO OBJECTIONS to these applications but recommend that:-

- a) a condition be attached relating to the provision of screening to the rear of the Corn Exchange if necessary; and**
- b) care should be taken with the remaining flank wall of Molly O'Grady's.**

D) 172-174 LONDON ROAD

**Planning Application [20130411](#) & Listed Building Consent [20130412](#)
Two six bedroom houses**

The application was for the conversion of the building in use as offices to two six bedroom houses. The proposal involved internal and external alterations.

The building was Grade II listed and within the Evington Footpath Conservation Area.

The Panel welcomed the provision of houses rather than flats, but sought assurances that there would be no pipework or services at the front of the property. A preference for a pitched slate roof to a flat one on the extension was stated.

The Panel recommended that a condition be attached to secure an appropriate gate, which should be of traditional materials and proportions.

It was noted that a second floor window which currently was blank was shown as being used as a window in the plans. The Panel therefore asked that a suitable timber-framed window be installed.

The Panel also requested that the applicant be encouraged to replace all the second floor windows with windows that better respected the historic character of the property.

The Panel raised NO OBJECTIONS to this application, but recommend that a condition be attached to secure an appropriate gate, which should be of traditional materials and proportions.

E) 7 KNIGHTON PARK ROAD

**Planning Application [20130382](#)
Construction of wall and railings and widening of driveway**

This application was for widening of the existing driveway access and construction of new wall and railings, part of which had already been implemented. The site was located within the Stoneygate Conservation Area.

In considering this application, the Panel raised no objection to the wall, widened entrance or paving. However, objections were raised in relation to the provision of railings and gates as these would form an alien feature within the street scene.

The Panel recommended that AMENDMENTS BE SOUGHT.

F) 32 OXFORD STREET, JAIN TEMPLE

**Planning Application [20130472](#)
New external lift**

The application was for a new external lift to the side of the building to provide access for disabled people to the first floor. The building was on the Local List.

The Panel felt that the lift tower was an incongruous feature on the building, that would compromise its historic interest. It therefore asked that the applicant seek to either locate the lift internally, or on a less sensitive part of the building.

The Panel OBJECTED to the application.

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

G) 13 RATCLIFFE COURT
Planning Application [20130244](#)
Replacement windows

H) 6 AVENUE ROAD
Planning Application [20130202](#)
Extension to front

I) 41 MARKET STREET
Planning Application [20130385](#) & Advertisement Consent [20130386](#)
Extension to rear, new shopfront and signage

J) 40 HIGH STREET
Planning Application [20130464](#)
Replacement doors to shopfront

K) UNIVERSITY ROAD, WYGGESTON AND QUEEN ELIZABETH COLLEGE
Listed Building Consent [20130435](#)
Internal alterations

L) 1-3 NEW STREET
Planning Application [20121838](#)
Replacement of first floor windows

M) 10-12 GRANBY STREET
Planning Application [20130423](#)
Change of use

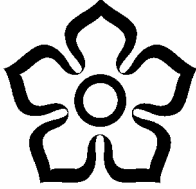
N) MORELEDGE STREET
Planning Application [20130373](#)
Broadband equipment cabinet

O) 1 ST ALBANS ROAD
Advertisement Consent [20130410](#)
New signage

P) 9 ODEON ARCADE
Planning Application [20130301](#)
Alterations to cafe

61. CLOSE OF MEETING

The meeting closed at 6.24 pm



Leicester
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CONSERVATION ADVISORY PANEL

15th May 2013

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) GIPSY LANE FORMER TOWERS HOSPITAL
Planning Application [20130591](#)
Twenty eight houses

This application is for the construction of 28 houses to the north of the main listed building on a site that runs along Gypsy Lane.

The proposal is within the curtilage of the Towers Hospital a Grade II Listed Building and also affects the Lodge to the Towers (Grade II listed).

B) 144 CHARLES STREET, SITE OF FORMER SPREAD EAGLE PH
Planning Application [20130571](#)
New eight storey building for 28 flats and ground floor retail

This application is for the redevelopment of the site formerly occupied by the Spread Eagle PH. The proposal is for an eight storey building for 28 flats with three retail units on the ground floor.

The site is within the St George's Conservation Area.

C) 4-6 ST MARTINS
Listed Building Consent [20130642](#), Planning Application 20130707
Removal of boundary wall

This application is for the removal of the wall running along the boundaries of 4-6 St Martins and the former Olderman Newton's School. The removal of the wall is to allow further archaeological investigation of the site following the discovery of King Richard III remains.

The wall will be recorded and carefully dismantled and the bricks stored in a dry location to allow for future reinstatement depending on findings.

The wall is within the curtilage of 4-6 St Martins a grade II listed building and within the Cathedral/Guildhall Conservation Area.

D) 52A RATCLIFFE ROAD
Planning Application [20130600](#)
Extensions to coach house

This application is for extensions to the coach house of 52a to create a four bedroom house.

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

E) 8 STONEYGATE ROAD
Planning Application [20130576](#)
Extension to flats

This application is for a third and fourth storey extension to the existing flat roof part of the building to create an additional flat.

The building is within the Stoneygate Conservation Area.

F) 144 NEW WALK
Planning Application [20130668](#)
Change of use from office to house

This application is for the conversion of the existing office building to a two bedroom house. The proposal involves external alterations including a glazed parapet to form a roof terrace.

The building is within the New Walk Conservation Area. New Walk is listed Grade II on the national register of Historic Parks and Gardens.

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 13th May 2013. Contact Jeremy Crooks (252 7218) Sam Peppin Vaughan (252 7293), James Simmins (252 7222) or Jennifer Timothy (252 7296).

G) 286 LOUGHBOROUGH ROAD
Planning Application [20130529](#)
Extension to shop, new shopfront

This proposal is to extend the existing line of the shop forward slightly and to introduce a new shop front.

The building is within the Belgrave Hall Conservation Area.

H) 93 CLARENDON PARK ROAD
Planning Application [20130383](#)
Change of use from bedsits to seven bedroom HMO

The application is for change of use of the building from bedsits to a house in multiple occupation. No external changes are proposed.

The building is within the Stoneygate Conservation Area.

I) 213 LONDON ROAD
Planning Application [20130535](#)
Extension to rear

This application is for an extension to the rear to create additional accommodation for the building in use as flats.

The building is within the Stoneygate Conservation Area.

J) 22 MALVERN ROAD
Planning Application [20130393](#)
External alterations

This application is for alterations to the front elevation of this modern house to replace the existing garage door with a window.

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

K) 134 LONDON ROAD
Advertisement Consent [20130691](#)
Internally illuminated sign

This application is an internally illuminated fascia sign.

The building is within the South Highfields Conservation Area.

L) 5 HORSEFAIR STREET
Advertisement Consent [20130660](#)
Replacement signage

The application is for the updating of the existing signage with 'like for like' replacements.

The building is within the Market Place Conservation Area.

M) 28 LANCASTER ROAD
Planning Application [20130716](#)
Change of use, external alterations

This application is for the change of use of the house to a flat and maisonette. The proposal involves the replacement of an existing ground floor timber bay window with one made of uPVC.

The building is within the New Walk Conservation Area and protected by the Holy Trinity Article 4 Direction.

N) PREBEND STREET OUTSIDE OF 72 LONDON ROAD
Planning Application [20130653](#) & [20130603](#)
Broadband equipment cabinets

These applications are for two 1.4 metre high broadband cabinets sited to the side of the building along Prebend Street

The proposal is within the South Highfields Conservation Area.
