



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 20 July 2016**

Meeting Started 5:15 pm

Attendees

R Gill (Chair), R Lawrence (Vice-Chair),

Cllr M Unsworth

S. Eppel - Leicester Civic Society

Rev. R. Curtis - Leicester Diocesan Advisory Committee

D Martin - Leicestershire and Rutland Gardens Trust

M. Johnson - Leicestershire Archaeological & Historical Society

P Ellis - Victorian Society

D Lyne - Leicestershire Industrial History Society

C Sawday

C Laughton

Presenting Officers

J. Webber (LCC)

J. Crooks (LCC)

1. APOLOGIES FOR ABSENCE

Mike Queally and Nils Feldmann.

2. DECLARATIONS OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

4. CURRENT DEVELOPMENT PROPOSALS

**A) 24 RUTLAND STREET, ASSURANCE HOUSE
Planning Application [20161032](#)**

The panel were generally supportive of the proposal and did not object to the demolition of the existing building or the scale of the new build. As the building

wraps around a corner with buildings fronting two streets, there was some concern raised regarding the makeup of ground floor uses. Fears were raised that the single storey metal façade could become graffiti target and it was suggested that a different approach to that small element would be appropriate (they said a glazed shopfront in line with the others on Yeoman Street). Panel were content with the general materials and fenestration, particularly praising the green roof, but favoured a more traditional design for the new oriel window on the side elevation.

No objections.

B) 1 CONDUIT STREET

Planning application [20161019](#)

The panel supported the principle of creating a stronger building frontage on the corner site and liked the architectural style/materials. However, they considered it was at least one storey too tall. They thought it would impact on the setting of the Grade II Listed Station building, particularly views from the western side of London Road, and the conservation area. In particular they raised attention to the narrow street pattern off London Road and the impact of a building of this scale on the character of Glebe Street. With the proposed building height, the panel objected to the scheme.

Objection

C) 9-13 THE NEWARKE, NEWARKE HOUSES MUSEUM

Planning Application [20161208](#)

There was some support from members of the panel for the idea of a mural celebrating the sporting achievements of the football club, but the panel considered the location to be inappropriate. Although some panel members considered a temporary time limit was sufficient to ameliorate their concerns, the majority of members considered the mural could set a harmful precedent and lacked relevance to the context. Some concerns were expressed regarding the impact of paint on building fabric, but fundamental objection was to the impact on the setting of the listed building and conservation area. Suggestion of either using different location and/or putting the mural on freestanding timber boards.

Objection

D) 8 HIGHWOOD DRIVE

Planning Application 20161063, Listed Building Consent [20161064](#)

The panel were supportive of the proposed new use for the empty listed building and were comfortable with the principle of some extensions. However, they were concerned that the detailing, particularly the junction of roof extension to existing roof and details of façade materials, were inappropriate. Suggested planning officers seek design amendments.

Seek amendments

The panel had no objections/observations on the following applications:

E) 2 ST MARTINS

Listed Building Consent [20161141](#), Planning Application 20161140
Feature lighting

F) 162-166 NEW WALK

Planning Application [20161195](#)
Change of use, external alterations

G) 21 ST MARTINS

Listed Building Consent [20160727](#)
Internal and external alterations

H) 81 STRETTON ROAD

Planning Application [20160492](#)
Change of use, external alterations

I) ST PETERS ROAD, MELBOURNE HALL EVANGELICAL FREE CHURCH

Listed Building Consent [20161264](#) Advertisement Consent [20161090](#)
Replacement signage

J) 76-80 LONDON ROAD

Listed Building Consent [20161218](#), Advertisement Consent 20161131
New sign

K) 17 SEYMOUR STREET

Planning Application [20161136](#)
Change of use

L) 24 AVENUE ROAD

Planning Application [20161207](#)
Extension to place of worship

M) 18A ELMFIELD AVENUE

Planning Application [20161210](#)
Replacement windows

N) 131 RATCLIFFE ROAD
Planning Application [20161154](#)
External alterations

O) 191 LOUGHBOROUGH ROAD
Planning Application [20161199](#)
Change of use

P) 65 GEDDING ROAD
Listed Building Consent [20161243](#)
External alterations

Q) 50 HIGH STREET
Advertisement Consent [20161203](#)
New signs

Next Meeting – Wednesday 24th August, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:45