



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 22 APRIL 2009 at 5.15pm

P R E S E N T:

R. Gill - Chair  
R. Lawrence –Vice Chair

|                 |   |  |
|-----------------|---|--|
| P. Draper       | - | Royal Institute of Chartered Surveyors             |
| M. Elliott      | - | Person Having Appropriate Specialist Knowledge     |
| J. Goodall      | - | Victorian Society                                  |
| M. Goodhart     | - | Leicestershire and Rutland Society of Architects   |
| D. Hollingworth | - | Leicester Civic Society                            |
| D. Martin       | - | Leicestershire and Rutland Gardens Trust           |
| D. Smith        | - | Leicestershire Archaeological & Historical Society |
| P. Swallow      | - | Person Having Appropriate Specialist Knowledge     |
| D. Trubshaw     | - | Institute of Historic Building Conservation        |

**Officers in Attendance:**

|               |   |   |
|---------------|---|---|
| J. Carstairs  | - | Planning Policy and Design Group, Regeneration and Culture Department |
| Jeremy Crooks | - | Planning Policy and Design Group, Regeneration and Culture Department |
| F. D'Costa    | - | Planning Policy and Design Group, Regeneration and Culture Department |
| P. Mann       | - | Democratic Support, Resources Department                              |

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**168. APOLOGIES FOR ABSENCE**

Apologies for absence were received from David Lyne, Alan McWhirr, Councillor Roger Blackmore and Councillor Michael Johnson.

**169. DECLARATIONS OF INTEREST**

Michael Goodhart declared an interest in item A "Leicester Grammar School, Appelgate/Peacock Lane" as he was the Project Manager for this application.

## **170. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 22 April 2009, be confirmed as a correct record.

## **171. MATTERS ARISING FROM THE MINUTES**

The Senior Building Conservation Officer informed the Panel that the deadline for the Spinney Hill Conservation Area review was 1 May and the deadline for the St Georges Conservation Area was 28 May.

## **172. DECISIONS MADE BY LEICESTER CITY COUNCIL**

The Service Director, Planning and Policy submitted a report on the decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

## **173. CURRENT DEVELOPMENT PROPOSALS**

### **A) LEICESTER GRAMMAR SCHOOL, APPLGATE/PEACOCK LANE Planning Application 20090385 and Listed Building Consent 20090387 Extensions and demolition of boundary wall**

The Director said that the applications were related to the proposed conversion of the former school to a regional office for the Diocese of Leicester. The extensions were for a single storey reception to the playground elevation, a single storey addition to the new public meeting rooms and a first floor extension to the Applegate elevation. The proposals also included the demolition of a wall attached to the Grade I listed Guildhall and the Grade II listed wall to the existing visitor centre.

The Panel were largely supportive of this scheme but had some reservations regarding the new curved extension (20090386) and the first storey extension to form a new kitchen (20090385). In particular they thought that the curved design conflicted with the geometry of the Victorian building and should be set back to reveal the buttress with a reduced canopy. The Panel commented that the kitchen extension should ideally be articulated by first floor windows to replicate the existing windows or possibly some signage. They also noted that this extension obscured the interesting roofscape when viewed from Applegate.

The Panel recommended seeking amendments to this application.

### **B) BARCLAYS BANK, 4-6 HORSEFAIR STREET Planning Applications 20090258/0287 and Listed Building Consent 20090275**

## **Change of use, internal and external alterations**

The Director said that the applications were for change of use to A1 (retail), A2 (financial services), A3 (restaurant) or A4 (public house) with associated internal and external alterations to remove the bank fittings and ATM machines.

The Senior Building Conservation Officer informed the Panel that the application was still incomplete and therefore would not be considered at the meeting.

### **C) 92 LONDON ROAD Planning Application 20081497 Change of use and extensions**

The Director said that the application was for conversion to restaurant on the ground floor with 12 flats above, a roof extension to the front elevation and a three storey extension to the rear.

The Panel thought that the roof extension to the front of the building would spoil the proportions of the building and would not preserve or enhance the character of the conservation area.

The Panel recommended refusal on this application.

### **D) 6 KNIGHTON ROAD Planning Application 20090195 Side extension and external alterations**

The Director said that the application was for demolition of the existing garage and erection of a two storey extension.

The Panel noted how important the spaces between the large houses in Stoneygate were to the character of the area. They thought that the existing garage was worth preserving as part of the whole ensemble and suggested an extension to the rear would be acceptable.

The Panel recommended refusal on this application.

### **E) EXCHANGE BUILDINGS, RUTLAND STREET Planning Application 20090249 and Listed Building Consent 20090255 Internal and external alterations**

The Director said that the application was to link three existing retail units into one larger restaurant unit, involving demolition of internal walls, removal of a staircase and alterations to another and external alterations to the shopfront.

The Panel were not in favour with the removal of the staircase and door and commented that they would like both retained. Apart from this the Panel were satisfied with the scheme.

The Panel recommended seeking amendments to this application.

**F) 49-53 GRANBY STREET**  
**Advertisement Consent 20090148**  
**Replacement signage**

The Director said that the application was for one internally illuminated fascia sign, one externally illuminated projecting sign and two internally illuminated and menu boards to the front elevation of the La Tasca restaurant.

The proposed fascia sign covered part of the architectural detailing of the building, unlike the existing signage and the Panel therefore considered that it did not preserve or enhance the character of the building or the wider conservation area.

The Panel recommended refusal on this application.

**G) 158 LONDON ROAD**  
**Planning Application 20090199**  
**Replacement windows**

The Director said that the application was for replacement PVC windows throughout the building. It was noted that the Panel discussed additional telecoms mast to the building in November (20081762).

The Panel were not in favour of this proposal. They commented that PVC frames would substantially alter the character of the building which had been designed by Roger Keene who was a local architect. They recommended that replacement aluminum windows be installed throughout the building and this would preserve the character of the building.

The Panel recommended refusal on this application.

**H) 22 STRETTON ROAD**  
**Planning Application 20090243**  
**Retention of roof**

The Director said that the application was for the retention of a replacement roof. It was noted that the original slates were removed without planning permission in February.

The Panel noted the unique appearance of the run of natural slate along the road. They thought that the new roof was completely alien to the character of the terrace and therefore should be refused. They supported enforcement action.

The Panel recommended refusal on this application.

**I) HALL TO CHURCH OF THE MARTYRS, WESTCOTES DRIVE**  
**Planning Application 20090253**

### **New ramp and fencing and resurfacing of access**

The Director said that the application was for a new disabled access ramp, additional fencing and resurfacing of the access road to the nursery within the church hall.

The Panel had no problem with the ramp, fencing and resurfacing of the access road, but wanted to know what the justification was for the new door. They queried why couldn't the existing door further along be altered and used instead.

The Panel recommended seeking amendments to this application.

### **LATE ITEM: SYKEFIELD, WESTCOTES DRIVE Planning Application 20090301 Two storey side extension to listed building**

The Director said that the application was for a two-storey extension to the side with terracotta facing brick and aluminium doors.

The Panel were in the main satisfied with the new scheme. However they did think that the design was a bit busy and thought that the horizontal windows looked peculiar, rather like equal signs. They suggested making these windows vertical like lancets, which they thought, would improve the appearance.

The Panel recommended seeking amendments to this application.

### **LATE ITEM: ERSKINE STREET/CLYDE STREET Planning Application 20080226 & 0272 Conversion to apartments, extensions and alterations**

The Director said that the application was for the conversion of the building to apartments, which included extensions and alterations.

The Panel felt that even a single storey roof extension would ruin an attractive run of industrial buildings and in particular they did not wish to lose the slate pitched roofs, which were an integral part of the buildings character.

The Panel recommended refusal on this application.

**The Panel raised no observations on the following applications, they were therefore not formally considered.**

### **J) 9 POCKLINGTONS WALK Planning Application 20090254 Change of use to café on ground floor**

### **K) 5A KNIGHTON ROAD Planning Application 20090306 Change of use from one house to two houses**

**L) 30 CARISBROOKE ROAD  
Planning Application 20090235  
Replacement windows to flat**

**M) 17A GUILDHALL LANE  
Planning Application 20090326  
Change of use to educational place of worship**

**174. CLOSE OF MEETING**

The meeting closed at 6:34pm.