



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 18 APRIL 2012 at 5.15pm

P R E S E N T:

Councillor Dr. Barton

Peter Soulsby - City Mayor
H. Eppel - Leicester Civic Society
Rev. R. Curtis - Leicester Diocesan Advisory Committee
J. Fox - Leicestershire and Rutland Society of Architects
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
C. Sawday (Chair) - Person Having Appropriate Specialist Knowledge
C. Laughton - Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks - Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy - Senior Building Conservation Officer
Angie Smith - Democratic Services Officer

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51. WELCOME AND INTRODUCTIONS

52. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Unsworth, Joan Garrity, Deborah Martin, Malcolm Elliott, Peter Swallow, Richard Lawrence and Richard Gill.

53. ELECTION OF CHAIR

AGREED:

that Chris Sawday be elected as Chair for the meeting.

54. DECLARATIONS OF INTEREST

Peter Draper declared an indirect interest in Appendix B, Item D, 76-89 London Roan, Masonic Lodge.

55. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 21st March 2012 were again circulated at the meeting.

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 21st March 2012 be confirmed as a correct record.

56. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

57. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

A) 1-9 POCKLINGTONS WALK

Planning Application 20120303, Listed Building Consent 20120336

Change of use to flats

The building was Grade II listed and within the Market Street Conservation Area. The application was for the conversion of the building to 47 self-contained flats with a gym and offices at ground and basement levels.

The Panel were supportive of the principle of the conversion scheme. They had no major concerns providing the surviving features and special character of the building were retained and incorporated into the scheme.

The Panel recommended APPROVAL of the application

B) GIPSY LANE, THE BEECHES

Planning Application 20120392

New housing development

The proposal affected the setting of the Beeches, a Grade II listed building and was within the Old Humberstone Conservation Area. The application was for a new housing development comprising fifteen houses and six places. The Panel made observations on two previous schemes on the site 20071384 and 20080598

The Panel felt that the previously approved scheme was better than this latest proposal which they considered to be overdevelopment of the site and the design unsuitable in this rural setting.

The Panel recommended REFUSAL of the application

**C) 44 PRINCESS ROAD EAST, STONESBY HOUSE
Planning Application 20120401
Change of use, new five storey building**

The building was within the New Walk Conservation Area. The application was for the change of use of the building from offices to residential with a new five storey building to the rear for a total of fourteen residential units.

The Panel were supportive of the size and scale of the proposed new build. They would prefer access from the front of the building and did not like the exposed views of cars on the ground floor. The design of the building was acceptable providing good quality materials were used.

The Panel recommended SEEKING AMENDMENTS to the application

**D) 76-80 LONDON ROAD, MASONIC LODGE
Planning Application 20120335, Listed Building Consent 20120387 &
20120450
New disabled access**

The building was Grade II listed and within the South Highfields Conservation Area. The application was for alterations to the front entrance facing London Road to allow better access for the disabled. The proposal also involved an internal lift and painted signs above two doors.

The Panel were supportive of this scheme, the only concern being the height of the new canopy over the entrance which they would like lowered if possible.

**The Panel recommended APPROVAL of the application with
AMENDMENTS if feasible**

**E) 40-50 HIGH STREET
Planning Application 20120311
Antennae to roof**

The building was within the High Street Conservation Area. The application was for two aerial masts to the roof of the building facing High Street.

The Panel thought the ariels to the front of the building would be detrimental to the character of the building and the street scene and therefore should be relocated to the rear of the building.

The Panel recommended SEEKING AMENDMENTS to the application

**F) SILVER STREET, THE GLOBE PH
Planning Application 20120313
External alterations**

The building was within the Market Place Conservation Area. The application was for the removal of an existing metal gate and window and replacement with two sets of timber double doors.

The Panel had NO OBJECTION to the application

**G) MARKET STREET BANK OF SCOTLAND
Advertisement Consent 20120340
New signage**

The building was within the Market Street Conservation Area. The application was for an extension to the front of the building.

The Panel had no objections to the replacement fascia signs but would prefer not to see any additional projecting signs within the street scene. Should officers find that precedence had been set by other projecting signs this one should be relocated to sit within the new fascia rather than on the stone 'capital'.

The Panel recommended SEEKING AMENDMENTS to the application

**H) 8B ELMS ROAD
Planning Application 20112022
Extension to front**

The building was within the Stoneygate Conservation Area. The application was for an extension to the front of the building.

The Panel had no objections to this proposal.

The Panel recommended APPROVAL of the application

The following applications were registered as no observations:

**I) DE MONTFORT HALL
Listed Building Consent 20111573
Internal alterations**

**J) BELVOIR STREET FORMER CENTRAL LENDING LIBRARY
Listed Building Consent 20111394
Internal alterations**

**K) 61 STONEYGATE ROAD
Planning Application 20120256
Two detached stores to rear of house**

**L) 5 ALEXANDRA ROAD
Planning Application 20120345**

Rear extension

58. DATES OF FUTURE MEETINGS

Proposed future meeting dates were presented, and a discussion took place over the regularity of the meetings. It was agreed to keep to the four-week format, then cancel any meetings that were not required. It was agreed to attach the list of dates to a future meeting to enable the Chair to be present to approve.

AGREED:

that the list of meetings be taken to the Conservation Advisory Panel meeting on 16th May 2012.

59. ANY OTHER URGENT BUSINESS

The City Mayor was present at the meeting, and gave Panel Members reassurance that Donsithorpes Mill would be protected.

60. CLOSE OF MEETING

The meeting closed at 6.21pm.