



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 MAY 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor Dr. Barton    Councillor M Unsworth

Sir Peter Soulsby    -City Mayor

Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	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
Ann Provan	-	Conservation Team Leader
Angie Smith	-	Democratic Services Officer

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**61. APOLOGIES FOR ABSENCE**

Apologies for absence were received from David Trubshaw, Deborah Martin, Herbert Eppel, Joan Garrity, Catherine Laughton and Jonathan Clarke.

**62. DECLARATIONS OF INTEREST**

Peter Draper declared an indirect interest in Appendix B, Item C, 76-80 London Road, Masonic Lodge.

The City Mayor, Sir Peter Soulsby, declared an interest in Appendix B, Item B, East Bond Street, Former Great Meeting School, as he is the Chair of Trustees.

**63. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 18<sup>th</sup> April 2012 be confirmed as a correct record.

**64. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

**65. CURRENT DEVELOPMENT PROPOSALS**

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

**A) GREAT CENTRAL STREET  
Planning Application 20120504  
New student flat development**

The proposal affected the setting of All Saints' Church listed Grade B and 107-109 Highcross Street a Grade II listed building. The site was also within the All Saints' Conservation Area.

The application was for an eight storey building for 196 student flats with three office units on the ground floor. The Panel had previously considered a development of similar scale on the site a few years ago.

The Panel accepted the principle of a new building on this site. They reiterated previous views that the new building should be no higher than the adjacent church tower but conceded that something slightly higher might be acceptable subject to a good design. They considered the proposed building to be too tall and lacked architectural details. In particular they did not like the blank wall that would present itself to commuters heading towards the city centre. They considered this to be one of the main gateways into the inner city and therefore a building of better architectural quality was required. They were happy with the palette of materials proposed but style, proportion and scale all need addressing.

**The Panel recommended SEEKING AMENDMENTS to the application but REFUSED in its current form**

**B) EAST BOND STREET, FORMER GREAT MEETING SCHOOL  
Listed Building Consent 20120479**

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

The building was Grade II listed and within the Church Gate Conservation Area.

The application was for the change of use of the building from offices to a doctors surgery. The proposal involved internal and external alterations including a new access ramp.

The Panel supported the new use proposed for the building and had no objections to the internal alterations. They accepted the need for a ramp but it should be of a higher quality than the existing steps and hand rail.

**The Panel recommended APPROVAL of the application**

### **C) 76-80 LONDON ROAD, MASONIC LODGE**

**Listed Building Consent 20120450**

**New signage**

The building was Grade II listed and within the South Highfields Conservation Area.

The application for alterations to the front entrance facing London Road to allow better access for the disabled was considered at a previous meeting. The proposal was for painted signs above the two entrance doors which was mentioned at the previous meeting but no details were available.

The Panel had no objections to the new signs but they should match the lettering on the plans.

**The Panel recommended APPROVAL of the application**

### **D) MARKET PLACE, ODEON ARCADE**

**Advertisement Consent 20120503**

**New signage**

The building was within the Market Place Conservation Area.

The application was three internally illuminated fascia signs and two non-illuminated banner signs to both Market Place and Cank Street elevations.

The Panel had no objections to the banner signage or the fascia sign providing it was lettering only illumination. However they thought a better solution could be found for the sign on the canopy and suggested that the canopy could be restored and signage applied directly to it.

**The Panel recommended SEEKING AMENDMENTS to the application**

**E) 129 GRANBY STREET**  
**Planning Application 20120313**  
**Change of use, rear flue**

The building was within the Granby Street Conservation Area.

The application was for the conversion of the building from retail to a restaurant. The proposal involves an external flue to the rear.

The Panel had no objections to the change of use but stated that a better solution was required for the flue.

**The Panel recommended SEEKING AMENDMENTS to the application**

**F) HERITAGE ACTION PLAN**

The Conservation Team Leader presented the draft Heritage Action Plan for comment, which had previously been taken to a Heritage Partnership Meeting. The Action Plan, which will be updated annually, sets out the context of heritage, and is broken down into five key themes:

- Heritage at Risk
- Heritage Protection
- Proactive Projects
- Promotion and Participation
- Ongoing Conservation Work

The Action Plan was discussed with the City Mayor, who stated he was enormously encouraged by how people had engaged with the Heritage Partnership.

**The panel raised no objections with the following applications**

**G) 5-11 LANCASTER PLACE**  
**Listed Building Consent 20120476**  
**Change of use, internal alterations**

**H) 340 LONDON ROAD**  
**Planning Application 20120034**  
**Rear extension**

**I) 10 MARKET PLACE**  
**Planning Application 20120512**  
**Change of use**

## **66. DATES OF FUTURE MEETINGS**

The Panel were presented with suggested dates for future meetings. Following a discussion, the following dates of meetings was agreed:

All meetings to take place on Wednesday, 5.15pm:

27<sup>th</sup> June 2012 (previously 20<sup>th</sup> June)  
18<sup>th</sup> July 2012  
15<sup>th</sup> August 2012  
19<sup>th</sup> September 2012  
17<sup>th</sup> October 2012  
21<sup>st</sup> November 2012  
19<sup>th</sup> December 2012  
23<sup>rd</sup> January 2013 (previously 16<sup>th</sup> January)  
13<sup>th</sup> February 2013 (previously 20<sup>th</sup> February)  
20<sup>th</sup> March 2013  
17<sup>th</sup> April 2013  
15<sup>th</sup> May 2013

## **67. CLOSE OF MEETING**

The meeting closed at 6.34pm.

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