



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 SEPTEMBER 2012 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair

Councillor Dr. S Barton

H Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
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
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
Prof. P Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
James Simmins	-	Building Conservation Officer
Graham Carey	-	Democratic Services Officer

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15. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Michael Unsworth, Richard Gill, Rev Richard Curtis and David Lyne.

16. DECLARATIONS OF INTEREST

No declarations were made.

17. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory

Panel held on 16th August 2012 be confirmed as a correct record.

18. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

19. CURRENT DEVELOPMENT PROPOSALS

A) CONNECTING LEICESTER

The City Mayor was consulting on a programme of City Centre projects and key investment priorities which seek to encourage greater connectivity. The focus was on linking the many unique heritage, retail, leisure and cultural highlights of the City to create a strong and vibrant centre.
www.leicester.gov.uk/connectingleicester

The City Mayor gave a presentation on the above.

Members made the following comments;

- Would it ever be possible to balance the issue of car versus City?
- It was noted about how wonderful the old Fish Market was in the 1960s and that it was not so accessible today in its current location.
- Is the Market Place in the right place and thought that the Market Place could be used to create a new civic space?
- Concerns raised regarding buses being diverted away from the main shopping areas.
- Several members raised concerns over the issue of the pedestrian/cyclist conflict. It was suggested that cyclists should be allowed to ride on the pavement but spot fines introduced for cyclists misusing the footways. Some cycleways in the city make no sense one minute off the road the next back on it again – can these be rationalised?
- A free bus service like that in Manchester?
- Regarding the Newarke pedestrianisation it was thought an additional pedestrian crossing across Newarke Street was required.
- York Road was a cheaper option to link New Walk with the Castle area if money is an issue.
- What are the plans for Greyfriars following the discovery of the skeleton?
- More tree planting required. Thoughts that doing away with the television screen at Humberstone Gate for a year and using the monies to plant more trees might be an option.

B) ERSKINE STREET

Planning Application [20121212](#)

Demolition, redevelopment for housing

The site bounded by Erskine, Clyde and Gladstone Street was just to the outside of the St George's Conservation Area.

The application was for the demolition of existing buildings on the site and redevelopment of the site for 17 houses and 6 apartments.

The Panel were very much in favour of this scheme and raised no objections.

The Panel recommended APPROVAL of the application.

C) CARLISLE STREET, FORMER BLUE MOON PH
Planning Application [20120780](#)
Demolition and redevelopment

The building, purpose built for Offilers Brewery Derby, by Browning and Hayes in the 1930s was on the Local List. It had three sister pubs by the same architects in Derby.

The application was for the demolition of the building and redevelopment of the site for six three bedroom town houses and five one bedroom flats.

There was generally a strong feeling that the building was good enough to retain especially as Art Deco was not well represented in Leicester.

The Panel considered the architectural quality of the new buildings was not of sufficient quality to replace the current building.

The Panel recommended REFUSAL of the application.

D) 451-461 ST SAVIOURS ROAD
Planning Application [20121087](#)
Change of use, extension

The building was on the Local List.

The application was for the conversion of the industrial building to 56 residential units and a business centre. The proposal involved a roof top extension.

The Panel felt that they could not make any informed decisions from the drawings submitted as they were not of adequate quality and asked for clearer drawings. They did note the architectural quality of the building and that any scheme should respect this.

The Panel requested MORE INFORMATION REQUIRED

E) 36 ST JAMES ROAD

**Planning Application [20121134](#) & Conservation Area Consent [20121135](#)
Demolition and redevelopment for one dwellinghouse**

The site was within the Evington Footpath Conservation Area.

The application was for the construction of a new dwellinghouse. The proposal involved the demolition of an existing garage.

After some debate the general feeling was that the scheme would not affect the character of the conservation area and the Panel raised no objections.

The Panel recommended APPROVAL of the application.

**F) 278 & 278A LOUGHBOROUGH ROAD
Planning Application [20120621](#)
Change of use**

The building was within the Belgrave Hall Conservation Area

The application was for change of use of the building from shop with living accommodation to ground floor office and three self-contained flats. The proposal involved external alterations including new rooflights to the front and rear roof slopes.

It was noted that whilst this part of the conservation area was not particularly good, roof scapes were intact and the introduction of too many rooflights would cause detriment to the character of the building. The Panel suggested the venting roof light be relocated to the rear or that a vent that matched the slate roof be installed.

The Panel recommended SEEKING AMENDMENTS

The Panel raised no objections to the following applications:

**G) 123-125 LOUGHBOROUGH ROAD
Planning Application [20121008](#)
New dwellinghouse**

20. CLOSE OF MEETING

The meeting closed at 6.45pm.