



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 13 FEBRUARY 2013 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Unsworth
City Mayor Sir Peter Soulsby

H. Eppel	-	Leicester Civic Society
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. Laughton	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Mike Dalzell	-	Head of Economic Regeneration
Anne Provan	-	Team Leader (Generic Planning)
Jenny Timothy	-	Senior Building Conservation Officer
Sam Peppin-Vaughan	-	Planner
Karsan Karavadra	-	Planning Technician
Angie Smith	-	Democratic Services Officer

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44. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dr. Barton, Deborah Martin and David Trubshaw.

45. DECLARATIONS OF INTEREST

There were no declarations of interest.

46. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 23rd January 2013 be approved as a correct record.

47. MATTERS ARISING FROM THE MINUTES

Minutes 42, A) 2 Upperton Road, former CPH Thurmaston

Councillor Unsworth noted that a further application had been brought for the premises, and supported the decision of the Panel to strongly object to the application.

48. CURRENT DEVELOPMENT PROPOSALS

A) MARKET REDEVELOPMENT

Planning Application PRE-APPLICATION CONSULTATION

Demolition of Market Hall, new food hall at side of Corn Exchange (Grade II* listed), new building at rear of Molly O'Grady's Public House, public toilets.

The panel were very supportive of the overall scheme, they welcomed the demolition of the old market hall, which dominates the area and does not serve its purpose well.

There was a discussion about access to the toilets, overshadowing of existing stalls, the suitability of the roofing material for the new food hall, the rationale behind the 'splayed' design of the food hall and the potential to widen existing roads.

A question was raised about the potential re-use of the former fish market building. This would remain an aspiration, but was not readily achievable given existing land ownership arrangements.

The Panel raised NO OBJECTION to the application.

B) 121-123 LONDON ROAD, LANSDOWNE PH

Planning Application 20130156

Change of use of second floor from offices; 3rd and 4th floor extension to provide 17 self-contained flats.

The panel raised no objection to the change of use. They felt the existing building did not make a positive contribution to the conservation area, but did sit comfortably within the street scene, which stepped up along this section of London Road. The proposed alterations would unbalance the design of the existing building and obscure views of the side windows of the adjacent hotel, to the detriment of the conservation area.

The proposal would also be bulky and dominant and have an overbearing impact on the adjacent 'top hat terrace' building.

The Panel raised OBJECTED to the application.

C) BLACK BOY PH, ALBION STREET

Planning Application [20130155](#)

Change of use from public house (class A4) with extensions to sides and roof to form 43 student bedrooms in 20 flats (no use class)

The panel felt that the proposed design was bulky heavy and dark, having an overly dominant impact on the pub building, which was an interesting and distinctive building.

They accepted the principle of an extension and change of use but felt that any new design would need to have a lighter, less dominant impact on the building which respected the features of the original pub and was set further back. The panel added every effort should be made to preserve the chimneys, which were a positive feature of the building.

The panel asked that the applicant take care of the interior features, many of which were of high quality, and re-use them elsewhere if they could not be incorporated within a redevelopment.

The Panel recommended SEEKING AMENDEMENTS to the application.

D) 7 CARLISLE STREET, FORMER HUNTERS REST PH

Planning Application [20130132](#)

Change of use from public house (class A4) to fourteen 1-bed self-contained flats (class C3); first floor extensions and external alterations

The panel fully supported the scheme, they welcomed the re-use of the building and felt the design of the extension was sympathetic to the design of the original building.

They asked that particular care be taken to replicate the design and materials for the windows and brickwork, which was particularly distinctive in the building.

The Panel raised NO OBJECTION to the application.

E) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING

Restoration of the chapel interior

The panel felt the restoration of the original interior and elements of the exterior of the chapel had been a great success and provided a light, usable space that respected the historic features of the building.

The Panel raised no objections / observations over the following applications:

F) 21 ST MARGARETS STREET

Planning Application [20121898](#)

**Two storey extension at rear of printing works / office (class B1);
Alterations**

G) LANCASTER ROAD, RICHARD ATTENBOROUGH BUILDING

Planning Application [20121752](#)

Two storey extension to university gallery (class D1)

H) 15 PENDENE ROAD, PENDENE HOUSE

Planning Application [20121780](#)

Two single storey extensions at rear (class C2)

I) 68 STONEYGATE ROAD

Planning Application [20130048](#)

Replacement windows to front of house (class C3)

49. CLOSE OF MEETING

The meeting closed at 6.43pm.