



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 20 MARCH 2013 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor Dr. Barton

D Trubshaw	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society (substitute for H. Eppel)
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
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
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Other People in Attendance:

Sir Peter Soulsby	-	City Mayor
Roberts Aspland	-	LDA Design
Lee Staniforth	-	Staniforth Architects

Officers in Attendance:

James Simmins	-	Building Conservation Officer
Anne Provan	-	Team Leader (Planning)
Barrie Pritchard	-	Team Leader (Transport Strategy & Programmes)
Louise Seymour	-	Head of Development Projects
Angie Smith	-	Democratic Support Officer

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50. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Unsworth, Herbert Eppel and Simon Britton.

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 13th February 2013 be approved as a correct record.

53. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

54. CURRENT DEVELOPMENT PROPOSALS

**A) ST NICHOLAS PLACE, JANET SETCHFIELD PLACE, CAREYS CLOSE
Planning Application [20130191](#)
Works to form new public open space (Jubilee Square)**

The application was for the creation of a new public open space to be known as Jubilee Square, and would include the creation of soft and hard landscaping, new paths, seating areas and public space.

The panel were very supportive of the overall scheme; they welcomed the creation of a public open space and felt that the development would have a positive impact upon the setting of Wygston's House (Grade II* Listed).

Concerns were raised over drainage, planting and the use of the space by cyclists, however, the representatives from LDA design who presented the proposal were able to address the concerns of the panel, expanding on how each issue would be addressed.

The panel were particularly pleased to hear that the planting along the western edge of the open space was to be increased.

The Panel raised NO OBJECTION to the application.

**B) 12 APPLGATE, WYGSTON'S HOUSE
Listed Building Consent [20130190](#)
Demolition of north boundary wall to grounds of Grade II* listed building**

The application was to demolish the north boundary wall to the grounds of Wygston's House to open up the space to Jubilee Square. The wall currently fronted St Nicholas Place and Carey's Close.

The panel raised no objections to the loss of the existing boundary wall, as they appreciated the need to remove the wall in order to create the new public open

space (20130191).

Concerns were raised over the increased security risk to Wygston's House (Grade II* Listed), however, the representatives from LDA design confirmed that the new railings and proposed lighting would address those concerns. The increased use of the public open space would also deter unauthorised access to Wygston's House.

The Panel raised NO OBJECTION to the application.

**C) CHEAPSIDE/MARKET PLACE
Planning Application [20130197](#)
Relocation of Leicester High Cross**

The monument formed part of the original High Cross on Highcross Street and had been relocated several times during its lifetime. The monument was Grade II listed and within the Market Place Conservation Area.

The panel raised no objections to the relocation of the High Cross to the new public open space (20130191).

The Panel requested that the Council consider installing a sculpture or similar in Cheapside, replacing the removed High Cross.

The Panel raised NO OBJECTION to the application.

**LATE ITEM) SOUTHGATES BUS DEPOT SITE – REVISED PLANS
Planning Application 20121532
4 storey building, 5-9 storey building and 6 storey building to provide student accommodation (no use class) comprising 688 bed spaces in 434 flats: 2 retail units (class A1 or A3)**

The panel welcomed the scheme and where pleased to see that the applicant had addressed their previous concerns – most notably limiting the development up to a maximum six-storey in height.

The panel felt that the revised proposal was of a better size and scale for the site; and liked how the buildings were broken up into four distinct blocks. There was no concern over the height of the building on the Friar Lane / Southgates corner and the panel liked the idea of a convenience store being positioned behind the retained bus depot archway, with recessed glazed panels – suggesting that a bus be etched onto one of the panels.

They were pleased to see that views from New Street were to be retained, although they felt it was a missed opportunity that a public route could not be created via New Street.

The Panel raised NO OBJECTION to the application.

D) QUEEN STREET, B L SCAFFOLDING LTD, SPA BUILDINGS
Planning Application [20130177](#)
Residential Development

The site was within the St George's Conservation Area. The application was for the conversion of the existing buildings and construction of a new five-storey building to provide a total of 24 residential units. The proposal involved some demolition.

The panel welcomed the scheme, as it was a considerable improvement on the previously approved scheme for the site.

They were pleased to see the existing hide, skin and fat market buildings being retained and felt that the new five-storey building fronting Southampton Street was of an appropriate size and scale, as it would address the loss of scale currently evident within the street scene.

The panel requested that the brickwork for the new build matched the surrounding area, replicating the bonding of adjacent industrial buildings – they believed that it was an English Bond, but required checking.

The Panel raised NO OBJECTION to the application.

E) NEW WALK, DE MONTFORT SQUARE
Planning Application [20121259](#)
2.4 metre high sculpture

The proposal was within the New Walk Conservation Area, and New Walk was a Grade II listed Historic Park and Garden.

The panel had some concerns over the design of the sculpture, as it had no relation to New Walk, and appeared imposing and too big for the location.

They did, however, believe that the sculpture would have limited impact upon the character and appearance of New Walk, as the sculpture was reversible, so it may be acceptable.

The panel would like to see further details in order to make a judgement, including the concept behind the artwork and further details of the materials.

The Panel stated FURTHER INFORMATION WAS REQUIRED.

F) 17 DE MONTFORT STREET
Planning Application [20130257](#)
Change of use from offices to flats

The building was within the New Walk Conservation Area.

The panel had no objections to the principle of a change of use to residential; however, they believed that the change of use should not be for student use, as it was in the wrong location.

They had concerns over the proposed two-storey extension, as the extending of the rear wing would lose the integrity of the building, building beyond the rear building line. There was also concern over the loss of amenity space, parking and a strong objection to the loss of the rear chimneystack.

The Panel OBJECTED to the application.

**I) 201 MERE ROAD
Planning Application [20130290](#)
Replacement windows**

Two members of the panel asked that the item be brought to the meeting for discussion.

The panel had strong objections to the loss of the original features, as it would undermine the character of the area, to the detriment of the Spinney Hill Conservation Area. The existing windows and door should be retained and repaired.

They believed that the use of Upvc windows and doors in the adjacent properties did not set precedence, and that the purpose of the Article 4 Direction was to prevent proposals such as this.

The Panel OBJECTED to the application.

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

**G) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING
Listed Building Consent [20130200](#)
Internal alterations**

**H) LONDON ROAD, FLAT 15, CEDARS COURT
Planning Application [20130071](#)
Replacement windows**

**J) 146 LONDON ROAD
Planning Application [20130343](#)
New shopfront**

**K) 86 LONDON ROAD
Planning Application [20130196](#)
Change of use**

L) 4-6 CHEAPSIDE
Planning Application [20130186](#), Advertisement Consent [20130187](#)
New shopfront & signage

M) 91 GRANBY STREET, YORK HOUSE
Planning Application [20130247](#)
Change of use, new shopfront

N) ALMOND ROAD, THE COUNTING HOUSE
Listed Building Consent [20130153](#)
Replacement signage

55. CLOSE OF MEETING

The meeting closed at 7.18pm.