



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 APRIL 2013 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair (in the Chair)

Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
P. Draper	-	Royal Institute of Chartered Surveyors
G. Lees	-	Victorian Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Mike Dalzell	-	Head of Economic Regeneration
Anne Provan	-	Team Leader (Planning)
James Simmins	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Elaine Baker	-	Democratic Support Officer

* * * * *

56. APOLOGIES FOR ABSENCE

Apologies for absence were received from:-

- Richard Gill (Chair)
- Councillor Dr Barton (who was absent on Council business)
- Simon Britton (University of Leicester)
- Jon Goodall (Victorian Society) (substitute: Grahame Lees)
- Michael Johnson (Leicestershire Archaeological and Historical Society)
- David Lyne (Leicestershire Industrial History Society)
- David Trubshaw (Institute of Historic Building Conservation)

57. DECLARATIONS OF INTEREST

There were no declarations of interest.

58. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 20 March 2013 be approved as a correct record.

59. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

60. CURRENT DEVELOPMENT PROPOSALS

In relation applications A – C below, Mike Dalzell, (Head of Economic Regeneration with Leicester City Council), advised the meeting that:-

- Some traders were concerned about what would happen to them and some concerns had been expressed about the design, but most comments were favourable;
- The project currently was on schedule. If planning permission for this work was obtained in mid-May, it should be completed by Christmas 2013. It should then be possible for traders to move in to the building in January 2014. The market hall would then be taken down;
- Minor design changes to the food hall had been made following consultation;
- The City Mayor had contacted Everards Brewery inviting its views on how to redevelop the Molly O'Grady site;
- It was hoped that the redevelopment would bring the upper floor of the Corn Exchange back into use. This currently was leased by Weatherspoons, but access to it would be built; and
- Negotiations were underway with the owners of the Odeon Arcade to improve the appearance of the façade.

A) MARKET PLACE

Planning Application [20130510](#) & Listed Building Consent [20130511](#) New Food Hall

This application was for the construction of a new food hall to the north west of the Corn Exchange following the demolition of the existing Market Centre (see 20130512 & 20130508). The food hall would be attached to the Corn Exchange.

The panel discussed the new market place building and was generally supportive of the overall scheme. In particular, there was some discussion about some of the fine details, including the avoidance of smells, the design of storage, the type of paving, the availability of space for future expansion, the construction method to be used and the layout of internal space.

The Panel raised NO OBJECTION to the application.

**B) MARKET PLACE, MOLLY OGRADYS & THE CORN EXCHANGE
Listed Building Consent [20130512](#)
Demolition of Leicester Market Centre**

and

**C) MARKET PLACE
Conservation Area Consent [20130508](#)
Demolition of Leicester Market Centre**

Listed Building Consent 20130512 was the application for the removal of the Market Centre from the south west elevation of the Corn Exchange and the north elevation Molly O'Grady's.

The proposal affected the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed), as the Market Hall currently was attached to both buildings. The proposal was within the Market Place Conservation Area.

Conservation Area Consent 20130508 was the application for the removal of the Market Centre. The proposal was within the Market Place Conservation Area and affected the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed).

The Panel welcomed the removal of the Market Centre building, but noted that the revealed facades around the Market Place would require improvement. The Odeon Arcade façade was of particular concern.

It was noted that a bid had been made for European funding to tidy up the back of the Corn Exchange. Partners would be encouraged to work with the Council on this.

The Panel raised NO OBJECTIONS to these applications but recommend that:-

- a) a condition be attached relating to the provision of screening to the rear of the Corn Exchange if necessary; and**
- b) care should be taken with the remaining flank wall of Molly O'Grady's.**

D) 172-174 LONDON ROAD
Planning Application [20130411](#) & Listed Building Consent [20130412](#)
Two six bedroom houses

The application was for the conversion of the building in use as offices to two six bedroom houses. The proposal involved internal and external alterations.

The building was Grade II listed and within the Evington Footpath Conservation Area.

The Panel welcomed the provision of houses rather than flats, but sought assurances that there would be no pipework or services at the front of the property. A preference for a pitched slate roof to a flat one on the extension was stated.

The Panel recommended that a condition be attached to secure an appropriate gate, which should be of traditional materials and proportions.

It was noted that a second floor window which currently was blank was shown as being used as a window in the plans. The Panel therefore asked that a suitable timber-framed window be installed.

The Panel also requested that the applicant be encouraged to replace all the second floor windows with windows that better respected the historic character of the property.

The Panel raised NO OBJECTIONS to this application, but recommend that a condition be attached to secure an appropriate gate, which should be of traditional materials and proportions.

E) 7 KNIGHTON PARK ROAD
Planning Application [20130382](#)
Construction of wall and railings and widening of driveway

This application was for widening of the existing driveway access and construction of new wall and railings, part of which had already been implemented. The site was located within the Stoneygate Conservation Area.

In considering this application, the Panel raised no objection to the wall, widened entrance or paving. However, objections were raised in relation to the provision of railings and gates as these would form an alien feature within the street scene.

The Panel recommended that AMENDMENTS BE SOUGHT.

F) 32 OXFORD STREET, JAIN TEMPLE
Planning Application [20130472](#)
New external lift

The application was for a new external lift to the side of the building to provide access for disabled people to the first floor. The building was on the Local List.

The Panel felt that the lift tower was an incongruous feature on the building, that would compromise its historic interest. It therefore asked that the applicant seek to either locate the lift internally, or on a less sensitive part of the building.

The Panel OBJECTED to the application.

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

G) 13 RATCLIFFE COURT
Planning Application [20130244](#)
Replacement windows

H) 6 AVENUE ROAD
Planning Application [20130202](#)
Extension to front

I) 41 MARKET STREET
Planning Application [20130385](#) & Advertisement Consent [20130386](#)
Extension to rear, new shopfront and signage

J) 40 HIGH STREET
Planning Application [20130464](#)
Replacement doors to shopfront

K) UNIVERSITY ROAD, WYGGESTON AND QUEEN ELIZABETH COLLEGE
Listed Building Consent [20130435](#)
Internal alterations

L) 1-3 NEW STREET
Planning Application [20121838](#)
Replacement of first floor windows

M) 10-12 GRANBY STREET
Planning Application [20130423](#)
Change of use

N) MORELEDGE STREET
Planning Application [20130373](#)
Broadband equipment cabinet

O) 1 ST ALBANS ROAD
Advertisement Consent [20130410](#)
New signage

P) 9 ODEON ARCADE
Planning Application [20130301](#)
Alterations to cafe

61. CLOSE OF MEETING

The meeting closed at 6.24 pm