



Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 18 JANUARY 2012**  
**TIME: 5:15 pm**  
**PLACE: COMMITTEE ROOM 2 - GROUND FLOOR, TOWN HALL,  
TOWN HALL SQUARE, LEICESTER**

### **Members of the Panel**

R Gill (Chair), R Lawrence (Vice Chair)

Councillor Dr. S Barton, Councillor M Unsworth  
4 Labour Vacancies, 1 Opposition Vacancy

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	English Heritage
Vacancy	-	Institution of Civil Engineers
D Trubshaw	-	Institute of Historic Building Conservation
J Clarke	-	The Landscape Institute
H. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
M Goodhart	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institute of Chartered Surveyors
S Pointer	-	Royal Town Planning Institute
S Britton	-	University of Leicester
J Goodall	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society

M Elliott, Prof P Swallow, C Sawday, J Garrity, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

Members of the Panel are invited to attend the above meeting to consider the items of business listed overleaf.

for Monitoring Officer

**Officer contact: Angie Smith**  
Democratic Support, Leicester City Council  
Town Hall, Town Hall Square, Leicester LE1 9BG  
(Tel. 0116 229 8897 Fax. 0116 229 8819)  
Email: [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk)

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

### **ACCESS TO INFORMATION AND MEETINGS**

You have the right to attend Cabinet to hear decisions being made. You can also attend Committees, as well as meetings of the full Council. Tweeting in formal Council meetings is fine as long as it does not disrupt the meeting. There are procedures for you to ask questions and make representations to Scrutiny Committees, Community Meetings and Council. Please contact Democratic Support, as detailed below for further guidance on this.

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There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

### **WHEELCHAIR ACCESS**

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### **BRAILLE/AUDIO TAPE/TRANSLATION**

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

### **INDUCTION LOOPS**

There are induction loop facilities in meeting rooms. Please speak to the Democratic Services Officer at the meeting if you wish to use this facility or contact them as detailed below.

**General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact Angie Smith, Democratic Support on (0116) 229 8897 or email [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk) or call in at the Town Hall.**

**Press Enquiries - please phone the Communications Unit on 252 6081**

## **AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. DECLARATIONS OF INTEREST**

Members are asked to declare any interests they may have in the business to be discussed.

**3. MINUTES OF PREVIOUS MEETING**

**Appendix A**

The minutes of the meeting held on 23 November 2011 are attached and the Panel is asked to confirm them as a correct record.

**4. MATTERS ARISING FROM THE MINUTES**

**5. DECISIONS MADE BY LEICESTER CITY COUNCIL**

**Appendix B**

The Director, Planning and Economic Development submits a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

**6. CURRENT DEVELOPMENT PROPOSALS**

**Appendix C**

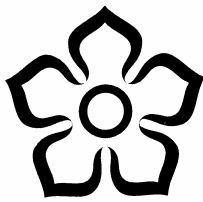
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

**7. ANY OTHER URGENT BUSINESS**

To consider such other business as, in the opinion of the Chair, ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair and Democratic Support Officer in advance of the meeting if they have urgent business that they wish to be considered.

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# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 23 NOVEMBER 2011 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
H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Goodhart	-	Leicestershire and Rutland Society of Architects
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
M. Longman	-	Student and guest of the Chair

**Officers in Attendance:**

Jeremy Crooks	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Julie Harget	-	Democratic Services Officer

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**28. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Jonathan Clarke, Rev R Curtis, Peter Draper, Joan Garrity, Michael Johnson and Catherine Laughton.

**29. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**30. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 19 October 2011 be confirmed as a correct record.

### **31. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

### **32. DECISIONS MADE BY LEICESTER CITY COUNCIL**

The Director, Planning and Economic Development submitted a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

### **33. CURRENT DEVELOPMENT PROPOSALS**

#### **A) REGENT ROAD, REGENT COLLEGE Planning Application 2011648 New Sports Hall**

The building was on the Local List.

The application was for a two storey detached sports hall to the side of the building closest to Lancaster Road.

The Panel noted that the building was set in spacious grounds. They thought the siting of the proposed sports hall had a detrimental effect on the character and setting of the building and suggested they explore a less sensitive location away from the facade of the building.

**The Panel recommended that amendments be sought to the application.**

#### **B) 11-17 JARROM STREET Planning Application 20111607 Demolition and redevelopment**

The proposal affected St Andrews Church listed Grade II\* and the Luke Turner factory, a Grade II listed building.

The application was for the demolition of the existing building and redevelopment of the site with a five and six storey building for 111 student rooms in 21 cluster flats.

There was some discussion regarding the loss of the view of the church along Jarrom Street. However views of the church would still open up as one travelled along Jarrom Street affording a new element of surprise.

**The Panel recommended APPROVAL of the application.**

**C) 62-64 NEW WALK**

**Planning Application 20111719, Listed Building Consent 20111721**

**Change of use, alterations**

The building was Grade II listed and within the New Walk Conservation Area.

The application was for the conversion of the building to two houses and two self-contained basement flats. The proposal involved internal and external alterations.

The Panel welcomed this proposal. They thought it would be nice to reinstate the original appearance of the front elevation by reinstating the missing decorative iron 'columns' but in the main had no concerns.

**The Panel recommended APPROVAL of the application.**

**D) CHURCH ROAD, EVINGTON, ST DENYS YOUTH CENTRE AND CAR PARK**

**Planning Application 20111653 & Conservation Area Consent 20111656**

**Demolition and redevelopment with two detached houses.**

The site was within the Evington Village Conservation Area.

The application was for the demolition of the existing building and the redevelopment of the site with two detached houses.

The Panel were supportive of this scheme. They thought the design of the buildings was acceptable. They raised concerns that the buildings might look flat if the windows were not of sufficient depth and they did not support the proposed concrete tiles for the roof which they recommended should be a natural slate.

**The Panel recommended that amendments be sought to the application.**

**E) 92 LONDON ROAD**

**Planning Application 20110986**

**Change of use, extensions**

The building was within the South Highfields Conservation Area.

The application was for the change of use of the building from retail and offices to student accommodation. The proposal involved raising the existing building by two stories and a four storey rear extension. The Panel had made observations on a similar scheme in 2008 (1497).

The Panel noted that they recommended refusal for the original scheme and felt that this current proposal was even more detrimental to the character of the building and the conservation area. However they accepted that there was

already an approval on the site and this better reflected the character and proportions of the original building and its contribution to the conservation area. The panel recommended that the current proposal be amended to be more in line with the permitted scheme.

**The Panel recommended that amendments be sought to the application.**

**F) HIGHCROSS SHOPPING CENTRE**

**Advertisement Consent 20111640 & 20111641**

**Two internally illuminated signs and four internally illuminated free standing signs**

The Highcross shopping centre was partly within the High Street Conservation Area.

The application was for additional signage to help promote the Highcross Shopping Centre.

The Panel had no objections to the signs.

**The Panel recommended APPROVAL of the application.**

**G) 55-57 LONDON ROAD**

**Planning Application 20111190**

**Repair / replacement of windows**

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

This application was for the repair and possible replacement of the metal Crittall windows and fitting of new secondary double glazing.

The Panel welcomed the proposal to repair the windows which they considered to be amongst the buildings best assets. However without a clear indication of how many windows would require replacing, the absence of details of any new windows or details of the proposed secondary glazing, the Panel considered there was insufficient detail provided to make a decision.

**The Panel recommended that more information be sought.**

**H) 1 MILL LANE, DE MONTFORT UNIVERSITY**

**Planning Application 20111793**

**Lift tower in courtyard**

The building was a later addition to the 'Gateway Boys School' listed Grade II (formerly a Scheduled Ancient Monument). It was also within the Castle Conservation Area.

The application was for a new lift shaft within the inner courtyard. The Panel



made observations on a similar lift shaft approved in 1999. This proposal would provide an additional lift shaft.

The Panel had no real objections to this proposal.

**The Panel recommended APPROVAL of the application.**

**The Panel raised no objections to the following applications:**

**I) 19 PREBEND STREET  
Planning Application 20111590  
Rear extension**

**J) 34-36 WESTLEIGH ROAD  
Planning Application 20111576  
Rear extension, dormers to rear**

**K) 28 TOWER STREET  
Planning Application 20111514  
Replacement windows**

**L) 35 KING STREET, THE COTTON MILL  
Listed Building Consent 20111762  
Replacement roof**

**34. DATE OF NEXT MEETING**

The Chair announced that the next meeting would be held on Wednesday 14 December 2011.

**35. CLOSE OF MEETING**

The meeting closed at 6.34 pm.

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CONSERVATION ADVISORY PANEL

18<sup>th</sup> JANUARY 2012

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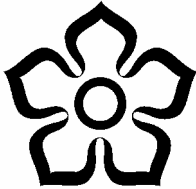
**DECISIONS MADE BY LEICESTER CITY COUNCIL**

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**Report of the Director, Planning and Economic Development**

	<u>CAP Recommendation</u>	<u>Conservation Officer Comments</u>	<u>Committee decision</u>
<b>Applications considered by CAP 19<sup>th</sup> October 2011</b>			
8 Salisbury Road App. No. 20111442	Approve	Windows caution	Approved
10 St James Road App. No. 20111496	Approve	Approve	Approved
10 Woodland Avenue App. No. 20110307	Refuse	Objection	Withdrawn
<b>Applications considered by CAP 21<sup>st</sup> November 2011</b>			
62-64 New Walk App. No. 20111719 & 1721	Approve	Approve	Approve
Highcross Shopping Centre App. No. 20111640 & 1641	Approve	Approve	Approve
1 Mill Lane App. No. 20111793	Approve	No objection	Approve

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Leicester  
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**CONSERVATION ADVISORY PANEL**

**23<sup>rd</sup> November 2011**

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## **CURRENT DEVELOPMENT PROPOSALS**

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### **Report of the Director, Planning and Economic Development**

#### **A) DE MONTFORT STREET ADJACENT TO NO. 25 Planning Application 20111837 Demolition of garage & redevelopment**

The site is within the New Walk Conservation area.

This application is for the demolition of the existing garage and redevelopment of the site with a three and four storey building for student accommodation. This is a revised scheme to the one the Panel made observations on last year.

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#### **B) 3-5 CHATHAM STREET Planning Application 20111835 Change of use roof extension**

The proposal affects the rear of the former Grand Hotel listed Grade II and is within the Granby Street

This application is for the conversion of the night club and flats to 15 flats. The proposal involves a two storey roof extension.

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#### **C) REAR OF 23 & 25 EVINGTON ROAD, EVINGTON FOOTPATH Planning Application 20111956 & Conservation Area Consent 20111957 Demolition and redevelopment with three storey flat block**

The site is within the Evington Footpath Conservation Area.

This application is for the demolition of the existing coach house and redevelopment of the site and part of the rear gardens of 23 and 25 with a three storey block of flats with associated car parking.

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**D) 55A NEW WALK**

**Planning Application 20111915, Listed Building Consent 20112003**

**Change of use, alterations**

The building is Grade II listed and within the New Walk Conservation Area.

This application is for the conversion of the building to three self contained flats. The proposal involves internal alterations and provision of a cycle/bin store.

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**E) WOOD HILL, ST SAVIOURS VICARAGE**

**Planning Application 20111924**

**Change of use, extension & alterations**

The building is on the Local List and affects the setting of St Saviours Church (Grade II\*).

This application is for the change of use of the building to nine flats. The proposal involves a two storey side extension and external alterations.

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**F) 14 KNIGHTON ROAD**

**Planning Application 20111639**

**Extension & alterations**

The building is within the Stoneygate Conservation area.

This application is for a rear extension and alterations to increase the use from seven to eleven flats.

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**G) 23-25 Market Street**

**Planning Application 20112069**

**Three flag poles**

The building is within the Market Street Conservation area.

This application is for three flag poles to the front elevation.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 16th January 2012. Contact Jeremy Crooks (tel. 252 7218) or Jenny Timothy (tel. 252 7296).**

**H) HOLBROOK ROAD, ST GUTHLAC'S CHURCH**

**Planning Application 20111995**

**Signage**

The building is on the Local List.

This application is for a free standing sign within the grounds of the church and a temporary banner to the front porch.

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**I) 7 WELFORD ROAD,  
Planning Application 20111977  
Rear extension**

The building is within the New Walk Conservation Area.

This application is for a rear extension to form an enclosed fire escape to replace the existing external one.

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**J) 82 LONDON ROAD  
Planning Application 20110986  
Internal alterations**

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

This application is for minor alterations to the building including a new central heating system and removal of modern stud partitions.

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**K) 17 GLEBE STREET  
Planning Application 20112031  
Six antennae, roof ladder**

The building is within the South Highfields Conservation Area.

This application is for six antennae and equipment to the roof.

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**L) ST BARNABAS VICARAGE, ST BARNABAS ROAD  
Planning Application 20112000  
Extension to outbuilding**

The building is on the Local List

The Panel made observations on an extension to link the school to the old vicarage last year. This application is for a small extension to the Vicarage outbuilding.

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**M) LANCASTER ROAD, LANCASTER PLACE  
Planning Application 20112023  
Six storey medical teaching & office building**

The building is within the grounds of Regent College a building of Local Interest and affects views of Peace Walk, the Lutyens War Memorial (Grade I), Peace Walk Gates (Grade II), De Montfort Hall (Grade II) and Lancaster Road Fire Station (Grade II).

This application is an amendment to the scheme presented to CAP in June 2011 which although supported by the Panel was refused at committee. The substantive design has not changed, the alterations address disabled car parking and cycle storage issues.

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**N) 6-12 CANK STREET & 40 MARKET PLACE**  
**Planning Application 20111716**  
**Conversion to flats**

The building is within the Market Place Conservation area.

This application is for the conversion of the building to flats. This is a minor amendment to the approved scheme (20072096) for the addition of six rooflights, not visible in any public views.

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