



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 15 AUGUST 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Unsworth

D Trubshaw	-	Institute of Historic Building Conservation
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
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Anne Provan	-	Team Leader, Planning
Jenny Timothy	-	Senior Building Conservation Officer
Jason Tyler	-	Democratic Services Officer

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7. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dr Susan Barton, Herbert Eppel, and the City Mayor Sir Peter Soulsby.

8. DECLARATIONS OF INTEREST

No declarations were made.

9. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory

Panel held on 27 June 2012 be confirmed as a correct record.

10. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

11. 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.

12. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

A) WELFORD ROAD, FORMER JEMSOX FACTORY Planning Application 20120886 Change of use, new build

The building was on the Local List.

The application was for change of use of the hosiery factory building to create 173 student bedrooms in 34 cluster flats. The proposal involved a new five storey building to the rear and external alterations. A previous approval for the demolition of the building was approved in 2007(2084) for the redevelopment of the site with a twelve storey hotel.

The panel were broadly supportive of the scheme. They were pleased to see the retention of the building and an interesting extension to the rear. They were particularly pleased to see the incorporation of the chimney in the glazed communal area. They accepted the demolition of the existing rear extensions as they were of limited architectural merit and not very visible from the public realm. It was noted that there was some interesting sets on site and these should be retained within the scheme. They also asked that details be conditioned including window details and general materials.

The Panel recommended APPROVAL of the application.

B) LEICESTER UNIVERSITY, ENGINEERING BUILDING Listed Building Consent 20120952 Replacement of glazed roof and façade

The building was listed Grade II* and highly regarded as one of the finest post war buildings in the country.

The application was for the replacement of the glazed roof and façade of the workshop section of the building.

Clarification was sought of which roofs were to be replaced. It was explained that it was all glazed roof structure and facade on the workshop area and the application did not include the tower. The panel accepted that the existing roof structure had reached the end of its life. They asked that it was ensured that the external appearance remained unchanged.

The Panel recommended APPROVAL of the application subject to the external appearance remaining unchanged.

**C) TUDOR ROAD FIVEWAYS HOUSE
Listed Building Consent 20120868
Internal and external alterations**

The building was listed Grade II.

The application was for internal and external alterations to the building. The building had been the subject of discussion for the Panel over a number of years.

It was explained to the panel that this scheme would basically result in facade retention. They accepted that given the previous history on the site this was unavoidable. They were pleased to see that the envelope of the building was being restored. Concerns were expressed about the finished floor levels and how they would relate to the window openings.

The Panel recommended APPROVAL of the application.

**D) GLENFIELD FARM
Planning Application 20120650
Redevelopment 30 houses**

The buildings were on the Local List

The application was for the conversion of several of the existing farm buildings, demolition of others and new development to create 30 houses.

The panel commented on the lack of information supplied and quality of the plans. They noted that it was difficult to assess the scheme as it was not clear what exactly was proposed. Based on the submitted plans they did note that the design of the new build did not respect the character of the buildings on site, being too domestic. They also commented that the layout appeared to have been dictated by getting the largest number of units onto the site rather than addressing the rural character of the site. They asked that the conversion of the existing buildings should be done in a way which uses the existing structure and space, currently it appeared that standard housing plans had been superimposed on spaces.

The Panel recommended REFUSAL of the application.

**E) 14 WOODLAND AVENUE
Planning Application 20120410
New 5 bedroom dwellinghouse**

The building was within the Stoneygate Conservation Area

The application was for a new five bedroom dwellinghouse, a renewal of planning application 20072367.

The panel acknowledged that they had previously not objected to the proposal. They accepted that the scale and massing addressed the character of the conservation area however they did request that the design of the property be looked at again as the detailing now felt a little dated.

The Panel recommended SEEKING AMENDMENTS to the application.

The panel raised no objections to the following applications:

**F) SCOTT STREET, MILLGATE SCHOOL
Planning Application [20120897](#)
Change of use, alterations**

**G) 30-32 HUMBERSTONE ROAD
Planning Application [20120215](#)
Change of use of shop to restaurant and flats**

**H) 1A WESTLEIGH ROAD
Planning Application [20120991](#)
Change of use**

**I) 12-14 WINDSOR AVENUE
Planning Application [20120821](#)
Rear extension**

**J) 107 LONDON ROAD
Planning Application [20120573](#)
Change of use to flats**

13. ANY OTHER URGENT BUSINESS

LEICESTER RAIL STATION GATES

The Panel discussed the removal of the iron gates at the Station. In reply to a question it was confirmed that their removal was temporary, as they required refurbishment during the ongoing Station improvements works.

14. CLOSE OF MEETING

The meeting closed at 6:35 pm.