



Leicester  
City Council

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

**DATE: WEDNESDAY, 17 OCTOBER 2012**  
**TIME: 5:15 pm**  
**PLACE: THE FOUNTAIN ROOM - 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
J Fox	-	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.

You also have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at [www.cabinet.leicester.gov.uk](http://www.cabinet.leicester.gov.uk) or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, King Street, Town Hall Reception and on the Website.

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**

Meetings are held at the Town Hall. The Meeting rooms are all accessible to wheelchair users. Wheelchair access to the Town Hall is from Horsefair Street (Take the lift to the ground floor and go straight ahead to main reception).

### **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 19<sup>th</sup> September 2012 are attached and the Panel is asked to confirm them as a correct record.

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

### **5. CURRENT DEVELOPMENT PROPOSALS**

**Appendix B**

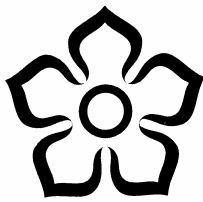
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

### **6. 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.

This page is left blank intentionally.



Leicester  
City Council

# Appendix A

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 SEPTEMBER 2012 at 5.15pm

P R E S E N T:

R. Lawrence –Vice Chair

Councillor Dr. S Barton

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

**Officers in Attendance:**

Jeremy Crooks	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
James Simmins	-	Building Conservation Officer
Graham Carey	-	Democratic Services Officer

\* \* \* \* \*

**15. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Michael Unsworth, Richard Gill, Rev Richard Curtis and David Lyne.

**16. DECLARATIONS OF INTEREST**

No declarations were made.

**17. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory

Panel held on 16<sup>th</sup> August 2012 be confirmed as a correct record.

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

There were no matters arising from the minutes.

## **19. CURRENT DEVELOPMENT PROPOSALS**

### **A) CONNECTING LEICESTER**

The City Mayor was consulting on a programme of City Centre projects and key investment priorities which seek to encourage greater connectivity. The focus was on linking the many unique heritage, retail, leisure and cultural highlights of the City to create a strong and vibrant centre.  
[www.leicester.gov.uk/connectingleicester](http://www.leicester.gov.uk/connectingleicester)

The City Mayor gave a presentation on the above.

Members made the following comments;

- Would it ever be possible to balance the issue of car versus City?
- It was noted about how wonderful the old Fish Market was in the 1960s and that it was not so accessible today in its current location.
- Is the Market Place in the right place and thought that the Market Place could be used to create a new civic space?
- Concerns raised regarding buses being diverted away from the main shopping areas.
- Several members raised concerns over the issue of the pedestrian/cyclist conflict. It was suggested that cyclists should be allowed to ride on the pavement but spot fines introduced for cyclists misusing the footways. Some cycleways in the city make no sense one minute off the road the next back on it again – can these be rationalised?
- A free bus service like that in Manchester?
- Regarding the Newarke pedestrianisation it was thought an additional pedestrian crossing across Newarke Street was required.
- York Road was a cheaper option to link New Walk with the Castle area if money is an issue.
- What are the plans for Greyfriars following the discovery of the skeleton?
- More tree planting required. Thoughts that doing away with the television screen at Humberstone Gate for a year and using the monies to plant more trees might be an option.

### **B) ERSKINE STREET**

**Planning Application [20121212](#)**

**Demolition, redevelopment for housing**

The site bounded by Erskine, Clyde and Gladstone Street was just to the outside of the St George's Conservation Area.

The application was for the demolition of existing buildings on the site and redevelopment of the site for 17 houses and 6 apartments.

The Panel were very much in favour of this scheme and raised no objections.

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

**C) CARLISLE STREET, FORMER BLUE MOON PH**  
**Planning Application [20120780](#)**  
**Demolition and redevelopment**

The building, purpose built for Offilers Brewery Derby, by Browning and Hayes in the 1930s was on the Local List. It had three sister pubs by the same architects in Derby.

The application was for the demolition of the building and redevelopment of the site for six three bedroom town houses and five one bedroom flats.

There was generally a strong feeling that the building was good enough to retain especially as Art Deco was not well represented in Leicester.

The Panel considered the architectural quality of the new buildings was not of sufficient quality to replace the current building.

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

**D) 451-461 ST SAVIOURS ROAD**  
**Planning Application [20121087](#)**  
**Change of use, extension**

The building was on the Local List.

The application was for the conversion of the industrial building to 56 residential units and a business centre. The proposal involved a roof top extension.

The Panel felt that they could not make any informed decisions from the drawings submitted as they were not of adequate quality and asked for clearer drawings. They did note the architectural quality of the building and that any scheme should respect this.

**The Panel requested MORE INFORMATION REQUIRED**

**E) 36 ST JAMES ROAD**

**Planning Application [20121134](#) & Conservation Area Consent [20121135](#)  
Demolition and redevelopment for one dwellinghouse**

The site was within the Evington Footpath Conservation Area.

The application was for the construction of a new dwellinghouse. The proposal involved the demolition of an existing garage.

After some debate the general feeling was that the scheme would not affect the character of the conservation area and the Panel raised no objections.

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

**F) 278 & 278A LOUGHBOROUGH ROAD  
Planning Application [20120621](#)  
Change of use**

The building was within the Belgrave Hall Conservation Area

The application was for change of use of the building from shop with living accommodation to ground floor office and three self-contained flats. The proposal involved external alterations including new rooflights to the front and rear roof slopes.

It was noted that whilst this part of the conservation area was not particularly good, roof scapes were intact and the introduction of too many rooflights would cause detriment to the character of the building. The Panel suggested the venting roof light be relocated to the rear or that a vent that matched the slate roof be installed.

**The Panel recommended SEEKING AMENDMENTS**

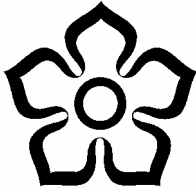
**The Panel raised no objections to the following applications:**

**G) 123-125 LOUGHBOROUGH ROAD  
Planning Application [20121008](#)  
New dwellinghouse**

**20. CLOSE OF MEETING**

The meeting closed at 6.45pm.





Leicester  
City Council

CONSERVATION ADVISORY PANEL

17<sup>th</sup> October 2012

---

## CURRENT DEVELOPMENT PROPOSALS

---

Report of the Director, Planning, Transportation and Economic Development

**A) SPENCEFIELD LANE, ST PAULS RC COMPREHENSIVE SCHOOL**  
Planning Application [20121283](#)  
Three storey building

The proposal site is adjacent to Evington Hall a Grade II listed building

This application is for the construction of a three storey school building, multi use games area and car parking.

---

**B) 8 RATCLIFFE ROAD**  
Planning Application [20121071](#)  
Extensions to house

The building is within the Stoneygate Conservation Area

This application is for alterations and extensions to the house.

---

**C) WESTERN BOULEVARD**  
Planning Application [20121121](#)  
Change of use, alterations

The old tram shelter is one of five of a similar design within the city and on the Local List.

This application is for the conversion of the old 1930s tram shelter to a kiosk. The proposal involves external alterations including re-glazing the windows and a roller shutter.

---

**D) 27 NEWMARKET STREET**  
**Planning Application [20121222](#)**  
**Demolition and redevelopment for two dwellinghouses**

The site is within the Knighton Village Conservation Area.

This application is for the construction of two new dwellinghouses. The proposal involves the demolition of existing buildings.

---

**E) SILVER STREET THE GLOBE PH**  
**Planning Application [20121216](#)**  
**Change of use**

The building is within the Market Place Conservation Area.

This application is for spot lights to both the Silver Street and Carts Lane elevations. The light fittings have already been installed.

---

**F) 69 KNIGHTON DRIVE**  
**Planning Application [20121317](#)**  
**New detached garage**

The building is within the Stoneygate Conservation Area.

This application is for a new garage to the rear of the property and visible from Knighton Road.

---

**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 15th October 2012. Contact Jeremy Crooks (tel. 252 7218), James Simmins (252 7222) or Jennifer Timothy (tel. 252 7296).**

**G) 2-2A MARKET PLACE & 8 HOTEL STREET**  
**Planning Application [20121344](#)**  
**Alterations to shopfront**

The proposal is within the Market Place Conservation Area.

This application is for alterations to the shopfront to remove the canopies and reduce the height of the existing fascia.

---

**H) ST PETERS LANE, ST PETERS CHURCH**  
**Planning Application [20121252](#)**  
**Railings, new window**

The church is a Grade II listed building.

This application is for reinstatement of railings within the existing piers and walls and a new window within the 1980s extension.

---

**I) SLATER STREET PRIMARY SCHOOL**  
**Listed Building Consent [20121237](#)**  
**Internal alterations**

The school is a Grade II listed building

This application is for internal alterations to bring the school up to current fire regulation standards.

---

**J) 17 GRANBY STREET**  
**Listed Building Consent [20121323](#)**  
**Replacement signage**

The building is Grade II listed and within the Granby Street Conservation Area

This application is for replacement signage.

---

**K) KNIGHTON FIELDS ROAD EAST, WHEATSHEAF THEATRE**  
**Listed Building Consent [20121278](#)**  
**Internal alterations**

The building is Grade II

This application is for internal refurbishment work including removal of the 1980s stud partitions to open up the original space for use as a table tennis venue.

---

**L) 400 LOUGHBOROUGH ROAD**  
**Listed Building Consent [20121270](#)**  
**Replacement signage**

The canopy of the petrol filling station has recently been listed Grade II

This application is for replacement signage to the canopies.

---

**M) RIPON STREET, LAND OPPOSITE NO. 50**  
**Planning Application [20120849](#)**  
**Three storey flat block**

The building is just to the outside of the Stoneygate Conservation Area.

This application is for a three storey block of flats.

---

This page is left blank intentionally.