

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 21 NOVEMBER 2012
TIME: 5:15 pm
PLACE: THE OAK ROOM - GROUND FLOOR, TOWN HALL, TOWN HALL SQUARE, LEICESTER, 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

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 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 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 17th October 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

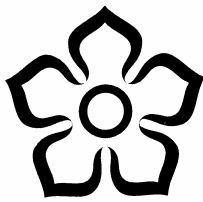
To consider such other business as, in the opinion of the Chair, ought, by reason of special circumstances, to be considered urgently.

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.

7. DATE OF NEXT MEETING

The next meeting will take place on Wednesday 12th December, 5.15pm, Town Hall.

This page is left blank intentionally.



Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 17 OCTOBER 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair

Councillor Dr. Barton Councillor M Unsworth

Also in Attendance

Sir Peter Soulsby – City Mayor

H Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
J. Fox	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
J. Goodall	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
C. Laughton	-	Person Having Appropriate Specialist Knowledge
Prof. P Swallow	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Building Conservation Officer
James Simmins	-	Building Conservation Officer
Angie Smith	-	Democratic Support Officer

* * * * *

21. APOLOGIES FOR ABSENCE

Apologies were received from Malcolm Elliott, David Trubshaw, Simon Britton and Richard Lawrence.

22. DECLARATIONS OF INTEREST

No declarations were made.

23. MINUTES OF PREVIOUS MEETING

Minute Item 15 – that an amendment be made to read ‘Councillor *Malcolm Unsworth*’.

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 19th September 2012 be confirmed as a correct record, subject to the amendment above.

24. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

25. CURRENT DEVELOPMENT PROPOSALS

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

The proposal site was adjacent to Evington Hall, a Grade II listed building.

The application was for the construction of a three storey school building, multi-use games area and car parking.

The Panel supported the proposal, they considered the design of the new build to be good and thought that the separation from the adjacent former Evington Hall would enhance its setting.

The Panel raised NO OBJECTION to the application.

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

The building was within the Stoneygate Conservation Area

The application was for alterations and extensions to the house.

The Panel felt that the principle of the proposal was acceptable, but that the scheme in its current form required amendments.

It was felt that dormers as opposed to rooflights should be proposed (front elevation), that the Swithland slate should be re-used, and that the chimneystack on the right hand side (when viewing the front elevation) should be retained but perhaps reduced in height to balance the building.

They also raised concern over the pitch of the porch roof – suggested a flat roof.

No concerns / objections raised over the 2 storey side / rear extension.

The Panel recommended SEEKING AMMENDMENTS to the application.

C) WESTERN BOULEVARD

Planning Application [20121121](#)

Change of use, alterations

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

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

The Panel where unanimously in favour of giving the former tram / bus stop an active use, however, concerns were raised over the visual qualities of the roller shutters and how services were to be introduced. They thought concertina style shutters might be better or perhaps painting a design on them to compliment the architectural style of the building. They also thought the building would look better if painted cream rather than white.

They raised concerns regarding potential signage and would like to see details of any signage proposed.

The Panel stated MORE INFORMATION was required.

D) 27 NEWMARKET STREET

Planning Application [20121222](#)

Demolition and redevelopment for two dwelling houses

The site was within the Knighton Village Conservation Area.

The application was for the construction of two new dwelling houses. The proposal involves the demolition of existing buildings.

The Panel thought the introduction of the two dwelling houses would make a positive contribution to the street scene and raised no objections.

The Panel raised NO OBJECTION to the application.

E) SILVER STREET THE GLOBE PH

Planning Application [20121216](#)

New lighting

The building was within the Market Place Conservation Area.

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

The Panel noted that the façade appeared to be overly cluttered with wiring, signs and lighting and the satellite dish on the Silver Street elevation. They thought that the style of lighting installed was inappropriate for the building and would like to see lighting fixtures of higher aesthetic value and the removal of the excess wiring. They would also like to see the satellite dish relocated to a more unobtrusive location.

The Panel would also like the conservation team to reassess the building, to see whether it should be listed by English Heritage.

The Panel recommended SEEKING AMMENDMENTS to the application.

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

The building was within the Stoneygate Conservation Area.

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

The Panel raised NO OBJECTION to the application.

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

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

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

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

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

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

Internal alterations

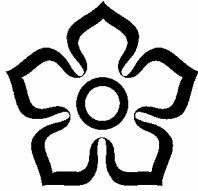
L) 400 LOUGHBOROUGH ROAD
Listed Building Consent [20121270](#)
Replacement signage

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

26. CLOSE OF MEETING

The meeting closed at 6.08pm.

This page is left blank intentionally.



Leicester
City Council

CONSERVATION ADVISORY PANEL

21st November 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) FORMER SOUTHGATES BUS DEPOT, SOUTHGATES/PEACOCK LANE Planning Application [20121532](#) Four and five to nine storey building

The proposal is within the Cathedral/Guildhall Conservation Area and will affect the setting of a number of listed buildings within the area.

This application is for three new buildings, one 4 storey, one 6 storey and a 5-9 storey building to provide a total of 434 flats and two retail units.

B) ST MARTINS CATHEDRAL AND ST MARTINS HOUSE PEACOCK LANE, GUILDHALL LANE Planning Application [20121529](#) Alterations to the grounds of the Cathedral and Cathedral Centre

The proposal is within the Cathedral/Guildhall Conservation Area and will affect the setting of a number of listed buildings including the old school (Grade II), the Guildhall (Grade I) and the Cathedral a Grade II* listed building.

This application is for alterations to the grounds of the Cathedral both on the St Martins side and the small area facing Guildhall Lane and the playground of the former Grammar school and involves resurfacing and landscaping and removal of sections of the listed wall and railings and headstones.

C) 31 GRANBY STREET Planning Application 20121239, Listed Building Consent [20121602](#) Internal and external alterations

The building is Grade II* listed and affects the setting of the Town Hall Square Conservation Area.

This application is for internal and external alterations to the building including a new extension to the rear. The Panel made observations on this building at a pre application stage in April 2011.

D) 52 KNIGHTON ROAD
Planning Application [20121595](#)
New bungalow

The site is within the Stoneygate Conservation Area.

This application is for the construction of a new bungalow within the garden of no. 52 Knighton Road. Consent for the subdivision of the main house to form two four bedroom houses was granted last year (20110337).

E) 78 NEW WALK
Planning Application [20121421](#), Listed Building Consent [20121463](#)
External alterations

The building is Grade II listed and within the New Walk Conservation Area. New Walk is also listed Grade II on the Register of Parks and Gardens.

This application is for external alterations including new external fire escape, new garage to rear, new boundary treatments and internal and external alterations.

F) STOUGHTON LANE, THE NATURAL HOUSE
Planning Application [20121556](#)
First floor extension

The building dates from the mid 1970s and is on the Local List.

This application is for a first floor extension to part of the single storey flat roof house.

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 20th November 2012. Contact Jeremy Crooks (tel. 252 7218), James Simmins (252 7222) or Jennifer Timothy (tel. 252 7296).

G) 11 WELFORD ROAD
Planning Application 20121567, Listed Building Consent [20121568](#)
Change of use

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

This application is for change of use from offices to flats. The proposal involves internal alterations.

H) 149 GRANBY STREET, BARLEY MOW PUBLIC HOUSE
Planning Application [20121492](#)
New signage

The building is within the Granby Street Conservation Area.

This application is for alterations to the shopfront.

I) 42 GRANBY STREET
Planning Application [20121402](#)
New signage

The building is within the Granby Street Conservation Area.

This application is for new internally illuminated signage.

J) 73A LONDON ROAD
Planning Application [20121392](#)
New signage

The building is within the South Highfields Conservation Area.

This application is for new internally illuminated signage.

K) 32 OXFORD STREET, THE JAIN CENTRE
Planning Application [20121585](#)
Extension to side

The building is on the Local List.

This application is for a small single storey extension to the side of the building to provide additional toilet facilities.

L) 9 OXFORD AVENUE
Planning Application [20121554](#)
Replacement windows

The proposal is within the South Highfields Conservation Area.

This application is for the replacement of the existing front windows.

M) NARBOROUGH ROAD, SATHIA SAI SCHOOL (FORMER BEDE ISLAND CAMPUS)
Planning Application [20121585](#)
Internal and external alterations

The school is a Grade II listed building.

This application includes internal lifts to provide disabled access to the upper floors and a security fence to the outside wall to create a safer environment for the children within the playground.

N) 85-89 HIGH STREET
Planning Application [20121533](#)
Replacement shopfront

The proposal is within the High Street Conservation Area.

This application is for new shopfronts.

O) 3 AVENUE ROAD
Planning Application [20121432](#)
Replacement balcony

The building is within the Stoneygate Conservation Area.

This application is for the construction of a new balcony on a virtual like for like basis and reusing the original decorative iron parapet.

P) 78-80 LONDON ROAD
Planning Application [20121476](#)
Replacement windows

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

This application is for a new internal lift.
