



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 19 DECEMBER 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair
R. Lawrence –Vice Chair

Councillor M Unsworth

H. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
M. Johnson	-	Leicestershire Archaeological & Historical Society
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
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

James Simmins	-	Building conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Elaine Baker	-	Democratic Services Officer

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33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dr Barton (who was absent on Council business), Rev R Curtis and Mr P Draper.

34. DECLARATIONS OF INTEREST

There were no declarations of interest.

35. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 21 November 2012 be

approved as a correct record.

36. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

37. CURRENT DEVELOPMENT PROPOSALS

A) 2-2A UPPERTON ROAD AND ADJACENT LAND AND BUILDINGS, FORMER CPH THURMASTON

Planning Applications [20121701](#)

**Change of use of former railway building from industrial to mixed use;
change of use of ground floor of student block to retail; External &
internal alterations**

The site included the CPH (Thurmaston) Ltd Building, which was on the City Council's Local List.

The Panel welcomed the principle of the development, as it made good use of the building.

It also was satisfied with the proposal to take down the forge and rebuild it further into the site, provided that the applicant carried out the works to a high standard, preserving the architectural detailing of the building. It was noted that a structural survey had been requested to prove that the proposals could be done.

The Panel was impressed with the sympathetic alterations to the front elevation of the forge, increasing the size of the window openings, and was content with the idea of rebuilding the forge with a steel frame with brick cladding.

However, the Panel expressed a desire to see an improved landscaping scheme to the River Soar frontage, subject to there being no impact to the biodiversity of the site.

There were no objections over the revised design of the student blocks.

The Panel had NO OBJECTIONS to the application.

B) WESTERN PARK PAVILION, WESTERN PARK, HINCKLEY ROAD

Planning Applications [20121404](#), [Listed Building Consent 20121405](#)

Change of use from council depot to residential dwelling; two storey extension to provide café & flat; single storey detached council depot building

The building was curtilage listed to The Pavilion, a Grade II Listed Building.

The Panel supported the principle of the development and was pleased to see the building being brought back into use. The need for a café within Western

Park was supported.

However, the need for a 6-bedroom dwelling in this location was questioned, and the justification for the need for the extension, and there was some concern over increased traffic as a result of the café.

The Panel supported the proposed alterations to the existing depot buildings, but expressed a preference for the French doors to be omitted. In addition, the detailing to all new windows and doors should be carefully controlled.

There were no objections to the new single storey council storage building.

The Panel was unsure which two trees are being removed as part of the proposal and hoped that they would be replaced as part of the scheme. All other trees should be protected during construction.

The Panel had NO OBJECTIONS to the applications.

C) 9 WELFORD PLACE

**Planning Applications [20121668](#), [Listed Building Consent 20121669](#)
Mixed use development comprising change of use from Nightclub to residential, offices and retail use. Internal & External Alterations**

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

The Panel supported the proposal, as it was encouraged to see this building given an active use.

It did however have reservations about the type of occupants and the ability to rent the basement flats, but as the works proposed predominantly were reversible, the Panel was happy to support the applications.

The Panel had NO OBJECTIONS to the application.

D) COLTON STREET GUILD

**Listed Building Consent [20121598](#)
Internal alterations**

The building was Grade II listed and located within St Georges Conservation Area.

The Panel supported the proposal and was pleased to see a use going back into the building.

It asked if the exterior was to be repaired / improved and suggested that it should be checked whether the existing floor could structurally accommodate the new stage and deity.

The Panel had NO OBJECTIONS to the application, subject to the floor being structurally sound.

E) 75 HUMBERSTONE GATE, SECULAR HALL
Planning Application [20121725](#), Listed Building Consent [20121730](#)
Internal & External Alterations to Listed Building

As many bookcases as possible would be retained when the proposed door was put in. the badge currently on the front of the iron gates would be moved to the back of those gates.

The Panel raised no objections to the proposal.

The Panel had NO OBJECTIONS to the application.

The Panel raised no objections to the following applications:

G) 2 LIDSTER CLOSE
Planning Application [20121512](#)
Dormer extension at rear of house

H) 71 VAUGHN WAY
Planning Application [20121569](#)
Change of use of vacant land to car park

I) ST JAMES ROAD, SIDE OF 71 EVINGTON ROAD
Planning Application [20121679](#)
Telecommunication Cabinet

J) 46 NARROW LANE
Planning Application [20121611](#)

K) 34 THURMASTON LANE
Listed Building Consent [20121652](#)
Internal & external alterations to grade II Listed Building; Access Ramps

L) 42 HIGH STREET, UNIT 3
Planning Application [20121707](#)
Internally illuminated fascia and projecting signs to café

M) 5 WOODBINE AVENUE
Planning Application [20121743](#)
Replacement windows and door to front of house

N) HINCKLEY ROAD AND 2A FOSSE ROAD SOUTH
Planning Application [20121612](#)
Two disabled ramps

O) 3-5 HIGHFIELD STREET
Planning Application [20121631](#)
Replacement shopfront

38. CLOSE OF MEETING

The Chair passed seasons' greetings to the Panel and closed the meeting at 6.27 pm.