



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 13 FEBRUARY 2013
TIME: 5:15 pm
PLACE: THE OAK 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

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 23 January 2013 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

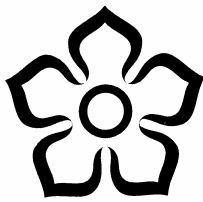
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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.

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Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 23 JANUARY 2013 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 |
| 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 |

Also in Attendance

Sir Peter Soulsby, City Mayor

Officers in Attendance:

| | | |
|--------------------|---|-----------------------------------------|
| Jenny Timothy | - | Senior Building Conservation Officer |
| James Simmins | - | Building Conservation Officer, Planning |
| Sam Peppin Vaughan | - | Planner |
| Angie Smith | - | Democratic Services Officer |

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39. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Unsworth, Malcolm Elliott, Richard Curtis, Peter Swallow, Michael Johnson and Justin Fox.

40. DECLARATIONS OF INTEREST

There were no declarations of interest.

41. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 19 December 2012 be approved as a correct record.

42. CURRENT DEVELOPMENT PROPOSALS

A) 2 UPPERTON ROAD, FORMER CPH THURMASTON

Planning Application [20130012](#)

Demolition of single storey building covered by Article 4 Direction (class B2)

The site included the CPH (Thurmaston) Ltd building, which was on Leicester City Council's Local List. The building was also covered by an Article 4 Direction served on the building 12 months ago. The application was for the demolition of the CPH (Thurmaston) Ltd building and the clearance of the site, and was an alternative option to the currently pending application 20121701 which was taken at a previous CAP meeting.

The panel strongly opposed the demolition of CPH Thurmaston, as the building was a local heritage asset, which was one of the few remaining structures left from the Great Central Railway in the city.

They felt that the application was unnecessary, considering the submitted scheme to convert the building.

The Panel STONGLY OBJECTED to the application.

B) NEWARKE STREET, ELFED THOMAS BUILDING

Planning Application [20121883](#)

Partial demolition and new 5 storey building behind retained south façade to provide student accommodation (no use class) comprising 97 rooms in 19 flats

The Elfed Thomas Building was on Leicester City Council's Local List. The site is also adjacent to Castle Conservation Area and Market Square Conservation Area.

The application was for the demolition of the Victorian school building, with the exception of the south façade and west wing, which were to be incorporated into a new 5-storey structure, comprising 97 student flats.

The application was a revision on an approved redevelopment scheme for the site, which was supported by CAP in April 2010 ([20100567](#)). The previously approved scheme was for 50-60 rooms.

The panel objected to the proposal, as they believed that the loss of the local heritage asset was unjustified.

They felt that the former school building was a good Victorian building in its own right, and that it provided a nice surprise to the streetscene, due to its set back positioning.

The panel also had reservations over the loss of the roof, as it was one of the most important features of the building and very important to the façade.

They also questioned the façade retention scheme proposed, and how the upper floors were flush with the façade.

The Panel OBJECTED to the application.

**C) 7 & 14 BURLINGTON ROAD, LAND BETWEEN
Planning Application [20121891](#)
One 4-bed house; one 3-bed house (class C3)**

The site was located within the Stoneygate Conservation Area.

The application was for the erection of a pair of detached dwellings at the end of Burlington Road, being constructed in the former gardens of No's 7 & 14.

The Panel believed that the proposed scheme was overdevelopment, having a detrimental impact upon the character and appearance of the Conservation Area.

They felt that the spaces in-between the dwellings were important, reflecting the character of the street, and were concerned that many of those plots throughout Stoneygate were at risk of development.

The panel supported the development of the four-bedroom house, but believed that the 3-bedroom chalet bungalow was 'crammed in'.

They were, however, unhappy with the 'standard' house design and would like to see a revised design which reflected the local vernacular revival / Victorian aesthetic.

There were also concerns over how the trees on the southern boundary would overshadow the four-bedroom house.

The Panel OBJECTED to the application.

**D) 17 GLEBE STREET
Planning Application [20121829](#)
Cladding to Flats (class C3)**

The building was located within the South Highfields Conservation Area.

The application was for the installation of external cladding to all elevations of the existing four-storey building, to improve heat retention and the energy efficiency of the building.

The Panel accepted the principle of the proposal, as they did not feel that external cladding would be detrimental to the appearance of the building.

They did, however, request that a condition be added to the application, controlling the proposed coloured finish.

The Panel raised NO OBJECTION to the application.

E) BATH LANE, MERLIN WORKS

Planning Application [20130021](#)

Extension of time limit for implementation of planning permission 20100610 (to provide one 22 storey and one 27 storey tower block; 8 storey podium building; 388 apartments; ground floor non-residential uses; basement parking)

The site was adjacent to the Donisthorpe site (2 x grade II Listed Buildings). The site was also in close proximity to a number other heritage assets (both designated & undesignated).

The application was for the renewal of the previously approved application [20100610](#). The proposed scheme was a mixed use development, incorporating two tower blocks and an 8-storey building across the site, with an underground parking facility.

The Panel objected to the original application and despite its approval, felt that they should object once more.

They did, however, agree that as the changes in national and local planning policy now required further information to be provided (i.e. visual montages), that they should wait until this information had been provided to the Council, and only then reassess the potential impact upon the surrounding heritage assets.

The panel stated FURTHER INFORMATION WAS REQUIRED.

Late Application

F) 24 STONEYGATE AVENUE

Planning Application [20121729](#)

Single storey extension at side and rear; alterations to bungalow (Class C3)

The application was brought following a request from the Civic Society.

The panel had no concerns over the proposal, as the extension and alterations would have no effect on the streetscene, having a neutral impact upon the Conservation Area.

The Panel raised NO OBJECTION to the application.

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

G) HOTEL STREET, THE GOOSE ON HOTEL STREET

Advertisement Consent [20121583](#)

Retrospective application for one externally illuminated fascia sign; two externally illuminated projecting signs; five internally illuminated signs (Class A4)

H) 13 KING STREET

Planning Applications [20121824](#) & [20121825](#)

Two externally illuminated fascia signs; one externally illuminated projecting sign to betting office (class A2) / Alterations to shopfront; satellite dish and two air condenser units to rear of betting shop (class A2)

I) 55A LONDON ROAD

Planning Application [20121794](#), Listed Building Consent [20121795](#)

Change of use of upper floors from an office (class B1) to 2 self-contained flats (2x1 bed)(class C3) / Internal alterations to grade II listed building

J) 31 KNIGHTON DRIVE

Planning Application [20121784](#)

Solar panels to roof of residential care home (class C2)

K) 17 HORSEFAIR STREET, LLOYDS TSB

Advertisement Consent [20121762](#)

One internally illuminated projecting sign; six internally illuminate fascia signs; two internally illuminated ATM signs; four non illuminated signs to bank (class A2)

L) 22 WEST AVENUE

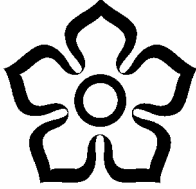
Planning Application [20121769](#)

Replacement windows at front of house (Class A3)

43. CLOSE OF MEETING

The meeting closed at 6.30pm.

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Leicester
City Council

CONSERVATION ADVISORY PANEL

13th February 2013

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) MARKET REDEVELOPMENT

[Market Redevelopment Consultation Page](#)

There is a number of Listed Buildings within close proximity of the site, including the adjacent corn exchange (grade II*). The site is also located within the Market Place Conservation Area.

As part of the Connecting Leicester project the redevelopment plans for the market are now out for public consultation. As part of this consultation a presentation will be made to the panel by the architects of the scheme for initial comments prior to a planning application being submitted.

B) 121 - 123 LONDON ROAD

Planning Application [20130156](#)

Third & fourth floor extension and change of use of first floor from ancillary flat and office / storage of ground floor restaurant and public house (class A3 & A4) and second floor from offices (class B1) to 17 flats (class C3)

The site is located within the South Highfields Conservation Area.

The proposal is to construct a 3rd & 4th floor extension onto the existing 3-storey mid-20th century building, converting the upper floors to 17 flats. A similar application was considered by the panel in 2006 ([20061158](#)), CAP raised no objections to the principle but had concerns regarding the design.

C) BLACK BOY, ALBION STREET

Planning Application [20130155](#)

Change of use from public house (class A4) with extensions to sides and roof to form 43 student bedrooms in 20 flats (no use class)

The Black Boy public house is a locally listed building.

The application is for the construction of a two storey roof extensions onto the existing early 20th century public house, including the replacement of the existing

single storey toilet block and infill of the side access with 4-storey extensions, to create a 43 bedroom student accommodation.

D) 7 CARLISLE STREET, FORMER HUNTERS REST PH

Planning Application [20130132](#)

Change of use from public house (class A4) to fourteen 1-bed self contained flats (class C3); first floor extensions and external alterations

The former Blue Moon PH is a locally listed building.

The proposal is to erect a 1st floor extension onto the existing single storey element of this 1930's building, then to convert the former PH into 14 one bedroom flats.

The panel looked at a previous scheme for the site in 2012 ([20120780](#)), which required the demolition of the former PH prior to the redevelopment of the site. The panel had objections over the loss of the former Blue Moon, and the application was subsequently withdrawn.

E) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING

Restoration of the chapel interior

The works to remove the Trevor Dannett interior from the University Council Chamber and associated works to the adjacent Crush Hall (Planning Application [20120233](#) / Listed Building Consent [20120234](#)), have now been completed and slides have been included to show the transformation.

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 11th February 2013. Contact Sam Peppin Vaughan (252 7293), James Simmins (252 7222) or Jennifer Timothy (252 7296).

F) 21 ST MARGARETS STREET

Planning Application [20121898](#)

Two storey extension at rear of printing works / office (class B1); Alterations

The site is adjacent to St Margaret's Church, a grade I Listed Building.

The application is to extend the existing building to the rear, adding a two storey addition, of matching design, detailing and materials.

G) LANCASTER ROAD, RICHARD ATTENBOROUGH BUILDING

Planning Application [20121752](#)

Two storey extension to university gallery (class D1)

The site is in close proximity to multiple listed buildings, including the War Memorial (grade I) and the Victoria Park gates & brick piers (grade II*).

The proposal is to erect a contemporary two storey extension onto the eastern side of the existing Richard Attenborough building.

H) 15 PENDENE ROAD, PENDENE HOUSE
Planning Application [20121780](#)
Two single storey extensions at rear (class C2)

The site is located within the Stoneygate Conservation Area and is covered by an Article 4 direction.

The application is for the construction of two single storey rear extensions, providing an extra 5 bedrooms and sun lounge to this residential care home.

I) 68 STONEYGATE ROAD
Planning Application [20130048](#)
Replacement windows to front of house (class C3)

The site is located within the Stoneygate Conservation Area and is covered by an Article 4 direction.

The application is for the replacement of 3 front elevation windows with double glazed timber replicas. Retaining and refurbishing the window surrounds.

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