



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 MARCH 2013
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
Vacancy	-	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 13 February 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

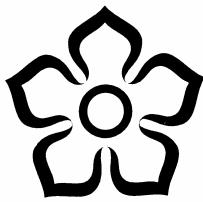
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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.

This page is left blank intentionally.



Leicester
City Council

Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 13 FEBRUARY 2013 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor M Unsworth
City Mayor Sir Peter Soulsby

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

Officers in Attendance:

Mike Dalzell	-	Head of Economic Regeneration
Anne Provan	-	Team Leader (Generic Planning)
Jenny Timothy	-	Senior Building Conservation Officer
Sam Peppin-Vaughan	-	Planner
Karsan Karavadra	-	Planning Technician
Angie Smith	-	Democratic Services Officer

* * * * *

44. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dr. Barton, Deborah Martin and David Trubshaw.

45. DECLARATIONS OF INTEREST

There were no declarations of interest.

46. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 23rd January 2013 be approved as a correct record.

47. MATTERS ARISING FROM THE MINUTES

Minutes 42, A) 2 Upperton Road, former CPH Thurmaston

Councillor Unsworth noted that a further application had been brought for the premises, and supported the decision of the Panel to strongly object to the application.

48. CURRENT DEVELOPMENT PROPOSALS

A) MARKET REDEVELOPMENT

Planning Application PRE-APPLICATION CONSULTATION

Demolition of Market Hall, new food hall at side of Corn Exchange (Grade II* listed), new building at rear of Molly O'Grady's Public House, public toilets.

The panel were very supportive of the overall scheme, they welcomed the demolition of the old market hall, which dominates the area and does not serve its purpose well.

There was a discussion about access to the toilets, overshadowing of existing stalls, the suitability of the roofing material for the new food hall, the rationale behind the 'splayed' design of the food hall and the potential to widen existing roads.

A question was raised about the potential re-use of the former fish market building. This would remain an aspiration, but was not readily achievable given existing land ownership arrangements.

The Panel raised NO OBJECTION to the application.

B) 121-123 LONDON ROAD, LANSDOWNE PH

Planning Application 20130156

Change of use of second floor from offices; 3rd and 4th floor extension to provide 17 self-contained flats.

The panel raised no objection to the change of use. They felt the existing building did not make a positive contribution to the conservation area, but did sit comfortably within the street scene, which stepped up along this section of London Road. The proposed alterations would unbalance the design of the existing building and obscure views of the side windows of the adjacent hotel, to the detriment of the conservation area.

The proposal would also be bulky and dominant and have an overbearing impact on the adjacent 'top hat terrace' building.

The Panel raised OBJECTED to the application.

C) BLACK BOY PH, 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 panel felt that the proposed design was bulky heavy and dark, having an overly dominant impact on the pub building, which was an interesting and distinctive building.

They accepted the principle of an extension and change of use but felt that any new design would need to have a lighter, less dominant impact on the building which respected the features of the original pub and was set further back. The panel added every effort should be made to preserve the chimneys, which were a positive feature of the building.

The panel asked that the applicant take care of the interior features, many of which were of high quality, and re-use them elsewhere if they could not be incorporated within a redevelopment.

The Panel recommended SEEKING AMENDEMENTS to the application.

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 panel fully supported the scheme, they welcomed the re-use of the building and felt the design of the extension was sympathetic to the design of the original building.

They asked that particular care be taken to replicate the design and materials for the windows and brickwork, which was particularly distinctive in the building.

The Panel raised NO OBJECTION to the application.

E) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING

Restoration of the chapel interior

The panel felt the restoration of the original interior and elements of the exterior of the chapel had been a great success and provided a light, usable space that respected the historic features of the building.

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

F) 21 ST MARGARETS STREET

Planning Application [20121898](#)

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

G) LANCASTER ROAD, RICHARD ATTENBOROUGH BUILDING

Planning Application [20121752](#)

Two storey extension to university gallery (class D1)

H) 15 PENDENE ROAD, PENDENE HOUSE

Planning Application [20121780](#)

Two single storey extensions at rear (class C2)

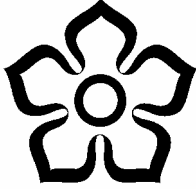
I) 68 STONEYGATE ROAD

Planning Application [20130048](#)

Replacement windows to front of house (class C3)

49. CLOSE OF MEETING

The meeting closed at 6.43pm.



Leicester
City Council

CONSERVATION ADVISORY PANEL

20th March 2013

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) ST NICHOLAS PLACE, JANET SETCHFIELD PLACE, CAREYS CLOSE

Planning Application [20130191](#)

Works to form new public open space (Jubilee Square)

The application is for the creation of a new public open space to be known as Jubilee Square. It includes the creation of soft and hard landscaping, new paths, seating areas and public space.

The proposal is within the setting of St Nicholas Church listed Grade I, Wygston's House listed Grade II* and the former coffee house, now the Highcross public house, 103-105 High Street a Grade II listed building. The proposal is also within the High Street Conservation Area.

B) 12 APPLGATE, WYGSTON'S HOUSE

Listed Building Consent [20130190](#)

Demolition of north boundary wall to grounds of Grade II* listed building

The application is to demolish the north boundary wall to the grounds of Wygston's house to open up the space to Jubilee Square. The wall currently fronts St Nicholas Place and Carey's Close.

Wygston's House is a Grade II* listed building and within the Cathedral/Guildhall Conservation Area.

C) CHEAPSIDE/MARKET PLACE

Planning Application [20130197](#)

Relocation of Leicester High Cross

This monument formed part of the original High Cross on Highcross Street and has been relocated several times during its lifetime. The monument is Grade II listed and within the Market Place Conservation Area.

The application is for the relocation of the monument to Jubilee Square, close to its original location.

D) QUEEN STREET, B L SCAFFOLDING LTD, SPA BUILDINGS
Planning Application [20130177](#)
Residential Development

The site is within the St Georges Conservation Area.

This application is for the conversion of the existing buildings and construction of a new five storey building to provide a total of 24 residential units. The proposal involves some demolition. A previous scheme for the demolition of all the buildings on the site and redevelopment with a 4 storey building and a 9 storey building was approved in 2007(20070933).

E) NEW WALK, DE MONTFORT SQUARE
Planning Application [20121259](#)
2.4 metre high sculpture

The proposal is within the New Walk Conservation Area. New Walk is a Grade II listed Historic Park & Garden.

The application is for a new piece of artwork to be located towards the north corner of De Montfort Square.

F) 17 DE MONTFORT STREET
Planning Application [20130257](#)
Change of use from offices to flats

The building is within the New Walk Conservation Area.

This application is for the conversion of the building used as offices to 9 flats. The proposal involves an extension to the rear.

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 18th March 2013. Contact Jeremy Crooks (252 7218) Sam Peppin Vaughan (252 7293), James Simmins (252 7222) or Jennifer Timothy (252 7296).

G) LEICESTER UNIVERSITY FIELDING JOHNSON BUILDING
Listed Building Consent [20130200](#)
Internal alterations

The Building is Grade II listed.

This application is for new stud walls and the removal of a non load bearing wall to create larger office space.

H) LONDON ROAD, FLAT 15, CEDARS COURT
Planning Application [20130071](#)
Replacement windows

The site is located within the Stoneygate Conservation Area

The application is for replacement uPVC windows. The building dates from the early 1960s.

I) 201 MERE ROAD
Planning Application [20130290](#)
Replacement windows

The building is within the Spinney Hill Park Conservation Area and protected by an Article 4 Direction.

The application is for the replacement of the existing original timber windows with those made from uPVC.

J) 146 LONDON ROAD
Planning Application [20130343](#)
New shopfront

The building is within the South Highfields Conservation Area.

The application is for a new shopfront.

K) 86 LONDON ROAD
Planning Application [20130196](#)
Change of use

The building is within the South Highfields Conservation Area.

The application is for change of use from shop with offices to student accommodation. The proposal involves external alterations including a rear extension.

L) 4-6 CHEAPSIDE
Planning Application [20130186](#), Advertisement Consent [20130187](#)
New shopfront & signage

The building is within the Market Place Conservation Area.

The application is for a new shopfront and signage.

M) 91 GRANBY STREET, YORK HOUSE
Planning Application [20130247](#)
Change of use, new shopfront

The building is within the Granby Street Conservation Area.

The application is for the change of use of the ground and first floor to a customer service centre and associated offices. The proposal involves a new shopfront.

N) ALMOND ROAD, THE COUNTING HOUSE
Listed Building Consent [20130153](#)
Replacement signage

The building is Grade II listed.

The application is for replacement signage on a like for like basis.
