

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 17 APRIL 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.

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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 20 March 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

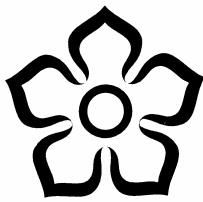
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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, 20 MARCH 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
S. Eppel	-	Leicester Civic Society (substitute for H. Eppel)
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
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
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge
J. Garrity	-	Person Having Appropriate Specialist Knowledge

Other People in Attendance:

Sir Peter Soulsby	-	City Mayor
Roberts Aspland	-	LDA Design
Lee Staniforth	-	Staniforth Architects

Officers in Attendance:

James Simmins	-	Building Conservation Officer
Anne Provan	-	Team Leader (Planning)
Barrie Pritchard	-	Team Leader (Transport Strategy & Programmes)
Louise Seymour	-	Head of Development Projects
Angie Smith	-	Democratic Support Officer

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50. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Unsworth, Herbert Eppel and Simon Britton.

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting held on 13th February 2013 be approved as a correct record.

53. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

54. CURRENT DEVELOPMENT PROPOSALS

**A) ST NICHOLAS PLACE, JANET SETCHFIELD PLACE, CAREYS CLOSE
Planning Application [20130191](#)
Works to form new public open space (Jubilee Square)**

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

The panel were very supportive of the overall scheme; they welcomed the creation of a public open space and felt that the development would have a positive impact upon the setting of Wygston's House (Grade II* Listed).

Concerns were raised over drainage, planting and the use of the space by cyclists, however, the representatives from LDA design who presented the proposal were able to address the concerns of the panel, expanding on how each issue would be addressed.

The panel were particularly pleased to hear that the planting along the western edge of the open space was to be increased.

The Panel raised NO OBJECTION to the application.

**B) 12 APPLGATE, WYGSTON'S HOUSE
Listed Building Consent [20130190](#)
Demolition of north boundary wall to grounds of Grade II* listed building**

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

The panel raised no objections to the loss of the existing boundary wall, as they appreciated the need to remove the wall in order to create the new public open

space (20130191).

Concerns were raised over the increased security risk to Wygston's House (Grade II* Listed), however, the representatives from LDA design confirmed that the new railings and proposed lighting would address those concerns. The increased use of the public open space would also deter unauthorised access to Wygston's House.

The Panel raised NO OBJECTION to the application.

**C) CHEAPSIDE/MARKET PLACE
Planning Application [20130197](#)
Relocation of Leicester High Cross**

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

The panel raised no objections to the relocation of the High Cross to the new public open space (20130191).

The Panel requested that the Council consider installing a sculpture or similar in Cheapside, replacing the removed High Cross.

The Panel raised NO OBJECTION to the application.

**LATE ITEM) SOUTHGATES BUS DEPOT SITE – REVISED PLANS
Planning Application 20121532
4 storey building, 5-9 storey building and 6 storey building to provide student accommodation (no use class) comprising 688 bed spaces in 434 flats: 2 retail units (class A1 or A3)**

The panel welcomed the scheme and where pleased to see that the applicant had addressed their previous concerns – most notably limiting the development up to a maximum six-storey in height.

The panel felt that the revised proposal was of a better size and scale for the site; and liked how the buildings were broken up into four distinct blocks. There was no concern over the height of the building on the Friar Lane / Southgates corner and the panel liked the idea of a convenience store being positioned behind the retained bus depot archway, with recessed glazed panels – suggesting that a bus be etched onto one of the panels.

They were pleased to see that views from New Street were to be retained, although they felt it was a missed opportunity that a public route could not be created via New Street.

The Panel raised NO OBJECTION to the application.

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

The site was within the St George's Conservation Area. The application was 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 involved some demolition.

The panel welcomed the scheme, as it was a considerable improvement on the previously approved scheme for the site.

They were pleased to see the existing hide, skin and fat market buildings being retained and felt that the new five-storey building fronting Southampton Street was of an appropriate size and scale, as it would address the loss of scale currently evident within the street scene.

The panel requested that the brickwork for the new build matched the surrounding area, replicating the bonding of adjacent industrial buildings – they believed that it was an English Bond, but required checking.

The Panel raised NO OBJECTION to the application.

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

The proposal was within the New Walk Conservation Area, and New Walk was a Grade II listed Historic Park and Garden.

The panel had some concerns over the design of the sculpture, as it had no relation to New Walk, and appeared imposing and too big for the location.

They did, however, believe that the sculpture would have limited impact upon the character and appearance of New Walk, as the sculpture was reversible, so it may be acceptable.

The panel would like to see further details in order to make a judgement, including the concept behind the artwork and further details of the materials.

The Panel stated FURTHER INFORMATION WAS REQUIRED.

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

The building was within the New Walk Conservation Area.

The panel had no objections to the principle of a change of use to residential; however, they believed that the change of use should not be for student use, as it was in the wrong location.

They had concerns over the proposed two-storey extension, as the extending of the rear wing would lose the integrity of the building, building beyond the rear building line. There was also concern over the loss of amenity space, parking and a strong objection to the loss of the rear chimneystack.

The Panel OBJECTED to the application.

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

Two members of the panel asked that the item be brought to the meeting for discussion.

The panel had strong objections to the loss of the original features, as it would undermine the character of the area, to the detriment of the Spinney Hill Conservation Area. The existing windows and door should be retained and repaired.

They believed that the use of Upvc windows and doors in the adjacent properties did not set precedence, and that the purpose of the Article 4 Direction was to prevent proposals such as this.

The Panel OBJECTED to the application.

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

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

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

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

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

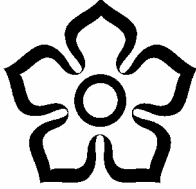
L) 4-6 CHEAPSIDE
Planning Application [20130186](#), Advertisement Consent [20130187](#)
New shopfront & signage

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

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

55. CLOSE OF MEETING

The meeting closed at 7.18pm.



Leicester
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CONSERVATION ADVISORY PANEL

17th April 2013

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

Items A-C below all relate to the demolition of the Market Hall and the construction of a new food hall to the North West side of the Corn Exchange

A) MARKET PLACE

Planning Application [20130510](#) & Listed Building Consent [20130511](#)
New Food Hall

This application is for the construction of a new food hall to the north west of the Corn Exchange following the demolition of the existing Market Centre (see 20130512 & 20130508). The food hall will be attached to the Corn Exchange.

The proposal affects the Corn Exchange (Grade II* listed). The proposal is within the Market Place Conservation Area.

B) MARKET PLACE, MOLLY OGRADYS & THE CORN EXCHANGE

Listed Building Consent [20130512](#)
Demolition of Leicester Market Centre

This is the listed building application for the removal of the Market Centre from the South west elevation of the Corn Exchange and the north elevation Molly O'Grady's.

The proposal affects the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed) as the Market Hall is currently attached to both buildings. The proposal is within the Market Place Conservation Area.

C) MARKET PLACE

Conservation Area Consent [20130508](#)
Demolition of Leicester Market Centre

This is Conservation Area Consent application for the removal of the Market Centre. The proposal is within the Market Place Conservation Area. The proposal affects the Corn Exchange (Grade II* listed) and Molly O'Grady's (Grade II listed).

D) 172-174 LONDON ROAD

Planning Application [20130411](#) & Listed Building Consent [20130412](#)

Two six bedroom houses

The application is for the conversion of the building in use as offices to two six bedroom houses. The proposal involves internal and external alterations.

The building is Grade II listed and within the Evington Footpath Conservation Area.

E) 7 KNIGHTON PARK ROAD

Planning Application [20130382](#)

Construction of wall and railings and widening of driveway

The application is for widening of the existing driveway access and construction of new wall and railings.

The site is located within the Stoneygate Conservation Area. Part of the work has already been implemented.

F) 32 OXFORD STREET, JAIN TEMPLE

Planning Application [20130472](#)

New external lift

The application is for a new external lift to the side of the building to provide access for disabled people to the first floor.

The building is on the Local List.

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

G) 13 RATCLIFFE COURT

Planning Application [20130244](#)

Replacement windows

The application is for replacement uPVC windows and doors in the communal areas of the flats. The flats date from the 1960's. The replacement of the other windows with uPVC within these flat blocks was approved in 1999.

The building is within the Stoneygate Conservation Area

H) 6 AVENUE ROAD
Planning Application [20130202](#)
Extension to front

This application is for a new porch and extension to the existing garage.

The building is within the Stoneygate Conservation Area.

I) 41 MARKET STREET
Planning Application [20130385](#) & Advertisement Consent [20130386](#)
Extension to rear, new shopfront and signage

The application is for a single storey extension and a new extraction flue to the rear; new shopfront & signage to the front of the building.

The building is within the Market Street Conservation Area.

J) 40 HIGH STREET
Planning Application [20130464](#)
Replacement doors to shopfront

The application is for replacement of the existing shopfront doors with new doors to match others within the building.

The building is within the High Street Conservation Area.

K) UNIVERSITY ROAD, WYGGESTON AND QUEEN ELIZABETH COLLEGE
Listed Building Consent [20130435](#)
Internal alterations

This application is for internal alterations to the curtilage listed building.

The building is within the curtilage of the Fielding Johnson building (former County Lunatic asylum).

L) 1-3 NEW STREET
Planning Application [20121838](#)
Replacement of first floor windows

This application is for the replacement of the first floor windows with new timber double glazed units. The existing windows are simple timber single glazed casements.

The building is within the Cathedral/Guildhall Conservation Area.

M) 10-12 GRANBY STREET
Planning Application [20130423](#)
Change of use

This application is for the change of use of the building from shop to betting office. The proposal involves new condenser units and satellite dishes to the rear side elevation.

The building is within the Granby Street Conservation Area.

N) MORELEDGE STREET
Planning Application [20130373](#)
Broadband equipment cabinet

This application is for a 1.4 metre high broadband cabinet sited outside of flat 101 the Atrium.

The building is within the St George's Conservation Area.

O) 1 ST ALBANS ROAD
Advertisement Consent [20130410](#)
New signage

The application is for replacement signage to the building in use as a bank.

This building is within the South Highfields Conservation Area.

P) 9 ODEON ARCADE
Planning Application [20130301](#)
Alterations to cafe

This application is for alterations to create a new serving area along the Cank Street elevation involving extending an existing opening, new canopy and signage.

The building is within the Market Place Conservation Area.
