



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 27 JUNE 2012
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 16th May 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

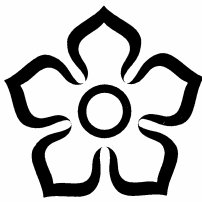
The Director, Planning and Economic Development submits a report on planning applications received for consideration by the Panel.

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.

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Appendix A

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 16 MAY 2012 at 5.15pm

P R E S E N T:

R. Gill - Chair

R. Lawrence –Vice Chair

Councillor Dr. Barton Councillor M Unsworth

Sir Peter Soulsby -City Mayor

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
S. Britton	-	University of Leicester
J. Goodall	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
C. Sawday	-	Person Having Appropriate Specialist Knowledge
Prof. P. Swallow	-	Person Having Appropriate Specialist Knowledge
M. Elliott	-	Person Having Appropriate Specialist Knowledge

Officers in Attendance:

Jeremy Crooks	-	Planning Policy and Design Group, Regeneration and Culture Department
Jenny Timothy	-	Senior Building Conservation Officer
Ann Provan	-	Conservation Team Leader
Angie Smith	-	Democratic Services Officer

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61. APOLOGIES FOR ABSENCE

Apologies for absence were received from David Trubshaw, Deborah Martin, Herbert Eppel, Joan Garrity, Catherine Laughton and Jonathan Clarke.

62. DECLARATIONS OF INTEREST

Peter Draper declared an indirect interest in Appendix B, Item C, 76-80 London Road, Masonic Lodge.

The City Mayor, Sir Peter Soulsby, declared an interest in Appendix B, Item B, East Bond Street, Former Great Meeting School, as he is the Chair of Trustees.

63. MINUTES OF PREVIOUS MEETING

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 18th April 2012 be confirmed as a correct record.

64. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

65. CURRENT DEVELOPMENT PROPOSALS

The Director, Planning and Economic Development submitted a report on current development proposals.

**A) GREAT CENTRAL STREET
Planning Application 20120504
New student flat development**

The proposal affected the setting of All Saints' Church listed Grade B and 107-109 Highcross Street a Grade II listed building. The site was also within the All Saints' Conservation Area.

The application was for an eight storey building for 196 student flats with three office units on the ground floor. The Panel had previously considered a development of similar scale on the site a few years ago.

The Panel accepted the principle of a new building on this site. They reiterated previous views that the new building should be no higher than the adjacent church tower but conceded that something slightly higher might be acceptable subject to a good design. They considered the proposed building to be too tall and lacked architectural details. In particular they did not like the blank wall that would present itself to commuters heading towards the city centre. They considered this to be one of the main gateways into the inner city and therefore a building of better architectural quality was required. They were happy with the palette of materials proposed but style, proportion and scale all need addressing.

The Panel recommended SEEKING AMENDMENTS to the application but REFUSED in its current form

**B) EAST BOND STREET, FORMER GREAT MEETING SCHOOL
Listed Building Consent 20120479**

Change of use, Internal and external alterations

The building was Grade II listed and within the Church Gate Conservation Area.

The application was for the change of use of the building from offices to a doctors surgery. The proposal involved internal and external alterations including a new access ramp.

The Panel supported the new use proposed for the building and had no objections to the internal alterations. They accepted the need for a ramp but it should be of a higher quality than the existing steps and hand rail.

The Panel recommended APPROVAL of the application

C) 76-80 LONDON ROAD, MASONIC LODGE Listed Building Consent 20120450 New signage

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

The application for alterations to the front entrance facing London Road to allow better access for the disabled was considered at a previous meeting. The proposal was for painted signs above the two entrance doors which was mentioned at the previous meeting but no details were available.

The Panel had no objections to the new signs but they should match the lettering on the plans.

The Panel recommended APPROVAL of the application

D) MARKET PLACE, ODEON ARCADE Advertisement Consent 20120503 New signage

The building was within the Market Place Conservation Area.

The application was three internally illuminated fascia signs and two non-illuminated banner signs to both Market Place and Cank Street elevations.

The Panel had no objections to the banner signage or the fascia sign providing it was lettering only illumination. However they thought a better solution could be found for the sign on the canopy and suggested that the canopy could be restored and signage applied directly to it.

The Panel recommended SEEKING AMENDMENTS to the application

**E) 129 GRANBY STREET
Planning Application 20120313
Change of use, rear flue**

The building was within the Granby Street Conservation Area.

The application was for the conversion of the building from retail to a restaurant. The proposal involves an external flue to the rear.

The Panel had no objections to the change of use but stated that a better solution was required for the flue.

The Panel recommended SEEKING AMENDMENTS to the application

F) HERITAGE ACTION PLAN

The Conservation Team Leader presented the draft Heritage Action Plan for comment, which had previously been taken to a Heritage Partnership Meeting. The Action Plan, which will be updated annually, sets out the context of heritage, and is broken down into five key themes:

- Heritage at Risk
- Heritage Protection
- Proactive Projects
- Promotion and Participation
- Ongoing Conservation Work

The Action Plan was discussed with the City Mayor, who stated he was enormously encouraged by how people had engaged with the Heritage Partnership.

The panel raised no objections with the following applications

**G) 5-11 LANCASTER PLACE
Listed Building Consent 20120476
Change of use, internal alterations**

**H) 340 LONDON ROAD
Planning Application 20120034
Rear extension**

**I) 10 MARKET PLACE
Planning Application 20120512
Change of use**

66. DATES OF FUTURE MEETINGS

The Panel were presented with suggested dates for future meetings. Following a discussion, the following dates of meetings was agreed:

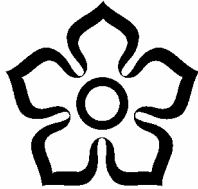
All meetings to take place on Wednesday, 5.15pm:

27th June 2012 (previously 20th June)
18th July 2012
15th August 2012
19th September 2012
17th October 2012
21st November 2012
19th December 2012
23rd January 2013 (previously 16th January)
13th February 2013 (previously 20th February)
20th March 2013
17th April 2013
15th May 2013

67. CLOSE OF MEETING

The meeting closed at 6.34pm.

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Leicester
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CONSERVATION ADVISORY PANEL

27th June 2012

CURRENT DEVELOPMENT PROPOSALS

Report of the Director, Planning, Transportation and Economic Development

A) CLYDE STREET, ERSKINE STREET Planning Application 20120802 Change of use, Roof extension

The buildings are within the St George's Conservation Area.

This application is for the conversion of the two factory buildings to 125 flats including a roof top extension to create an additional floor. The Panel made observations on two similar proposals approved in 2008 (20080272 & 20080226).

B) 24 DE MONTFORT STREET Planning Application 20120608, Conservation Area Consent 20120609 Demolition, new building for 9 flats

The site is within the New Walk Conservation Area. New walk is also listed Grade II on the register of parks and gardens in England

This application is for the demolition of a two storey post war building and redevelopment of the site with a new five storey building to create nine flats.

C) 54A-56 LONDON ROAD Planning Application 20120620, Advertisement Consent 20120619 Shopfront, signage

This quirky 1930s addition to the London Road street scene is within the South Highfields Conservation Area.

This application is for a new shopfronts and signage.

D) 42 BELVIOR STREET
Pre-Application enquiry
Change of use, alterations

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

This is a pre-application enquiry for change of use to a hot food takeaway with residential on the first floor. The proposal involves internal and external alterations. The building was granted change of use to a restaurant last year with included an extract flue.

E) 9 STONEYGATE ROAD
Planning Application 20120673
Replacement windows

The building is within the Stoneygate Conservation Area and covered by an Article 4 Direction.

This application is for replacement uPVC windows to the end elevation of the coach house which is well set back from the street scene.

F) 6 WESTLEIGH ROAD
Planning Application 2012
Two storey rear extension

The building is within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

This application is for a two storey extension to the rear of the property and visible from Narborough Road.

G) 20 ASHLEIGH ROAD
Planning Application 20120782
Replacement windows to front and rear of property

The building is within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

This application is for replacement uPVC windows to the front and rear. The windows to be replaced within the front elevation are not original and set back from the main facade. The principle bays within the front elevation are to be refurbished.

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 25th June 2012. Contact Jeremy Crooks (tel. 252 7218) or Jennifer Timothy (tel. 252 7296).

H) 19 ASHLEIGH ROAD
Planning Application 20120781
Replacement windows to rear and side of property

The building is within the Ashleigh Road Conservation Area and covered by an Article 4 Direction.

This application is for replacement uPVC windows to the side and rear. The original timber windows visible from the street scene will be repaired.

I) THE COUNTING HOUSE PH, FREEMENS COMMON
Planning Application 20120680
Smoking shelter

The building is Grade II listed.

This application is for a small shed located to the rear of the building.

J) 11 KING STREET
Planning Application 20120670
Atm machine and signage

The building is within the New Walk Conservation Area.

This application is for a new ATM machine and associated signage within the shop front.

K) 9 CHURCH LANE, KNIGHTON
Planning Application 20120591
Side and front extension

The building is just to the outside of the Knighton Village Conservation Area but the front garden is included within the conservation area.

This application is for a side and front extension to the dwellinghouse.

L) 2B ALEXANDRA ROAD
Planning Application 20120169
Side and rear extension

The building is within the Stoneygate Conservation Area and protected by an Article 4 Direction.

This application is for a small side and rear extension to the dwellinghouse.

M) 33 RUTLAND STREET
Advertisement Consent 20120634
New sign

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

This application is for a small illuminated sign.

N) CHARNWOOD PRIMARY SCHOOL
Planning Application 20120541
Play equipment

The building is Grade II listed.

This application is for new play equipment within the curtilage of the building.

O) 204 LONDON ROAD
Planning Application 20120594
Change of use, alterations

The building is within the Evington Footpath Conservation Area and protected by an Article 4 Direction.

This application is for the change of use of the building from ground and second floor offices to two flats. The proposal involves a rear fire escape.

P) 3-5 SALISBURY ROAD
Planning Application 20120685
Boiler flue to rear

The building is within the New Walk Conservation Area.

This application is for a boiler flue to the rear of the building.

Q) 4 THE HOLLOW
Planning Application 20120661
Rear extension

The building is within the Evington Village Conservation Area.

This application is for a conservatory to the rear of the dwellinghouse.
