



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 23 NOVEMBER 2011 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
M. Goodhart	-	Leicestershire and Rutland Society of Architects
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
M. Longman	-	Student and guest of the Chair

**Officers in Attendance:**

Jeremy Crooks	-	Building Conservation Officer
Jenny Timothy	-	Senior Building Conservation Officer
Julie Harget	-	Democratic Services Officer

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**28. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Jonathan Clarke, Rev R Curtis, Peter Draper, Joan Garrity, Michael Johnson and Catherine Laughton.

**29. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**30. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the minutes of the meeting of the Conservation Advisory Panel held on 19 October 2011 be confirmed as a correct record.

### **31. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

### **32. DECISIONS MADE BY LEICESTER CITY COUNCIL**

The Director, Planning and Economic Development submitted a report on decisions made by Leicester City Council on planning applications previously considered by the Panel.

RESOLVED:

that the report be noted.

### **33. CURRENT DEVELOPMENT PROPOSALS**

#### **A) REGENT ROAD, REGENT COLLEGE Planning Application 2011648 New Sports Hall**

The building was on the Local List.

The application was for a two storey detached sports hall to the side of the building closest to Lancaster Road.

The Panel noted that the building was set in spacious grounds. They thought the siting of the proposed sports hall had a detrimental effect on the character and setting of the building and suggested they explore a less sensitive location away from the facade of the building.

**The Panel recommended that amendments be sought to the application.**

#### **B) 11-17 JARROM STREET Planning Application 20111607 Demolition and redevelopment**

The proposal affected St Andrews Church listed Grade II\* and the Luke Turner factory, a Grade II listed building.

The application was for the demolition of the existing building and redevelopment of the site with a five and six storey building for 111 student rooms in 21 cluster flats.

There was some discussion regarding the loss of the view of the church along Jarrom Street. However views of the church would still open up as one travelled along Jarrom Street affording a new element of surprise.

**The Panel recommended APPROVAL of the application.**

**C) 62-64 NEW WALK**

**Planning Application 20111719, Listed Building Consent 20111721  
Change of use, alterations**

The building was Grade II listed and within the New Walk Conservation Area.

The application was for the conversion of the building to two houses and two self-contained basement flats. The proposal involved internal and external alterations.

The Panel welcomed this proposal. They thought it would be nice to reinstate the original appearance of the front elevation by reinstating the missing decorative iron 'columns' but in the main had no concerns.

**The Panel recommended APPROVAL of the application.**

**D) CHURCH ROAD, EVINGTON, ST DENYS YOUTH CENTRE AND CAR PARK**

**Planning Application 20111653 & Conservation Area Consent 20111656  
Demolition and redevelopment with two detached houses.**

The site was within the Evington Village Conservation Area.

The application was for the demolition of the existing building and the redevelopment of the site with two detached houses.

The Panel were supportive of this scheme. They thought the design of the buildings was acceptable. They raised concerns that the buildings might look flat if the windows were not of sufficient depth and they did not support the proposed concrete tiles for the roof which they recommended should be a natural slate.

**The Panel recommended that amendments be sought to the application.**

**E) 92 LONDON ROAD**

**Planning Application 20110986  
Change of use, extensions**

The building was within the South Highfields Conservation Area.

The application was for the change of use of the building from retail and offices to student accommodation. The proposal involved raising the existing building by two stories and a four storey rear extension. The Panel had made observations on a similar scheme in 2008 (1497).

The Panel noted that they recommended refusal for the original scheme and felt that this current proposal was even more detrimental to the character of the building and the conservation area. However they accepted that there was

already an approval on the site and this better reflected the character and proportions of the original building and its contribution to the conservation area. The panel recommended that the current proposal be amended to be more in line with the permitted scheme.

**The Panel recommended that amendments be sought to the application.**

**F) HIGHCROSS SHOPPING CENTRE**

**Advertisement Consent 20111640 & 20111641**

**Two internally illuminated signs and four internally illuminated free standing signs**

The Highcross shopping centre was partly within the High Street Conservation Area.

The application was for additional signage to help promote the Highcross Shopping Centre.

The Panel had no objections to the signs.

**The Panel recommended APPROVAL of the application.**

**G) 55-57 LONDON ROAD**

**Planning Application 20111190**

**Repair / replacement of windows**

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

This application was for the repair and possible replacement of the metal Crittal windows and fitting of new secondary double glazing.

The Panel welcomed the proposal to repair the windows which they considered to be amongst the buildings best assets. However without a clear indication of how many windows would require replacing, the absence of details of any new windows or details of the proposed secondary glazing, the Panel considered there was insufficient detail provided to make a decision.

**The Panel recommended that more information be sought.**

**H) 1 MILL LANE, DE MONTFORT UNIVERSITY**

**Planning Application 20111793**

**Lift tower in courtyard**

The building was a later addition to the 'Gateway Boys School' listed Grade II (formerly a Scheduled Ancient Monument). It was also within the Castle Conservation Area.

The application was for a new lift shaft within the inner courtyard. The Panel

made observations on a similar lift shaft approved in 1999. This proposal would provide an additional lift shaft.

The Panel had no real objections to this proposal.

**The Panel recommended APPROVAL of the application.**

**The Panel raised no objections to the following applications:**

**I) 19 PREBEND STREET  
Planning Application 20111590  
Rear extension**

**J) 34-36 WESTLEIGH ROAD  
Planning Application 20111576  
Rear extension, dormers to rear**

**K) 28 TOWER STREET  
Planning Application 20111514  
Replacement windows**

**L) 35 KING STREET, THE COTTON MILL  
Listed Building Consent 20111762  
Replacement roof**

**34. DATE OF NEXT MEETING**

The Chair announced that the next meeting would be held on Wednesday 14 December 2011.

**35. CLOSE OF MEETING**

The meeting closed at 6.34 pm.

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