



CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), C. Hossack (LIHS), S. Hartshorne (TCS), N. Finn (LAHS), S. Bird (DAC), P. Ellis (VS), N. Feldmann (LRSA), S. Sharma (DMU), D. Fountain (LSA)

Apologies

Cllr. S. Barton, N. Finn (LAHS), M. Taylor (IHBC), S. Bowyer (LCS), M. Richardson (RTPI), D. Martin (LRGT), M. Davies (RICS)

Presenting Officers

J. Webber (LCC)
B. Gomme (LCC)

Declarations of Interest

None.

Minutes of Previous Meeting

Agreed

Matters Arising

None.

A. Development at ISKCON, 31 Granby Street

Refs: 20251365 and 20251366

The panel voiced significant concerns with the proposed development. Beginning with the application itself, it was felt that there were inconsistencies between plans, drawing inaccuracies, an overall lack of detail and that the heritage impact assessment was substandard. This was particularly in relation to the M&E works, which the panel felt was not sufficiently represented on the plans, and it was therefore difficult to carry out a thorough assessment of its impact on the

significance of the building. One panellist suggested that the applicant should consider submitting separate applications for the extension and the M&E works.

Turning to the proposed internal works, the panel emphasised the significance of the building as a grade II* listed heritage asset and that this had not been adequately considered within the proposal. Features such as the banking hall, stained glass windows and the old service counter were highlighted as particularly interesting features that needed to be respected by proposed interventions. M&E works were seen as quite extensive and clumsy, consisting of various boxes and ducts, and their relationship with the historic features had not been represented or considered properly, such as the impact on the banking hall ceiling and ducting through the windows. Other elements that the panel felt were too simplistic and lacked thought included the proposed shutters to the Granby Street entrance and the concertina doors to the back of the banking hall, again noting that this was a highly significant building and detail was crucial. A discussion was held specifically around the treatment of the glazed colonnade screens, and how the architectural detailing of the columns would be eroded by the interventions. The screen panels were not considered to be of a high enough material quality, with the black frame making the screens look heavy and clunky. Further concerns were raised over how the quality would be diluted as the proposal was costed. It was suggested that the screens should be moved to the corridor side of the colonnade where it had less of an impact on the historic fabric.

The panels' misgivings continued with discussions turning to the rear canopy extension facing Town Hall Square. It was felt that the proposed canopy design lacked consideration and did not draw on the architectural language of the host building. Structurally, the canopy was seen to be heavy and industrial in character and lacking refinement around features such as its frame and rainwater goods. This sense of weight is exacerbated by the canopy covering the whole of the courtyard area and the rather heavy green roof, which itself lacked justification and featured rooflights seen as clumsy. Furthermore, the panel felt the lack of reference to the host building was shown in the poor relationship between the canopy and the sills and string courses of the building, and the curtilage of the host building to its extension. Other design issues included the treatment of the end bay of the canopy area towards Bishop Street, which appeared to be a blank screen; the motif to the metal gates, which it was felt wrongly reflected the organisation rather than the building; and the proximity of the café seating to the bin store. It was considered that the boundary wall to the square could be reduced to allow a stronger active relationship between the café and the public realm, however this depended on the quality of the extension. Finally, the panel commented that the relative insignificance of the rear garage presented a good opportunity to improve the back of the site, however the proposed modernist Crittall-style windows bore no relation to the architecture of the host building and lacked relevance.

Overall, whilst the panel did not object to the principle of development, the significance of the building is too high and there are far too many issues to resolve before the scheme could be supported.

Objections

The panel made no comment on the following applications:

107-111 Princess Road East

Planning application 20251002

Installation of doors and windows to building (Class F1)

219 Aikman Avenue

Planning application 20251466

Construction of two storey side and rear extensions; dormer to rear; removal of chimneys; alterations to roof of care home (Class C2)

15 Carisbrooke Road, land adjacent to

Planning application 20251634

Variation of conditions 1 (Materials), 2 (Joinery Details), 3 (Boundary treatment), 4 (Mezzanine Floor), 7 (Parking spaces to be retained), 9 (Street works), 13 (Landscaping), 17 (Amended Plans) attached to planning permission 20230815 (Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (Class C3) (amended plans and details received 06/07/2023)) to alter landscaping, boundary treatments and dwellings

Freemen's Bar and Kitchen, Freemen's Common Campus, Welford Road

Planning application 20251617

Change of use of part of university building (Sui Generis) to shop (Class E)

94-98 Regent Road

Planning application 20251441

Change of use from educational use (Class F1) to student accommodation (20 cluster flats including 110 bedrooms) (Sui Generis); construction of single storey extension at front; one storey roof extension to existing buildings; access gate; associated landscaping and parking

To be presented at January CAP following submission of additional plans

1a Salisbury Road

Planning application 20251437

Installation of freestanding non illuminated sign

158 London Road

Planning application 20251569

Replacement of the existing windows to 158 London Road and one external door to the south-west elevation.

3-5 Francis Street

Planning application 20251591

Change of use of one unit to Hair and Beauty Salon (Sui Generis) Installation of shopfront at ground floor and first floor window replacement (timber to UPVC).

15 Yorkshire Road

Planning application 20251497

Change of use from light industry (Class B1) to Retail (Class E(a)); Installation of entrance/exit doors at front.

The Old Horse, 198 London Road

Planning application 20251606

Installation of one externally illuminated projecting sign; two non-illuminated fascia signs; two internally illuminated fascia signs; hanging sign; four lanterns to pub (sui generis)

7-9 Horsefair Street

Planning application 20251367

Installation of extraction flue; installation of replacement entrance doors (Class E)

Regent College, Regent Road

Planning application 20251618

Variation of condition 2 (limited period building consent) attached to planning permission 20200998 (Construction of single storey temporary building at rear of college (Class F1)) to increase the temporary consent by 5 years.

73 Granby Street, Ramada Jarvis (The Grand Hotel)

Planning application 20251524

Construction of plant room; installation of five external ventilation flues to rear of hotel (Class C1)

1c Glenfield Road

Planning application 20251680

Construction of single storey detached annexe at rear; replacement boundary wall at front and construction of side boundary wall of house (Class C3)

8 Bowling Green Street

Planning application 20251716

Installation of replacement windows to Theatre Arts and Cultural Institution (Class E)

42-44 Granby Street

Planning application 20251737

Variation of condition 6 (Amended Plans) attached to planning permission 20222040 (Change of use from office (Class E) to five self-contained flats (5x1 bed) (Class C3); construction of second floor extension at rear (documents submitted 05/06/2023 and 02/08/2023) to provide the installation of ballustrades in front of windows

32 Belvoir Street

Planning application 20251513

Subdivision of existing unit into two units, restaurant and cafe. Installation of external air conditioning unit, refrigeration condensing unit and ventilation flue to rear of restaurant. Installation of shopfronts. (Class E)
