



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 24 February 2016

Meeting Started 17.20

Attendees

R. Gill (Chair), R. Lawrence (Vice-chair), N. Feldmann (LRSA), P. Ellis (LVS), M. Johnson (LAHS), C. Laughton, C. Sawday, S. Eppel (LCS), D. Martin (LRGT), P. Draper (RICS)

G. Butterworth (LCC),

Presenting Officers

J. Webber (LCC)

J. Simmins (LCC)

1. APOLOGIES FOR ABSENCE

M. Queally (UoL), Rev. R. Curtis (LDAC), D. Lyne (LIHS)

2. DECLARATIONS OF INTEREST

None.

3. NOTES OF PREVIOUS MEETING

The Panel agreed the minutes.

4. CURRENT DEVELOPMENT PROPOSALS

A) 127-133 GRANBY STREET
Planning Application [20152417](#)
Demolition and redevelopment

The panel supported the proposal, noting that the front elevation of the new build had interesting articulation and good depth; having a positive impact upon the streetscene.

They were happy with the height of the development, as the top floor is recessed, reducing its visual impact upon the street.

No Objections

B) 61 GREAT CENTRAL STREET
Planning Application [20151041](#)
Demolition and redevelopment

Concerns were raised over the height of the 7-storey extension, as it will exceed the height of the original factory building and conflicts with the height parameters as set out within the Waterside SPD. The panel suggested that the extension needed to have a lower perceived height and that this could be achieved by limiting the extension to 6-storey. They did however like the articulation of the top floor of the extension and would wish for this to remain, albeit in a lower extension.

The panel noted that the set-back of the stairwell was beneficial, as it allows you to appreciate the corner of the original factory building; the retention of the cartouche on the opposite gable was also welcomed (subject to a suitable method statement). They were happy with the general design and palette of materials proposed.

Seek Amendments

C) FORMER BLACK BOY PH ALBION STREET
Planning Application [20151948](#)
Demolition and redevelopment

The panel raised strong objections to the proposal, stating that they did not wish to see the loss of the former Black Boy PH and that they would prefer to see the façade retained as a minimum.

Notwithstanding their objection to the principle of the proposal, concerns were also raised over the size, scale and design of the new build. It was noted that the building was too tall, that the silver brick finish is inappropriate for the location and that the development doesn't contribute to the prominent corner location. They did however concede that that the brick/glazing ratio of the elevations was good and that the recessed & curved ground floor works.

Objections

D) THE GUILDHALL
Listed Building Consent [20160150](#)
New sign

The proposed signage was considered acceptable, as the panel appreciated the need to improve the visual awareness of the Guildhall and were satisfied that the signage was reversible, having minimal impact upon the historic fabric.

They did however insist that fixings are positioned within the mortar joints and wish for the council to carefully control the method of fixation.

No Objections

E) QUEEN STREET, ATHENA**Listed Building Consent [20160220](#), Planning Application 20160004****Three storey extension**

The majority of the panel accepted the principle of a 3-storey extension to the side of the Athena above the existing kitchen block, noting that it will appear subservient to the listed building.

Concerns were however raised over the design of the extension. The panel felt that a polite extension was proposed, but that they would prefer a more stand-alone and contemporary addition.

The panel discussed exactly how this could be achieved, but members had very mixed views, with no real agreement over the correct approach to achieve this. It was however agreed that Upvc windows are wholly inappropriate. Concerns were also raised over the use of a matching brick & how difficult this may be to achieve.

Objections

F) 31 SANVEY LANE**Planning Application [20160169](#)****New house, extension**

The panel supported the proposal, as the new house is of an appropriate size, scale, design and positioning, fitting better into the existing site, preserving the character and appearance of the Aylestone conservation area.

The 2-storey rear extension to the original house is also acceptable, as it will be hidden away from the streetscene, having negligible impact.

No Objections

G) 54A WESTCOTES DRIVE**Planning Application [20160181](#)****Demolition of coach house, two storey building**

Objections were raised to the proposal, as the loss of the existing coach house is unacceptable, as the building is of historic / architectural interest, positively contributing to the character and appearance of the West End conservation area.

The panel recommended that the existing building should be retained and sympathetically converted.

Objections

The panel had no objections/observations on the following applications:

H) 16 KNIGHTON ROAD
Planning Application [20152338](#)
Change of use, alterations

I) 2 KNIGHTON PARK ROAD
Planning Application [20160132](#)
Demolition of garage, single storey building

J) 7 BURLINGTON ROAD
Planning Application [20160040](#)
Replacement windows

K) 21-23 FOSSE ROAD CENTRAL
Advertisement Consent [20160057](#)
Two non-illuminated signs

L) ABBEY PARK REFRESHMENT ROOMS
Planning Application [20160015](#)
External alterations

M) 201 KNIGHTON ROAD, THE CRADOCK PH
Advertisement Consent [20160146](#)
Replacement signage

N) 53A LONDON ROAD
Planning Application [20160131](#)
Replacement windows and doors

O) 184-186 LONDON ROAD
Planning Application [20160144](#)
External alterations to side elevation

P) 19 HOLMFIELD ROAD
Planning Application [20160233](#)
Rear extension

Q) 50 MAIN STREET, EVINGTON
Planning Applications [20152344](#)
Access ramp

R) WELLINGTON STREET
Listed Building Consent [20160019](#), Advertisement Consent 20152172
New sign

S) 5 HOTEL STREET
Listed Building Consent [20152275](#), Advertisement Consent 20152274
New signs

T) 90 HIGH STREET CAFÉ BRUXELLES
Advertisement Consent [20152284](#)
New sign

U) 7 HIGH STREET
Listed Building Consent [20160130](#), Advertisement Consent 20160060
New sign, feature lighting

V) 40-42 FRIAR LANE
Listed Building Consent [20160134](#)
Internal and external alterations

W) 3-5 GALLOWTREE GATE
Listed Building Consent [20160103](#)
External shopfront alterations

X) 18 GALLOWTREE GATE
Advertisement Consent [20160076](#)
New signs

Y) 10 PRINCESS ROAD WEST
Planning Application [20160211](#)
Single storey rear extension

Z) 5-9 UPPER BROWN STREET
Planning Application [20152365](#)
External staircase

AA) 20-40 NEW WALK
Planning Application [20160249](#)
Increase height of sprinkler tank

Next Meeting – Wednesday 23rd March, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:25

