



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 24 FEBRUARY 2016
TIME: 5:15 pm
PLACE: Meeting Room G.02, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R Gill (Chair), R Lawrence (Vice Chair)

Councillor Dr. S Barton
4 Labour Vacancies, 1 Opposition Vacancy

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	Historic England
Vacancy	-	Institution of Civil Engineers
Vacancy	-	Institute of Historic Building Conservation
J Clarke	-	The Landscape Institute
S. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
Nils Feldmann	-	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
M Queally	-	University of Leicester
P Ellis	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society

M Elliott, 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.

Officer contact: Justin Webber, Jeremy Crooks, James F Simmins, Sam Peppin Vaughan
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 2972 / 454 2965)
Email: planning@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.leicester.gov.uk/cap/ or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City 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 City Hall City hall has level access and a platform lift for access to the committee rooms.

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 Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

Jeremy Crooks 4542972 Jeremy.Crooks@leicester.gov.uk

Sam Peppin Vaughan 4542973 Sam.PeppinVaughan@leicester.gov.uk

James F Simmins 4542965 James.Simmins@leicester.gov.uk

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 13th January 2016 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

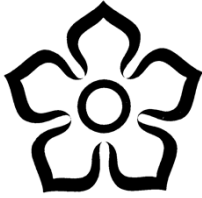
Appendix B

The Director, Planning, Transportation 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 or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON 13TH JANUARY 2016

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice-chair), P. Draper (RICS), C. Laughton, Rev. R. Curtis (LDAC), N. Knight (LCS), P. Ellis (LVS), D. Lyne (LIHS), N. Feldmann (LRSA), Cllr S. Barton

R. Issleib (Mabers Architects), G. Butterworth (LCC), Cllr A. Clarke

Presenting Officers

J. Webber (LCC)
J. Simmins (LCC)

Apologies

S. Eppel (LCS), M. Johnson (LAHS), D. Martin (LRGT), M. Queally (UoL), C. Sawday, M. Elliott

The chair acknowledged the contributions of M. Elliott to the panel and the Victorian Society, following his move to Somerset.

Declarations of Interest

Cllr S. Barton – Item D – noted that she regularly attends meetings at the church hall

Minutes of Previous Meeting

The panel agreed the minutes.

Current Development Proposals

A) CASTLE VIEW, THE CASTLE

Listed Building Consent [20152377](#), Planning Application 20152376
Change of use, internal & external alterations

The panel supported the change of use of the building and the associated alterations, as the proposal is a careful & cautious plan that allows the listed building to be brought back into an active use.

Concerns were raised over the loss of some 19th century features added as part of the conversion of the building to a civil & crown court (installed between 1820 – 1890), notably the secondary staircase, entrance screen & barrister benches. The panel did however appreciate the justification for their removal, allowing for improved

access to all floors. It was noted that the platform lift will be installed in the least invasive option available.

No Objections

B) 65-75 PRINCESS ROAD EAST **Planning Application [20152134](#)** **Development of 97 self-contained student flats**

The principle of developing the site was supported by the panel, as they agreed that the site detracts from the appearance of De Montfort Square.

They did however raise objections to the proposal in its current form, feeling that a set-back building was not the correct approach; they would prefer to see a continuation of the building line along Princess Road East, with the development being 3-storey in height. A larger rear wing could then be built along the rear boundary, facing the railway line.

Objections

C) 140-142 NEW WALK **Planning Application [20152256](#)** **Student flats, rear extension**

The panel accepted the change of use to residential and support the works to the front of the building, as the changes to the 3-storey link, improving the design of the windows will have a positive impact upon the appearance of the buildings. The chimneystack should however be kept.

They did however raise objections to the design of the 4-storey rear extension, as it is of a poor design, failing to preserve the character and appearance of the area. Although it was acknowledged that the precedence of a large rear extension has already been accepted due to the adjacent site, 136-138 New Walk, it was felt that the design of the extension needs to better reflect the secondary nature of the elevation; it should not be designed to appear as a second frontage.

Objections

D) LETCHWORTH ROAD, ST ANNE'S CHURCH HALL **Planning Application [20152277](#)** **Refurbishment of Church Hall**

The refurbishment of the church hall was supported by the panel, as the works will cause no harm to the setting of the grade II listed church.

They did however wish for it to be noted that the loss of the tin tabernacle is regrettable, but understandable. It was also felt that this was a missed opportunity, as the front & rear ranges of the church hall to be retained are of a poor appearance;

failing to contribute to the setting of the grade II listed church. It would have been better for a complete redevelopment.

No Objections

E) 223 LONDON ROAD

**Advertisement Consent [20152301](#) Listed Building Consent 20152300
Signs**

The panel accepted the retention of the signage as it would preserve the setting of the listed building. The totem signs and fixed porch sign were considered well-proportioned, whilst the freestanding 'Dog Bone' was considered fun. They did however note that the 'Dog Bone' should not be a permanent fixture – they asked if the Council could only give temporary permission.

No Objections

Late Item) 223 LONDON ROAD

**Variation of Condition [20152299](#) Planning Permission [20152302](#)
Retention of detached building for further 3 years, 3-storey office building**

The construction of a 3-storey office building to the rear of the site was supported, as despite this being the renewal of an old application, the panel agreed that the design was still appropriate, as it was of a classic modernism design, which would preserve the setting of the grade II listed building.

The panel also supported the retention of the temporary building for a further 3 years, as it clearly reads as a temporary building and has negligible impact upon the setting of the listed building.

No Objections

Late Item) 15 Elms Road

**Planning Application [20152378](#)
Retrospective application for two & single storey extension to rear**

The panel raised objections to the retrospective application, as despite the minor changes proposed to the extension, it still fails to preserve the setting of the grade II* listed Inglewood, as the extension is still of a poor design, with concerns over the proportions of the extension, the quality of materials & the window proportions.

It was commented that this subsequent application was purely cosmetic and that if this application had been submitted initially, it would not have gained support of the panel. The panel stated that just because the rear extension is only visible from one main view does not justify the poor design proposed and that the development as built harms the amenity of the conservation area.

They did agree that the removal of the rooflights is a positive step, but questioned why one was still being retained. All rooflights should be omitted.

Objections

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

F) 1 ST JOHNS ROAD

Planning Application [20152360](#)

Demolition of garage & greenhouse, new car park

This application is for demolition of a garage & greenhouse to the rear of the dental surgery to create additional car parking space.

The proposal is within the Stoneygate Conservation Area.

G) CHURCH ROAD, BRINSMEAD ROAD, KNIGHTON

Advertisement Consent [20152370](#)

Free standing interpretation boards

This application is for three freestanding historical interpretation boards telling the storey of Knighton's key buildings.

The proposal is within the Knighton Village Conservation area.

H) MAIN STREET, HUMBERSTONE

Advertisement Consent [20152319](#)

Free standing interpretation boards

This application is for two freestanding interpretation boards telling the storey of Humberstone's key buildings.

The proposal is within the Old Humberstone Conservation area.

I) OUTSIDE OF NOS. 8 & 31 MAIN STREET AND ST DENYS CHURCH, EVINGTON

Advertisement Consent [20152318](#)

Free standing interpretation boards

This application is for three freestanding interpretation boards telling the storey of Evington's key buildings.

The proposal is within the Evington Village Conservation area.

J) 201 KNIGHTON ROAD, THE CRADOCK PH

Planning Application [20152184](#)

Extension to side, external alterations

This application is for external alterations including a single storey extension to the side of the building.

The proposal is within the Knighton Village Conservation area.

K) 43 LIVINGSTONE STREET Planning Application [20152312](#) Change of use from garage to flat

This application is for change of use of the garage to the rear of 44 Fosse Road South to a dwelling.

The building is within West End Conservation area.

L) 317 NARBOROUGH ROAD Planning Application [20152273](#) Demolition of garage, two storey extension

This application is for the demolition of the side garage and construction of a two storey side extension.

The building is on the Local List.

M) 5 KNIGHTON ROAD Planning Application [20152190](#) Extensions, alterations to roof

This application is for a single storey and dormer extension to rear and alterations to the roof of the house.

The building is within the Stoneygate Conservation Area.

N) 7,14, 30, 34, 37-43 , 45-49, 38-42 WEST STREET Planning Applications [20151981](#), [20152328](#), [20152329](#), [20152331](#), [20152330](#), [20152332](#), [20152333](#) Replacement of top hung timber windows with double glazed timber working sashes.

These applications are for the replacement of the timber top hung single glazed windows at the front of the properties with new timber double glazed working sashes.

The buildings are within the New Walk Conservation Area and protected by the Holy Trinity Article 4 Direction.

O) 173 LOUGHBOROUGH ROAD
Advertisement Consent [20152051](#)
One non illuminated sign

This application is for one non illuminated sign to the side of the warehouse.

The building is just to the outside of the Belgrave Hall Conservation Area. The sign is on the side gable of the building adjacent to no. 173 which is a Grade II listed building.

P) 53 LONDON ROAD
Planning Application [20152247](#)
Alterations to shopfront

This application is for minor external alterations to the shopfront.

The building is within the South Highfields Conservation Area.

Q) LONDON ROAD, 7TH DAY ADVENTIST CHURCH
Planning Application 20152399 & Listed Building Consent [20152400](#)
Repairs, external alterations

This application is for repairs and minor external alterations to allow for future maintenance of the church roof. The proposal includes four roof lights hidden within the roof valleys not visible from the street scene and the replacement of the existing plastic guttering with traditional pattern cast aluminium to resemble the original cast iron.

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

R) 1 GRANVILLE ROAD
Advertisement Consent [20152284](#)
Free standing forecourt sign

This application is for a free standing forecourt sign facing Granville Road.

The building is within the New Walk Conservation Area.

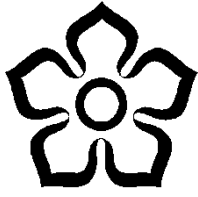
S) 24 EVINGTON FOOTPATH, REAR 23-25 EVINGTON ROAD
Planning Application [20152286](#)
Conversion of coach house

This application is for conversion of the coach house to a single dwelling. The proposal involves a single storey extension to the rear.

The building is within the Evington Footpath Conservation area.

Next Meeting – Wednesday 24th February, G.02 Meeting Room 2, City Hall

Meeting Ended – 19:20



Leicester
City Council

CONSERVATION ADVISORY PANEL

24th February 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

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

This application is for the demolition of the existing building and redevelopment of the site with a new eight storey residential apartment building with ground floor retail unit.

A similar scheme for a nine storey building was discussed by the panel at the May 2015 meeting (ref - [20150181](#)).

The building is within the Granby Street Conservation Area.

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

This application is for the conversion of the existing E. W. Bryan factory to residential accommodation, the demolition of the two storey aspect of the factory and its replacement with a seven storey extension.

This proposal is a revised scheme, as the applicant initially proposed a nine storey extension. The design of the extension has also been amended. The panel made observations of the original proposal at the July 2015 meeting.

The building is within the All Saints' Conservation Area.

C) FORMER BLACK BOY PH ALBION STREET

Planning Application [20151948](#)

Demolition and redevelopment

This application is for the demolition of the former PH and redevelopment of the site with a seven storey building for 35 student flats (76 bed spaces in 7 x studio, 15 x 2 bed, 13 x 3 bed) (no use class).

Permission has previously been granted for the change of use of the former PH to 54 student flats, which included the construction of a three storey roof extension (ref – [20131289](#)). The panel have previously discussed the principle of this approved scheme at the February 2013 meeting.

The building is on the Local List

D) THE GUILDHALL

Listed Building Consent [20160150](#)

New sign

This application is for a new sign to the south-facing side elevation of the Guildhall.

The Guildhall is a Grade I listed building and within the Greyfriars Conservation Area.

E) QUEEN STREET, ATHENA

Listed Building Consent [20160220](#), Planning Application 20160004

Three storey extension

This application is for the construction of a three storey side extension on top of the existing kitchen block, fronting Queen Street, providing 9 flats (2 x studio, 3 x 1bed, 1 x 2bed, 2 x 3bed, 1 x 4bed).

The Athena (former Odeon Cinema) is a Grade II listed building and within the St George's Conservation Area.

F) 31 SANVEY LANE

Planning Application [20160169](#)

New house, extension

This application is for the construction of a new two storey detached dwellinghouse and the erection of a two storey rear extension to the existing building.

The proposal is within the Aylestone Village Conservation Area.

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

This application is for demolition of the existing two storey coach house and redevelopment of the site with a new two storey building, providing two flats.

The proposal is within the West End Conservation Area.

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 22nd February 2016. Contact Justin Webber (454 4638) Jeremy Crooks (454 2972) Sam Peppin Vaughan (454 2973) or James F Simmins (454 2965).

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

This application is for conversion of the building from flats to a single dwelling. The proposal involves extensions to the side and rear.

The building is within the Stoneygate Conservation Area.

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

This application is for demolition of a garage and redevelopment with a single storey building to create one flat.

The proposal is within the Stoneygate Conservation Area.

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

This application is for the replacement of the windows with double glazed aluminium frames.

The building is a post war bungalow within the Stoneygate Conservation Area.

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

This application is for two non-illuminated signs to front of the dental surgery.

The proposal is within the West End Conservation area.

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

This application is the refurbishment of the toilets. The proposal involves new external doors.

The building is on the Local List and Abbey Park is Grade II* listed on the register of historic parks and gardens in England.

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

This application is for replacement of the existing signage.

The proposal is within the Knighton Village Conservation area.

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

This application is for the replacement of the timber windows with uPVC double glazing and the timber doors with aluminium.

The building is within the South Highfields Conservation area.

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

This application is for alterations to the side elevation of the offices to replace two existing fire escape doors with windows.

The building is within the Evington Footpath Conservation area.

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

This application is for a single storey extension to the rear of the house.

The building is within the Stoneygate Conservation Area.

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

This application is for an access ramp to the front of the building.

The building is within the Evington Village Conservation Area.

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

This application is an externally illuminated projecting sign.

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

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

This application is for two externally illuminated projecting signs.

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

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

This application is an externally illuminated projecting sign.

The building is within the High Street Conservation Area.

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

This application is for one internally illuminated projecting sign and lighting strips within the windows of the bank.

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

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

This application is for internal and external alterations to the listed building. The proposal is mostly restoration work reintroducing traditional windows and doors.

The building is Grade II listed and within the Grey Friars Conservation Area.

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

This application is for alterations to the shopfront.

The building is Grade II listed.

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

This application is for replacement signage.

The building is occupied by Marks and Spencer's and is on the Local List.

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

This application is for a single storey extension to the rear of the property.

The building is within the New Walk Conservation area.

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

This application is for an external staircase to the rear of the offices.

The building is within the Market Street Conservation Area.

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

This application is for a variation of condition attached to planning permission 20150029: condition 9 (submitted plans) to allow change to size of the proposed sprinkler tank.

The original application was for replacement windows; sprinkler tank and pump chamber; air conditioning condenser units; bin store; access gates; electricity sub-station, trellis (class b1) (amended plans)

The building is within the New Walk Conservation Area.
