

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 JULY 2016

TIME: 5:15 pm

**PLACE: COMMITTEE ROOM 2 - GROUND FLOOR, TOWN HALL,
TOWN HALL SQUARE, LEICESTER**

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 |

C Sawday, 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 27th April 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 27TH APRIL 2016

Meeting Started 17:20

Attendees

R. Lawrence (Chair), N. Feldmann (LRSA), P. Ellis (LVS), C. Laughton, S. Eppel (LCS), R. Curtis (LDAC), Cllr Barton, M. Queally (UoL), D. Lyne (LIHS)

G. Butterworth (LCC)

Presenting Officers

J. Webber (LCC)

S. Peppin Vaughan (LCC)

Apologies

R. Gill, D. Martin (LRGT), M. Johnson (LAHS)

Declarations of Interest

None

Minutes of Previous Meeting

S. Eppel queried minutes of January meeting, which she had requested be amended. Revised minutes will be sent to members.

Current Development Proposals

Report of the Director of Planning, Transportation and Economic Development

A) YORK STREET

Planning Application 20160610

Seven storey student block

Panel was generally happy with the height as this is in keeping with the general character of the area (although some members thought it was too tall for the width of the street).

Discussion about the level of articulation of the windows, the set-back of the top floor and use of materials. Query about level of window recesses.

Concerns raised over the darkness of the materials and fenestration but the panel were satisfied that the general development would not harm the character or appearance of

the Granby Street Conservation Area or nearby heritage assets. Requested amendments to materials and fenestration.

Seek amendments.

B) STAMFORD BUILDINGS, STAMFORD STREET

Planning application 20151730

Change of use from factory to student accommodation, 6-storey side extension & 2-storey roof extension

Revised proposal is substantially better. No further objections.

No objection

C) 65-75 PRINCESS ROAD EAST

Planning Application 20160758

New student development

Revised proposal is substantially better, particularly the height and scale. Concerns about the canopy, which does not fit well with the context or use. Suggested that this element be removed.

Query over the number of flats and their internal size and layout.

General concern about the legibility of the plans.

No objection

D) ABBEY MEADOWS, SITE OF FORMER WOLSEY WORKS

Planning Application 20160614

Demolition, redevelopment

Link between water tower and housing considered to be crude. Suggestion that the tower should be freestanding with an extension, rather than part of a new terrace - looks cramped and loses role as focal point.

Mix of views on the style of houses, some are welcomed but others a missed opportunity. New houses by water tower are too plain and boring (better examples on wider site).

Loss of second chimney regretted but the overall site layout, including pathways and parks, was welcomed.

Seek amendments

E) CORPORATION ROAD, ABBEY PUMPING STATION

Planning Application 20160483

Events space, marquee

Panel sought clarification on landscape implications. Following additional explanation, they raised no objections.

No objection

F) 12 APPLGATE, WYGSTON'S HOUSE
Planning Application [20160569](#)
Change of use, alterations

No objection to change of use. Support bringing asset back into use. More flue details requested; ideally located in existing chimney. Panel raised concern to air exchange in the main restaurant (silver flue at ASK restaurant being of concern). Could bar be freestanding, rather than attached to timber frame (SPV explained fixings would be in mortar work). Lift in Victorian section; more details requested. Subtle approach requested for lift with minimal structure.

No objection

G) 52-56 HIGH STREET
Application [20160657](#)
Roof extension

The existing building is very fine looking and the proposed development would ruin it. Existing comparable scheme on St Nicholas Place is ungainly looking. Would result in the loss of an attractive roofscape and set an unwelcome precedent. Principle of residential use is fine, but needs to be done a lot more sensitively.

Objection

H) R/O 24 RATCLIFFE ROAD
Planning Application [20160335](#)
Demolition, new development

Panel expressed some concerns over access, principle of backland development and precedent an approval could set. More details needed.

More details required

I) 14A WOODLAND AVENUE
Planning Application [20160524](#)
Front boundary gates and piers

Panel considered that the gates and piers were out of keeping with the character of the area. Too thick massing for gate piers and oversized gates. Would prefer lower key boundary treatment, such as timber gates and hedge.

Objection

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

J) SITE OF 27 WHARF STREET SOUTH

Planning Application [20160361](#)

Ten storey student block

K) 22 DEACON STREET

Planning Application [20160270](#)

New student development

L) 14 DEACON STREET, LUKE TURNER FACTORY

Listed Building Consent [20160300](#)

Internal and external alterations

M) 1-9 POCKLINGTONS WALK

Listed Building Consent [20160261](#)

Relocation of previously approved new stairs

N) 3-5 POCKLINGTONS WALK

Listed Building Consent [20160476](#)

Change of use internal alterations

O) R/O 6 SPRINGFIELD ROAD

Planning Application [20160641](#)

New dwellinghouse

P) 25 WOODLAND AVENUE

Planning Application [20160469](#)

Single storey extension to front and rear, rear dormer.

Q) 8 BURLINGTON ROAD

Planning Application [20160466](#)

New Chimney

R) 66 STONEYGATE ROAD

Planning Application [20160509](#)

Rear extension, patio

S) 9 ST JAMES ROAD
Planning Application [20160608](#)
Two storey extension

T) GLENFIELD ROAD, CHRIST THE KING CATHOLIC PRIMARY SCHOOL JUNIOR SCHOOL
Planning Application [20160624](#)
Extension

U) 13 CARISBROOKE ROAD, LATIMER HOUSE
Planning Application [20160394](#)
External alterations, new boundary fence

V) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER
Planning Application [20160572](#)
Change of use of car park to open space.

W) 45 EAST BOND STREET, CHARLES BERRY HOUSE
Planning Application 20160386, Listed Building Consent [20160388](#)
Internal and external alterations, ramp, cycle store

X) 4 ST MARTINS
Advertisement Consent 20160450, Listed Building Consent [20160595](#)
New signs

Y) 2-4 COLTON STREET
Planning Application [20160519](#)
Roof extension

Z) THE HIGH CROSS JUBILLEE SQUARE
Listed Building Consent [20160619](#)
Repair work

AA) 9 ST NICHOLAS PLACE
Advertisement Consent [20160390](#)
New signs

AB) SOUTHGATES, FORMER SHAKESPEAR P.H.
Advertisement Consent [20160021](#)

New sign

AC) 20-26 HIGH STREET
Planning Application [20160430](#)
New shopfront

AD) 140 REGENT ROAD
Planning Application [20160533](#)
Change of use, external alterations

AE) 220-248 ST SAVIOURS ROAD
Planning Application [20160656](#)
Replacement doors and windows at front; boundary gates and walls at front of houses

AF) 100 BATH LANE, FRIARS MILLS
Listed Building Consent [20160599](#), Advertisement Consent 20160600
New signs

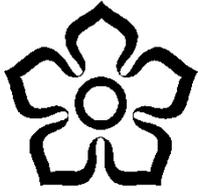
AG) 50 NEW WALK
Planning Application [20160381](#)
Fence, cycle shed and canopy

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

AI) 19 TOLLER ROAD
Planning Application [20160389](#)
Extensions and alterations to house

AJ) 14 KNIGHTON ROAD
Planning Application [20160499](#)
Two storey extension at side and rear

AK) WEYMOUTH STREET, ST ALBANS CHURCH CENTRE
Planning Application [20160661](#)
Extensions, external alterations



Leicester
City Council

CONSERVATION ADVISORY PANEL

20th July 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) 24 RUTLAND STREET, ASSURANCE HOUSE

Planning Application [20161032](#)

Demolition, redevelopment

This application is for the demolition of the 2-storey mid-20th century building facing Yeoman Street, its replacement with a 4-storey residential building and the conversion of Assurance House from offices (class B1) to residential (class C3), creating 10 flats (5 x 1bed, 4 x 2bed, 1 x 3bed) with one ground floor retail/restaurant unit.

The site is within the St George's Conservation Area and adjacent to The Exchange Building (grade II listed building) and 29 Rutland Street (grade II listed building).

B) 1 CONDUIT STREET

Planning application [20161019](#)

New student development

The application is for the construction of a 7-storey residential building for student flats (no use class) (6 x studio and 20 x 4 bed) for a total of 86 bed spaces.

The site is within the South Highfields Conservation Area and adjacent to the grade II listed porte cochere of Leicester Railway station.

C) 9-13 THE NEWARKE, NEWARKE HOUSES MUSEUM

Planning Application [20161208](#)

Mural

This application is for street art sprayed onto the side wall of Newarke Houses Museum. The art will depict images that celebrate Leicester City FC's success of winning the premiership.

The building is a Grade II* listed building and is within the Castle Conservation Area.

D) 8 HIGHWOOD DRIVE

Planning Application 20161063, Listed Building Consent [20161064](#)

Change of use, extensions

This application is for the change of use from a social club (class D2) to a nursery (class D1). The proposal involves a single storey extension at the front and side, dormer extension at the front, internal alterations and parking.

The building is within the curtilage of the Towers Hospital, which is a Grade II listed building.

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 18th July 2016. Contact Justin Webber (454 4638) Jeremy Crooks (454 2972) Sam Peppin Vaughan (454 2973) or James F Simmins (454 2965).

E) 2 ST MARTINS

Listed Building Consent [20161141](#), Planning Application 20161140

Feature lighting

These applications are for architectural feature lighting to the outside elevations of the building.

The building is a Grade II* listed building and within the Market Place Conservation area.

F) 162-166 NEW WALK

Planning Application [20161195](#)

Change of use, external alterations

This application is for the change of use from offices to a house in multiple occupation. The proposal involves external alterations.

The building is within the New Walk Conservation Area.

G) 21 ST MARTINS

Listed Building Consent [20160727](#)

Internal and external alterations

This application is for internal and external alterations to the building. This is a minor change to the one discussed previously by the panel in July 2015 for change of use to flats and internal alterations (Planning Application [20150932](#), Listed Building Consent [20150931](#))

The building is a grade II* listed building and within the Grey Friars Conservation Area.

H) 81 STRETTON ROAD
Planning Application [20160492](#)
Change of use, external alterations

This application is for the change of use from one house to two houses (class C3). The proposal involves external alterations.

The building is within the West End Conservation Area.

I) ST PETERS ROAD, MELBOURNE HALL EVANGELICAL FREE CHURCH
Listed Building Consent [20161264](#) Advertisement Consent [20161090](#)
Replacement signage

This application is for replacement signage.

The church is a Grade II* listed building.

J) 76-80 LONDON ROAD
Listed Building Consent [20161218](#), Advertisement Consent 20161131
New sign

This application is for a small non illuminated sign.

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

K) 17 SEYMOUR STREET
Planning Application [20161136](#)
Change of use

This application is for the conversion of three bedsits and one flat to a dwellinghouse. The proposal involves installation of replacement timber windows at front, uPVC windows to the side and rear and a new timber front door.

The building is within the South Highfields Conservation Area.

L) 24 AVENUE ROAD
Planning Application [20161207](#)
Extension to place of worship

This application is for an extension to the building, in use as a Synagogue.

The building is the former kindergarten on the corner of Avenue Road and Burlington Road and within the Stoneygate Conservation Area.

M) 18A ELMFIELD AVENUE
Planning Application [20161210](#)
Replacement windows

This application is for replacement uPVC windows.

The house dates from the mid1960s and is within the Stoneygate Conservation Area.

N) 131 RATCLIFFE ROAD
Planning Application [20161154](#)
External alterations

This application is for external alterations including replacement windows and rendering.

The house dates from the mid-1970s and is within the Stoneygate Conservation Area.

O) 191 LOUGHBOROUGH ROAD
Planning Application [20161199](#)
Change of use

This application is for change of use of ground floor shop (class A1) and first floor living accommodation to four self-contained flats (4x1 bed)(class C3); alterations to front, side and rear elevations.

The building is within the Belgrave Hall Conservation Area.

P) 65 GEDDING ROAD
Listed Building Consent [20161243](#)
External alterations

This application is for removal of render to the side of the house.

The building is part of a row of terraced houses and is a Grade II listed building.

Q) 50 HIGH STREET
Advertisement Consent [20161203](#)
New signs

This application is for one internally illuminated fascia sign and one non-illuminated hanging sign.

The building is within the High Street Conservation Area.
