



Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 21 SEPTEMBER 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 M. Unsworth

4 Labour Vacancies, 1 Opposition Vacancy

L. Blood	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
M. Queally	-	University of Leicester
P. Ellis	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
J. Clarke	-	The Landscape Institute
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	Historic England
Vacancy	-	Institution of Civil Engineers
Vacancy	-	Royal Town Planning Institute

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](mailto:planning@leicester.gov.uk)

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### 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](mailto:Justin.Webber@leicester.gov.uk)

Jeremy Crooks 4542972 [Jeremy.Crooks@leicester.gov.uk](mailto:Jeremy.Crooks@leicester.gov.uk)

Sam Peppin Vaughan 4542973 [Sam.PeppinVaughan@leicester.gov.uk](mailto:Sam.PeppinVaughan@leicester.gov.uk)

James F Simmins 4542965 [James.Simmins@leicester.gov.uk](mailto: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 24<sup>th</sup> August 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**

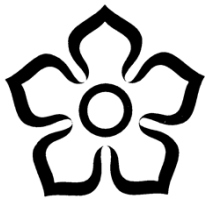
The Director, Planning, Transportation and Economic Development submits a report on planning applications received for consideration by the Panel.

**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.





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## Minutes of the Meeting of the

## CONSERVATION ADVISORY PANEL HELD ON Wednesday, 24 August 2016

**Meeting Started 5:15 pm**

### **Attendees**

R. Gill (Chair), R. Lawrence (Vice-chair), P. Draper (RICS), C. Laughton, M. Johnson (LAHS), P. Ellis (LVS), D. Lyne (LIHS), L. Blood (IHBC), M. Queally (UoL), D. Martin (LRGT), G. Butterworth (LCC),

### **Presenting Officers**

J. Webber (LCC)

S. Peppin Vaughan (LCC)

## **1. APOLOGIES FOR ABSENCE**

Rev. R. Curtis (LDAC), S. Eppel (LCS), N. Feldmann (LRSA), C. Sawday.

The chair acknowledged the contributions of Cllr S. Barton, S. Pointer, D. Trubshaw and J. Garrity to the panel, following their departure. He welcomed L. Blood (IHBC).

## **2. DECLARATIONS OF INTEREST**

None.

## **3. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

## **4. CURRENT DEVELOPMENT PROPOSALS**

### **A) 57 NEW WALK, CAR PARK ADJACENT**

**Planning Application [20161047](#)**

**New student development**

The panel had no objection to development taking place on the site of the existing car park but were concerned that the proposed building was not of sufficiently high quality design for the setting. The style was considered to be out of keeping with the character of the New Walk streetscape - appearing too urban. The panel were particularly concerned by the number of proposed materials and suggested a simplified materials palette and design would

improve the appearance. Concerns were expressed about the proportions, with the undulating form somewhat contrived, while the bay widths were considered to be rather small. Some concerns were expressed regarding the building height, with the eaves of the adjacent building proposed as a more relevant aspect than the ridge.

## **Objections**

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### **B) 2 YEOMAN STREET**

**Planning application [20160062](#)**

**Change of use, extensions**

The principle of change of use of the existing building was supported, but the panel had strong objections to the proposed extensions. Concern was expressed about the crude design and the loss of the existing roof. The cutting off of the top of the rear windows was considered to be particularly disappointing, while the scale of the extensions was deemed excessive. The Panel were concerned the extensions would harm the setting of the two nearby listed buildings and would dilute the quality of the Conservation Area. The detailing of the proposed extensions was criticised, particularly the fenestration pattern on the side elevations and the proposed use of plastic 'timber effect' cladding.

## **Objections**

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### **C) 36 ST JAMES ROAD**

**Planning Application [20161368](#)**

**Demolition, new development**

The panel accepted the principle of residential development in this location but were disappointed by the revised design. They considered that the design bore little relation to the context and was of a standard design. They argued that the windows were poorly proportioned and the lack of detailing was poor. They encouraged either development of the original house design or revisions to the new design.

## **Seek amendments**

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### **D) LAND AT REAR OF 5-8 GLENWOOD CLOSE**

**Planning Application [20161384](#)**

**Demolition, new development**

The panel were concerned that there might be wider planning issues relating to the proposal but had no conservation objection to the development. Although there was some support for the development taking place instead on the site of the existing garages, they considered the proposed site to be discrete. Support was provided for the contemporary design.

## No Objections

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### **E) 3 CROSS ROAD** **Planning Application [20161552](#)** **New development**

The panel considered the proposal to be overdevelopment of the plot and to be out of character with the Conservation Area. They were concerned the new build had an uncomfortable form, appearing squat, and the fenestration was badly proportioned. Some support was stated for an alternative design, on the footprint of the existing garage, with a well-designed freestanding two storey 'coach house' style suggested. Concerns were expressed about the loss of amenity space, but no objection was made to the demolition of the existing garage.

## Objections

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

### **F) 14 CROSS ROAD** **Planning Application [20161353](#)** **External alterations**

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### **G) 142 LONDON ROAD** **Planning Application [20161379](#)** **Change of use, external alterations**

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### **H) 10-14 NEW STREET** **Listed Building Consent [20161382](#)** **Boundary wall alterations**

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### **I) 1A LIDSTER CLOSE** **Planning Application [20161487](#)** **Replacement windows**

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### **J) 6 STRETTON ROAD** **Planning Application [20161521](#)** **Rear extension**

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**K) 24 DANESHILL ROAD**  
Planning Application [20161559](#)  
Replacement windows

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**L) 1 DARKER STREET**  
Planning Application [20161234](#)  
New signs

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**M) 16 MALVERN ROAD**  
Planning Application [20161417](#)  
New external flue

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**N) 16-26 OXFORD STREET, 28 NEWARKE STREET, ALLEN HOUSE**  
Planning Application [20161578](#)  
New signs

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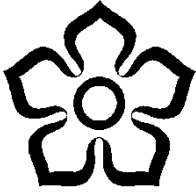
**O) SOUTHGATES, FAT BUDHA**  
Planning Application [20161494](#)  
New sign

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**Next Meeting – Wednesday 21<sup>st</sup> September, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:35**





Leicester  
City Council

CONSERVATION ADVISORY PANEL

21<sup>st</sup> September 2016

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## CURRENT DEVELOPMENT PROPOSALS

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**Report of the Director of Planning, Transportation and Economic Development**

**A) JEWRY WALL MUSEUM, 156-160 ST NICHOLAS CIRCLE**  
**Planning Application 20161702 Listed Building Consent [20161703](#)**  
**Ramp, lift**

This application is for the construction of a new walkway access, connecting the public highway to the upper floor terrace of the museum. The proposal also includes the construction of a new internal lift & stairs and associated external works to the museum.

The building is Grade II listed and the proposal will affect Jewry Wall, a Scheduled Monument.

The proposal will be presented by Sarah Earney from Levitate Architecture.

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**B) 53 NEW WALK, NEW WALK MUSEUM**  
**Listed Building Consent [20161734](#)**  
**Internal alterations**

This application is for Internal alterations to the ground floor entrance foyer, including replacing the existing staircase with a new feature helical staircase and installing a new passenger lift.

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

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**C) FORMER INTERNATIONAL HOTEL, 57 RUTLAND STREET**  
**Planning application [20161507](#)**  
**Demolition and redevelopment**

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The application is for the demolition of the former international hotel and the redevelopment of the site with an 18-storey residential development (637 residential units) with 2 ground floor commercial units, car parking and associated facilities.

The building is located in the St George's Conservation Area and affects the setting of several listed buildings, including the adjacent Alexandra House (grade II) and the taxi station on Humberstone Gate (grade II).

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**D) 46 HUMBERSTONE GATE, CLARENCE HOUSE**  
**Planning Application [20161478](#), Listed Building Consent 20161772,**  
**Advertisement Consent 20161479**  
**New single storey building, signs**

These applications are for the construction of a single storey detached information\cafe building to the front of the listed building, a new access ramp and landscaping to the forecourt. The proposal includes 3 non-illuminated fascia signs to the building.

The building is Grade II listed and within the St George's Conservation Area.

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**E) 37-43 RUTLAND STREET**  
**Planning application [20161806](#), Listed Building Consent 20161807**  
**Conversion of Listed Building to 14 x 2-bed residential units and ground floor retail unit**

This application is for the conversion of a grade II listed former industrial building into 14 x 2-bed residential flats on the upper floors, with a commercial/retail unit to the ground floor and basement. The works include the refurbishment of the listed building and construction of a new access stair to the rear.

The building is a grade II listed building and located in the St George's Conservation Area. The proposal affects the setting of several listed buildings, including St George's Church (grade II\*) and the Athena (grade II).

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**F) GROSVENOR GATE, FORMER NURSES HOME**  
**Planning application 20161629, Listed Building Consent [20161430](#)**  
**Change of use, extension**

This application is for the change of use of a curtilage listed former nurses home to a nursing home with 40 flats (29 x 1bed and 11 x 2 bed). The proposal involves construction of a three storey rear extension, single storey extension to an outbuilding, parking and external alterations.

A similar application for the change of use of the former nurses' home to a nursing home was discussed by the panel in Feb 2015. ([20142340](#), [20142341](#)).

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The building is within the curtilage of the former Towers Hospital; a grade II listed building.

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**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 19th September 2016. Contact Justin Webber (454 4638), Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973) or James F Simmins 4542965.**

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**G) 22-30 SANDOWN ROAD FLAT 3 SANDOWN COURT**  
**Planning Application [20161642](#)**  
**External alterations**

This application is for the construction of a balcony to the rear of the first floor flat.

The building is within the Stoneygate Conservation Area.

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**H) 3 WELFORD PLACE**  
**Planning Application [20161647](#)**  
**Change of use, external alterations**

This application is for the change of use of the first, second, third and fourth floors from retail to 14 self-contained flats (10 x 1bed; 4 x 2bed) (class c3); external alterations; alterations to shopfront.

The building is within the Market Street Conservation Area.

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**I) 31-33 DOVER STREET, 38-44 YORK STREET**  
**Planning Application [20161604](#)**  
**Eight storey residential building**

This application is for the construction of an 8-storey residential building fronting Dover Street and a 7-storey building fronting York Street to provide 49 self-contained flats (22x1bed, 3x3bed, 19x4bed, 5x5bed) (class c3). Approval was given for a similarly scaled building last year.

The proposal affects buildings on the Local List.

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**J) 61 GRANBY STREET**  
**Advertisement Consent [20161445](#)**  
**New fascia signs**

This is a retrospective application for retention of four non illuminated fascia signs to a retail unit at the front of the Grand Hotel.

The building is grade II listed and within the Granby Street Conservation Area.

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**K) 61A GRANBY STREET**  
**Advertisement Consent [20161446](#)**  
**New fascia sign**

This application is for a new fascia sign to a retail unit at the front of the Grand Hotel.

The building is grade II listed and within the Granby Street Conservation Area.

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**L) 165 GRANBY STREET**  
**Planning Application [20161587](#)**  
**Change of use**

This application is for change of use from advice centre (class a2) to healthcare consultation support service (class d1) to one of the ground floor retail units at the YMCA building.

The building is grade II listed and within the Granby Street Conservation Area.

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**M) 22 GRANGE LANE 53-55 OXFORD STREET**  
**Advertisement Consent [20161622](#)**  
**Signs**

This application is for four internally illuminated signs.

The building is on the Local List.

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**N) 3 HORSEFAIR STREET, HORSEFAIR HOUSE**  
**Planning Application [20161612](#)**  
**Change of use**

This application is for change of use of part of third floor from financial and professional services (class a2) to assembly and leisure (class d2).

The building is within the West End Conservation Area.

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