



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 19 October 2016**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Vice-Chair), D. Lyne (LIHS), C. Laughton, D. Martin (LRGT), M. Johnson (LAHS), M. Holland (GG), S. Cheung (LRSA), S. Hartshorne (TCS)

A. Parker (Greig & Stephenson architects), M. Lozano (Greig & Stephenson architects), M. Dalzell (LCC)

Presenting Officers

J. Webber (LCC)

J. Simmins (LCC)

5. APOLOGIES FOR ABSENCE

R. Gill (Chair), Cllr M. Unsworth, N. Feldmann (LRSA), Rev R. Curtis (LDAC), P. Ellis (LVS), P. Draper (RICS), L. Blood (IHBC)

6. DECLARATIONS OF INTEREST

None.

7. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

8. CURRENT DEVELOPMENT PROPOSALS

A) CORN EXCHANGE / OUTDOOR MARKET

Pre-application Advice

Construction of a screen to r/o Corn Exchange, refurbishment of existing Outdoor Market

The panel supported the proposal, stating that the proposed works would improve the overall appearance of the Market, having a positive impact upon the setting of the Corn Exchange (grade II* listed building) and enhancing the character and appearance of the Market Place Conservation Area.

They agreed that the proposed screen to the rear of the Corn Exchange was the correct approach, screening the services of the building and that the screen, due to its size, scale & design, will have a positive impact upon the setting of the listed building. They noted that the materials proposed were well thought out and would complement the palette of materials within the Market area.

With regards to the changes to the existing outdoor market, they welcomed the improvements and had no objection to relocating the Duke of Rutland statue (grade II listed) to Cheapside.

NO OBJECTIONS

B) MOLLY O'GRADY'S PH, HOTEL STREET Planning Application [20161964](#) Listed Building Consent 20161965 Creation of terrace to rear of building, facing new square

The construction of a terrace to the rear of the public house (grade II listed) was supported by the panel, as it would enhance the setting of the listed building and improve the activity within the new public space.

They accepted the palette of materials for the terrace and the proposed works to The Jetty.

There was a suggestion that the retaining wall to the terrace would benefit from more detailing (i.e. seating in front of the wall) however, they did appreciate the reasons for this not being included by the Council.

NO OBJECTIONS

C) 88-90 RUTLAND STREET Planning Applications 20161813, 20161816 Listed Building Consent [20161814](#), [20161817](#) Construction of a single storey exhibition space to front of site, with 2-storey display hoarding above; construction of stacked car parking system to rear

The panel accepted the principle of the car park proposal, welcoming the introduction of a structure into the undeveloped site and the removal of the visual gap within the streetscene.

However, they did raise concerns over the design of the structure proposed and in particular the quality of construction, noting that the poor standard of materials made the proposal look temporary. This was considered a missed opportunity, as the works could have a real positive impact upon the setting of Makers Yard (grade II listed) and the character and appearance of the St Georges Conservation Area.

The panel liked the idea of the ground floor exhibition space for Makers Yard,

but wondered whether it was necessary for a hoarding above, questioning the material and the potential changeable design. They raised the idea of building a more substantial building on the street frontage, with upper floor uses.

There were no objections over the applicant's proposal to install a car stacking system to the rear of the site, appreciating its need as part of the conversion of 37-43 Rutland Street (grade II listed).

OBJECTIONS

D) 227 – 231 BELGRAVE GATE

Planning Application [20161788](#)

Change of use; demolition of 3-storey building & construction of 6-storey block to create 21 flats

The principle of the change of use to residential and the creation of a rear extension was accepted by the panel, they did however raise concerns over the size, scale & design of the rear extension as currently proposed, as it would interfere with views of both St Marks Church (grade II* listed) and 7 Woodboy Street (locally listed), harming their setting.

The panel noted that a 6-storey rear extension was too high and that it should be limited to the height of the original building. Concerns were also raised over the limited quality of design and poor palette of materials proposed. It was suggested that the applicant should take more inspiration from the original building, with better window proportions and higher quality materials. A simplified materials palette was also suggested.

OBJECTIONS

E) 52-54 HIGH STREET

Planning Application [20161651](#)

Roof extension

The panel wished for their objections to the original proposal to be repeated, as the revised design of the roof extension showed little improvement and would harm the character and appearance of the High Street Conservation Area and the setting of Pilot House (grade II listed).

Concerns were raised over the loss of the roofscape and the poor design of the extension. It was noted that the city centre has a number of high quality roof extensions, but that this would not be one of them as the roof extension does not complement the original building. The existing building was considered an important corner site and it was agreed by panel members that this location is therefore too prominent for a roof extension.

OBJECTIONS

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

F) 20 STONEYGATE ROAD, ALBERT COURT, FLAT 15
Planning Application [20161709](#)
External alterations

G) 26 SOUTHERNHAY ROAD
Planning Application [20161472](#)
External alterations

H) 1A ELMFIELD AVENUE, THE SAMARITANS
Planning Application [20161895](#)
External alterations

I) 27 MARKET STREET, SLUG AND LETTUCE PH
Advertisement Consent [20161721](#)
Replacement signs

J) 7 HIGH STREET, LLOYDS BANK
Listed Building Consent [20161845](#)
Internal works

K) 2 COLTON SQUARE
Listed Building Consent [20161873](#)
Internal works

L) 112 LONDON ROAD
Planning Application [20161778](#)
New shopfront

M) 236 EAST PARK ROAD
Planning Application [20161681](#)
Extension to rear

N) 38-40 MAIN STREET, EVINGTON
Planning Application [20161683](#)
Change of use

O) 4 BALMORAL CLOSE
Planning Application [20161737](#)

Air conditioning unit

**Next Meeting – Wednesday 16th November 2016, G.02 Meeting Room 2,
City Hall**

Meeting Ended – 18:30