



Leicester  
City Council

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

**DATE: WEDNESDAY, 19 OCTOBER 2016**

**TIME: 5:15 pm**

**PLACE: Meeting Room G.01, 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
M. Holland	-	Georgian Group
S. Hartshorne	-	Twentieth Century Society
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 21<sup>st</sup> September 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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# Appendix A

## Minutes of the Meeting of the

## CONSERVATION ADVISORY PANEL HELD ON Wednesday, 21 September 2016

**Meeting Started 5:15 pm**

### **Attendees**

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

S. Earney (Levitate Architecture), I. Harris (Mabers)

### **Presenting Officers**

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

#### **1. APOLOGIES FOR ABSENCE**

D. Lyne (LIHS), L. Blood (IHBC), M. Queally (UoL), M Johnson (LAHS)

#### **2. DECLARATIONS OF INTEREST**

None.

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

The Panel agreed the notes.

#### **4. CURRENT DEVELOPMENT PROPOSALS**

**A) Jewry Wall Museum, 150-160 St Nicholas Circle**  
**Planning Application 20161702 Listed Building Consent [20161703](#)**  
**Ramp, lift**

The panel supported the proposal, as the scheme of works was sympathetic and complimentary to the design of the grade II listed Vaughan College.

They discussed how the proposed access ramp was of an appropriate design, complementing the strong right angles of the listed building, whilst the location of the new internal lift and stairwell was the best solution, causing minimal impact to the significance of the listed building.

**NO OBJECTIONS**

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**B) 53 New Walk, New Walk Museum**  
**Listed Building Consent [20161734](#)**  
**Internal alterations**

The introduction of a new feature staircase and lift within the entrance lobby of the museum was supported by the panel, as the works will have minimal impact upon the original fabric of the listed building.

The panel welcomed the design of the new staircase, noting that it would restore some grandeur to the museum, following the loss of the original principal staircase in the 1970s.

Some concern was raised over the location of the new lift shaft and how it relates to the space, but on balance it was considered to be acceptable.

**NO OBJECTIONS**

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**C) Former International Hotel, 57 Rutland Street**  
**Planning application [20161507](#)**  
**Demolition and redevelopment**

The panel raised strong concerns to the proposed redevelopment, as it will fail to preserve the character and appearance of the St Georges Conservation Area and fails to preserve the setting of multiple Grade II listed buildings nearby.

The panel had no objection in principle to the demolition of the existing tower, but there was a range of views as to whether the side wings were worthy of being retained. However, they considered the proposal in its current form was wholly inappropriate as it is of excessive size and scale.

The panel noted that the building was too tall and too bulky, making no reference to its setting. It was out of scale with the streetscene and would have an overbearing impact upon both Rutland Street and Wimbledon Street. It also had no reference to the local context.

If a tower is desired by the applicants, it was recommended that it be slim and elegant. They stated that the applicant cannot justify the height of the building on grounds that it would be a landmark building and that the proposal needs to relate better to the streetscape, including the palette of materials.

**OBJECTIONS**

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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**

There are concerns over the proposal, as the new single storey building to the front would fail to preserve the setting of the listed building and fails to preserve the character and appearance of the St Georges Conservation Area.

Although it was appreciated by the panel that the applicants wish to improve their street presence, this was considered the wrong approach, as the new build sits uncomfortably within the curtilage of the listed building.

There were concerns over the contemporary design, as it draws undue attention to the new building and it was felt that this design creates a poor relationship with the host building.

The panel suggested that the applicants look into the possibility of utilising the existing gatehouse, as there were reservations over whether the principle of a new build in this location would be acceptable.

## **OBJECTIONS**

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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**

The panel supported the conversion of the listed building to residential with a ground floor retail unit, as it seeks to give the building a new active use, addressing years of neglect.

The subdivision of the attic space for residential duplexes was considered acceptable, provided that all new subdivisions are clearly legible as 21<sup>st</sup> century additions.

The introduction of a number of new window and door openings on the churchyard elevation was also considered acceptable, but the panel did suggest that the design of the fenestrations could be more honest, appearing as 21<sup>st</sup> century alterations.

It was also commented that a level access from the new door openings on the side elevation into the churchyard would be important.

## **NO OBJECTIONS**

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### **F) Grosvenor Gate, Former Nurses Home**

**Planning application 20161629, Listed Building Consent [20161430](#)  
Change of use, extension**

The panel accepted the principle of the conversion, as the proposal is similar to

that seen previously.

The changes to the proposed size, scale and design of the 3-storey rear extension were considered an improvement to the existing and the idea of an honest extension was considered the correct approach.

Concerns were however raised over the clumsy junction between new and old, where the mansard and hipped roofs meet. Concerns were also raised over the central projection of the new extension, as it would give too great a status to the rear elevation. Although the desire for breaking up the elevation was appreciated, it was felt that a change in articulation would be better than the clean break as currently proposed.

## **SEEK AMENDMENTS**

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**Late Item) 36 Grange Lane**  
**Planning application [20161609](#)**  
**2-storey extension**

The panel raised objections to the proposal, as the extension is of poor design, providing no benefit to the character and appearance of the area, harming the setting or nearby heritage assets.

The original building is of a poor visual appearance and the proposed extension will only make things worse, due to the poor design and palette of materials.

## **OBJECTIONS**

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

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

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

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

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**J) 61 GRANBY STREET**



**Advertisement Consent [20161445](#)**  
**New fascia signs**

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

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

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

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

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**Next Meeting – Wednesday 19<sup>th</sup> October 2016, G.02 Meeting Room 2, City Hall**

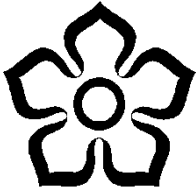
Apologies in advance from R. Gill & N. Feldmann for the meeting in October.

**Future meeting dates –**

Wednesday 19<sup>th</sup> October 2016  
Wednesday 16<sup>th</sup> November 2016  
Wednesday 14<sup>th</sup> December 2016  
Wednesday 18<sup>th</sup> January 2017  
Wednesday 15<sup>th</sup> February 2017  
Wednesday 22<sup>nd</sup> March 2017  
Wednesday 19<sup>th</sup> April 2017

**Meeting Ended – 19:10**





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CONSERVATION ADVISORY PANEL

19<sup>th</sup> October 2016

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## CURRENT DEVELOPMENT PROPOSALS

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Report of the Director of Planning, Transportation and Economic Development

### **A) CORN EXCHANGE / OUTDOOR MARKET**

#### **Pre-application Advice**

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

The following presentation by Adam Parker of Greig & Stephenson architects sets out proposals for the Corn Exchange / Market Place. Works are currently ongoing for the construction of a new public space to the rear of the Corn Exchange following the demolition of the 1970s food hall and this presentation sets out further proposals by the Council to improve the character and appearance of the area.

Following the demolition of the food hall, the rear elevation of the Grade II\* listed Corn Exchange is now exposed and will form a prominent feature within the new public space. To hide the functional elements of the rear elevation (i.e. M&E equipment, fire escape), it is proposed to construct a free-standing screen that will enclose the space, whilst respecting the setting of the Corn Exchange.

As part of the improvement works to the Market Place, the Council are proposing to refurbish the existing outdoor market. Plans include the recladding of the existing roof canopy and enclosing the space fronting the Corn Exchange.

The presentation will also include the plans for a new raised terrace to the rear of Molly O'Grady's – see item b) below.

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### **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

This application is for the construction of a rear terrace to the public house, facing onto the new public square to the rear of the Corn Exchange.

Molly O'Grady's is a grade II listed building and located within the Market Place conservation area

The application will be presented by Adam Parker of Greig & Stephenson architects. It will be presented as part of the wider corn exchange proposals (see item A) above)

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#### **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**

This application is for the construction of a single storey building providing exhibition space for the adjacent Makers Yard. The proposal is then to erect a 2-storey hoarding above, with changeable images, screening the site. Within the site will be a 3-storey car stacking system, providing car parking for the residential conversion of 37-43 Rutland Street – which the panel saw at the September 2016 meeting.

The adjacent Makers Yard is a grade II listed building and the site is located within the St George's conservation area,

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#### **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**

This application is for the change of use of the existing building into residential flats and the construction of a new 6-storey block to the rear, following demolition of the existing 3-storey building.

The site affects the setting of St Marks Church (grade II\* listed building) and 7 Woodboy Street (locally listed building).

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#### **E) 52-54 HIGH STREET**

**Planning Application [20161651](#)**

**Roof extension**

This application is for the creation of a fourth floor (roof) extension to provide three self-contained flats (3 x 1 bed) (class c3). A similar application was discussed by the panel in April ([20160657](#)).

The building is within the High Street Conservation Area and is adjacent to 58 High Street; 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 17th 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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**F) 20 STONEYGATE ROAD, ALBERT COURT, FLAT 15**  
**Planning Application [20161709](#)**  
**External alterations**

This is a retrospective application for external work including replacement windows to this flat within Albert Court which dates from the later 20<sup>th</sup> century.

The building is within the Stoneygate Conservation Area.

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

This application is for alterations to front garden and construction of a single storey detached building at rear of the house.

The building is within the Stoneygate Conservation Area.

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

This application is for construction of access ramp; alteration to boundary wall and resurfacing at the front of office.

The building is within the Stoneygate Conservation Area.

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

This application is for replacement signs to the Market Street and Pocklington's Walk elevations.

The building is within the Market Street Conservation Area.

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

This application is for minor internal works.

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

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

This application is for minor internal works.

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

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

This application is for a replacement shopfront.

The building is within the South Highfields Conservation Area.

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

This application is for construction of two storey extension to rear and a dormer extension to the rear of the nursery.

The building is within the Spinney Hill Park Conservation Area.

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

This is a retrospective application for change of use of the building at the rear from workshop (class b1) to vehicle repairs (class b2).

The building is within the Evington Village Conservation Area.

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**O) 4 BALMORAL CLOSE**  
**Planning Application [20161737](#)**  
**Air conditioning unit**

This is a retrospective application for installation of air conditioning unit at first floor to the side of the house.

The building is part of a late 20<sup>th</sup> century housing estate and is within the Knighton Village Conservation Area.

