



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 NOVEMBER 2016
TIME: 5:15 pm
PLACE: Presentation Suite, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

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

Councillor M. Unsworth

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
P. Ellis	-	Victorian Society
D. Lyne	-	Leicestershire Industrial History Society
J. Clarke	-	The Landscape Institute
M. Holland	-	Georgian Group
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	Historic England
Vacancy	-	Institution of Civil Engineers

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

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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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 19th October 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

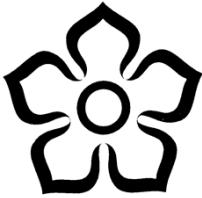
Appendix B

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
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CONSERVATION ADVISORY PANEL
Meeting Room G.02 – City Hall

19th October 2016

Meeting Notes

Meeting Started 17:15

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)

Apologies

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

R. Lawrence welcomed the new members of CAP.

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Current Development Proposals

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 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](#)

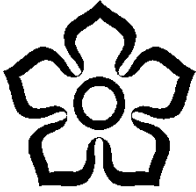
Change of use

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



Leicester
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CONSERVATION ADVISORY PANEL

16th November 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) MOLLY O'GRADY'S PH, HOTEL STREET

Planning Application 20162024 Listed Building Consent [20162025](#)

Internal & external alterations to Listed Building; Change of Use of Public House to mixed use, ground floor restaurant / bar and upper floors hotel

This application is for the change of use of the public house to a mixed use, with the ground floor and basement remaining in a restaurant / bar use, with the upper floors being converted into a hotel.

The works include the refurbishment of the entire building, the creation of a new large door opening into the blank gable end, providing access to a new external terrace fronting the new public square and other minor internal/external alterations.

Molly O'Grady's is a grade II listed building and located within the Market Place Conservation Area.

B) HIGHFIELD STREET, SYNAGOGUE

Planning Application 20162096, Listed Building Consent [20162097](#)

Internal and external alterations to Listed Building; construction of a 2-storey glazed entrance link

This application is for internal and external alterations to the Synagogue and adjoining former Sunday school. The proposed works seek to demolish a modern mid-C20th fire escape on the side of the Synagogue and its replacement with a new 2-storey glazed link that creates a new entrance and improved circulation space between the two existing buildings. The proposed works are part of a Heritage Lottery Fund bid by the Jewish congregation.

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

C) 364 LONDON ROAD, 12 GLENWOOD CLOSE, LAND ADJACENT
Planning Application [20161361](#)
New dwelling

This application is for the construction of one new dwelling.

The site is within the grounds of Glenwood Close, a 1930s development within the Stoneygate Conservation Area.

D) 8 RATCLIFFE ROAD
Planning Application [20161692](#)
Extensions, detached self-contained flat

This application is for construction of a single storey extension at front and rear, a two storey extension at side and rear and a detached self-contained flat (1x1bed) to the rear of the house.

The building is within the Stoneygate Conservation Area.

E) 2 ST JAMES TERRACE
Planning Application [20161985](#)
Extension to rear

This application is for a two storey extension to the rear of the building which will face onto St James Terrace.

The building is within the Evington Footpath 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 14th November 2016. Contact Justin Webber (454 4638), Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973) or James F Simmins 4542965.

F) 9 HOLY BONES
Advertisement Consent [20161531](#)
Flag pole and flag

This application is for a 24 metre flag pole and flag.

The proposal affects the setting of the adjacent Grade I listed St Nicholas Church and the Jewry Wall Roman remains, a scheduled monument.

G) 20 HOTEL STREET
Planning Application [20161976](#)
External alterations

This application is for the removal of an existing entrance door and its replacement with a glazed aluminium framed panel.

The building is within the High Street Conservation Area.

H) LANCASTER ROAD, UNIVERSITY MEDICAL SCIENCES BUILDING
Planning Application [20161963](#)
Freestanding sculpture

This application is for the installation of a freestanding sculpture to the front of the new centre for medicine building. The sculpture is a contemporary interpretation of the ancient Greek symbol for medical care.

The proposal is within the grounds of Regent College a building on the Local List.

I) 73-75 HIGH STREET
Advertisement Consent [20161941](#)
Signs

This application is for replacement signage.

The building is within the High Street Conservation Area.

J) 62-68 HIGHCROSS STREET
Advertisement Consent [20161907](#)
Signs

This application is for one internally illuminated sign and two non-illuminated signs to advertise the first floor leisure use.

The building is within the High Street Conservation Area.

K) 263 LONDON ROAD
Planning Application [20161874](#)
Extension to rear

This application is for an extension to the existing conservatory to the rear side elevation of the building in use as a care home.

The building is within the Stoneygate Conservation Area.

L) 5 TOLLER ROAD

Planning Application [20161866](#)

Change of use of garage to living space

This application is for conversion of part of the detached garage building to the rear of the house to form a residential annexe (2 bed). The proposal involves external alterations.

The building is a modern 1980s house within the Stoneygate Conservation Area.

M) 224 EAST PARK ROAD

Planning Application [20161764](#)

Extension to rear

This application is for construction of a single storey extension to the rear to create a disabled toilet.

The building is within the Spinney Hill Park Conservation Area.

N) 260A ASTILL LODGE ROAD; BEAUMONT LODGE NURSERY

Listed Building Consent [20160218](#)

Internal alterations

This application is for the formation of an opening in an internal wall to link two rooms to improve facilities for the nursery.

The building is Grade II listed.

O) 7-9 POKLINGTONS WALK

Planning Application [20162099](#)

Removal of chimney

This application is for the removal of a chimney which is causing structural problems within the building.

The building is within the Market Street Conservation Area.

P) 103-105 PRINCESS ROAD EAST

Planning Application [20162082](#)

Canopy at rear of education building

This application is for a canopy at rear of the education building.

The building is within the New Walk Conservation Area.

Q) 81-83 HUMBERSTONE GATE
Advertisement Consent 20162015
Externally illuminated hoarding

This application is for one externally illuminated hoarding on gable wall of commercial building

The building is within the St George's Conservation Area.

R) 8 VICARAGE LANE
Planning Application 20162028
Rooflights

This application is for installation of roof lights to the front of the house.

The building is within the Belgrave Hall Conservation Area.
