



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 December 2016

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice-Chair), M. Richardson (RTPI), L. Blood (IHBC), S. Eppel (LCS), Rev R Curtis (LDAC), D. Martin (LRGT), N. Feldmann (LRSA), R. Woolfort (LRSA), D. Lyne (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday

Presenting Officers

J. Crooks (LCC), J. Simmins (LCC)

13. APOLOGIES FOR ABSENCE

M. Holland (GG), P. Draper (RICS), P. Ellis (LVS), Cllr Unsworth

14. DECLARATIONS OF INTEREST

None.

15. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

16. CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) VAUGHAN WAY / HIGHCROSS STREET

Planning Application [20162182](#)

Mixed use development

The panel stated that the massing of the development was better than that previously approved in 2014. The reduced heights to Highcross Street and All Saints Churchyard were welcomed.

There was however concerns over the height of the 11-storey 'tower block' element and the 10-storey frontage to Vaughan Way. The panel stated that the 'tower block' could be higher, but that the frontage to Vaughan Way needs to be lowered, ideally limited to a maximum of 7-storey (as approved in 2014). It was commented that these two elements needed a greater height difference to

work effectively together. Concerns were also raised over the proposed heights to Elbow Lane and the 'canyon effect' it would create.

Regarding the proposed design, the panel accepted the design of the 'tower block', but felt that all other elevations were dull and lacked the quality necessary for such a prominent site. The Vaughan Way elevation was of particular concern, appearing monotonous. It was also felt that the ground floor amenity space/food store frontage needed a greater floor-to-ceiling height, reflecting that of the 'tower block'. Overall, the panel felt that the 2014 approved scheme was of a better design, particularly the All Saints Churchyard elevation, and that this detailing should have been replicated.

Concerns do still remain over the impact of the development upon the setting of the grade I listed All Saints Church, but it was appreciated that the size & scale of such a development has been deemed acceptable following the 2014 scheme being granted planning permission. A suggestion to mitigate the impact was to increase the tree coverage on the boundary.

The panel would like to see the Roman Mosaic left in-situ and visible. If this isn't possible, then another location within the site where it can be viewed by the public would be acceptable.

SEEK AMENDMENTS

Late Item) International Hotel

The principle of the proposal was considered acceptable by the panel. They felt that the slimmer tower was better proportioned and that the juxtaposition between this new development and the existing 19th century former industrial buildings could work. The proposal for the elevations to Wimbledon Street & Rutland Street to be higher than existing buildings, stepping up, was considered acceptable.

The panel did however caveat that the appropriateness of the scheme is subject to the proposed design. They advised that the proposed tower should have a strong vertical emphasis.

SEEK AMENDMENTS

B) 15/23 HOTEL STREET & 6 MILLSTONE LANE Planning Application [20162072](#)

The panel raised objections to the 2-storey roof extension, as it has no relationship to the existing buildings and would fail to preserve / enhance the character and appearance of the Market Place conservation area.

The roof extension was considered to be of a poor design, with a horizontal emphasis that doesn't work. As the extension would sit above two separate

buildings, it would have to respect their varying design, which it doesn't in its current form.

In principle, the panel felt that a roof extension could work on the 20th century 4-storey concrete building, but that the hipped roof to the late-Victorian building should be left as existing.

OBJECTIONS

C) 136 WESTCOTES DRIVE, BRADGATE HOUSE

Planning Application [20162335](#)

Change of use, external alterations

The principle of a roof extension to the existing 1960s extension was considered acceptable by the panel, as it would add interest into the roofscape, better reflecting the original building and its exciting roofscape.

A contemporary design was considered the correct approach, but the panel felt the application lacked enough information to confirm the suitability of the detailing proposed.

The panel did not like the proposal of cladding into the vertical reveals of the existing 1960s extension and this should be removed.

SEEK AMENDMENTS

D) 223 EVINGTON LANE

Planning Application [20162093](#)

Extensions to house

The panel felt that the proposal in its current form was overdevelopment and would fail to preserve / enhance the character and appearance of the Evington Village conservation area.

Although a side extension to the property may be acceptable, the existing street-fronting gable of the original building needs to be left as existing. As per the adjacent building, a set-back for the side extension is necessary. A 1st floor pitched roof could also be used to reduce its visual prominence.

The single storey front extension is unacceptable and should be removed.

OBJECTIONS

E) 70 HIGHCROSS STREET KING RICHARD III PH

Planning Application [20161946](#)

New shopfront, external alterations

There were objections to the proposed changes to the shopfront, as the replacement shopfront doesn't relate to the existing character and appearance of the building and the curved top to the proposed iron gates is more appropriate in a rural setting which isn't appropriate in this location. There are concerns over the loss of a visible front door and the decorative console brackets.

The panel did however feel that the wooden vehicular access gates could be replaced with permeable iron gates, but that the curved top should be omitted. The improvement to the design of the 1st floor windows would also be beneficial.

OBJECTIONS

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

F) 12 TALBOT LANE

Planning Application [20162284](#), Listed Building Consent 20162285
Change of use, alterations

G) 31-33 FRIAR LANE

Planning Application [20162150](#), Listed Building Consent 20162151
Change of use, alterations

H) 27^{1/2} FRIAR LANE

Planning Application [20162148](#), Listed Building Consent 20162149
Change of use, alterations

I) 4 MARKET PLACE, SPENCER CHAMBERS

Planning Application [20162129](#), Listed Building Consent 20162130
Change of use, alterations

J) 7 MILLSTONE LANE

Planning Application [20162105](#)
Change of use, alterations

K) 59 FRIAR LANE, LAND ADJACENT

Planning Application [20162212](#)
Resurfacing of car park, fence and gates

L) 4 KING STREET

Advertisement Consent [20162078](#)

Signs, awnings

M) 44 BELVOIR STREET
Advertisement Consent [20162078](#)
Signs

N) NEDHAM STREET, CHARNWOOD STREET PRIMARY SCHOOL
Planning Application [20162205](#)
Condenser unit

O) STONESBY AVENUE, SAFFRON HILL CEMETERY
Planning Application [20162274](#)
External alterations

P) 142 LONDON ROAD
Planning Application [20162219](#)
Change of use

Q) 82-82A LONDON ROAD
Planning Application [20162123](#)
Change of use

R) 108 LONDON ROAD
Planning Application [20162114](#)
Change of use, external alterations

S) 132 LONDON ROAD
Advertisement Consent [20162238](#)
New sign

T) 22 MILL HILL LANE
Planning Application [20162139](#)
Dormers to side and front of house

U) 263 LONDON ROAD
Planning Application [20161830](#)
Replacement windows

V) 18 CARISBROOKE ROAD
Planning Application [20161830](#)

Replacement windows

W) 42 AVENUE ROAD
Planning Application [20162147](#)
Replacement windows, platform lift

X) 325 LONDON ROAD
Planning Application [20162159](#)
Change of use

Y) 368 LONDON ROAD, GABLES HOTEL
Advertisement Consent [20161986](#)
New signs

Z) CHARTER STREET
Planning Application [20162157](#)
New foot/cycle bridge

AA) 4 BISHOP STREET
Planning Application [20162155](#)
Change of use

AB) 34-36 WESTLEIGH ROAD
Planning Application [20162170](#)
Change of use

AC) 230 NARBOROUGH ROAD
Planning Application [20162226](#)
Change of use

Next Meeting – Wednesday 18th January 2016, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:40