



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 14 DECEMBER 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

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.

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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

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 16th November 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.03 – City Hall

16th November 2016

Meeting Notes

Meeting Started 17:15

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), M. Johnson (LAHS), P. Draper (RICS), P. Ellis (LVS), D. Lyne (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday

Presenting Officers

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

Apologies

M. Holland (GG)

R. Gill welcomed the new members of CAP.

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

S. Eppel enquired as to whether CAP minutes are visible on Council planning application webpages – JW & JS to find out answer for next meeting,

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

The panel supported the proposal, noting that the hotel use was a good re-use of the vacant upper floors.

They accepted the proposal to introduce a new door opening into the blank gable end of the building, accessing the proposed terrace and were satisfied with its design. It was suggested that a similar design should be proposed for the new door openings on the Market Place South elevation, creating the new draft lobby.

With regard to the interior works, although the panel appreciated that much of the original historic fabric had already been lost, they were concerned over the visual images provided, and sought a simplified materials palette. It was suggested that the refurbishment should look to reinstate some local distinctiveness. They were however happy to hear that the original parquet flooring is to be retained.

NO OBJECTIONS

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

The principle of the proposed works was supported by the panel, as they appreciated the congregation's desire to remain at the synagogue, but with improved facilities. It was also acknowledged that they are working within very limited space, making the proposal a very difficult task.

Although the principle of a 2-storey glazed link between the synagogue and former school room was considered acceptable, concerns were raised over the designs. It was felt that the front building line of the glazed link had an awkward junction with the existing synagogue and it was suggested that the set-back building line may need to be altered in order to create a better relationship between new and old.

Concerns were also raised over the design of the new openings to the former school room and the loss of original windows. The panel recommended that the openings are redesigned, being more sympathetic to the existing and that on the ground floor only a single opening is created, retaining one set of the original windows.

It was agreed that the general design of the glazed link, with strong vertical members breaking up the glazing could work, subject to high quality materials being proposed.

There were no concerns over the reordering of the kitchens, toilets and staircases to the rear of the former school room.

SEEK AMENDMENTS

C) 364 LONDON ROAD, 12 GLENWOOD CLOSE, LAND ADJACENT

Planning Application [20161361](#)

New dwelling

Concerns were raised over the principle of the proposal, as the new dwellinghouse was considered to be overdevelopment of the site. The panel were concerned that

the new build would sit forward of the existing building line and that this would require a number of trees, shrubs and a hedging to be removed, harming the landscape character along the northern side of Stoughton Lane; which is considered to positively contribute to the character and appearance of the Stoneygate Conservation Area.

Notwithstanding the above, the panel did not have objections to the general design of the house or its compatibility with the appearance of the existing buildings.

OBJECTIONS

D) 8 RATCLIFFE ROAD

Planning Application [20161692](#)

Extensions, detached self-contained flat

The panel raised objections to the introduction of the porch, as it was of a poor and incongruous design, out-of-keeping with the original building. Concerns were also raised over the loss of the gap between the original building and the adjacent extension/outbuilding, as it fails to preserve the appearance of the building and results in the unnecessary loss of a chimneystack.

There was a discussion over the acceptability of the detached self-contained flat within the rear garden, but the panel were split over its acceptability, with some raising concerns over the loss of garden space, whilst others felt that the impact upon the conservation area is negligible.

OBJECTIONS

E) 2 ST JAMES TERRACE

Planning Application [20161985](#)

Extension to rear

There were objections raised by the panel over the proposal, as the extension is of an inappropriate size, scale & design, failing to preserve the character and appearance of the conservation area.

It was agreed that the extension was out-of-scale with the original building and of a poor standard of design, unbefitting its location. Concerns were also raised over the screening of the existing external chimneystack on the adjacent building.

OBJECTIONS

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

F) 9 HOLY BONES

Advertisement Consent [20161531](#)

Flag pole and flag

G) 20 HOTEL STREET

Planning Application [20161976](#)

External alterations

H) LANCASTER ROAD, UNIVERSITY MEDICAL SCIENCES BUILDING

Planning Application [20161963](#)

Freestanding sculpture

I) 73-75 HIGH STREET

Advertisement Consent [20161941](#)

Signs

J) 62-68 HIGHCROSS STREET

Advertisement Consent [20161907](#)

Signs

K) 263 LONDON ROAD

Planning Application [20161874](#)

Extension to rear

L) 5 TOLLER ROAD

Planning Application [20161866](#)

Change of use of garage to living space

M) 224 EAST PARK ROAD

Planning Application [20161764](#)

Extension to rear

N) 260A ASTILL LODGE ROAD; BEAUMONT LODGE NURSERY

Listed Building Consent [20160218](#)

Internal alterations

O) 7-9 POKLINGTONS WALK

Planning Application [20162099](#)

Removal of chimney

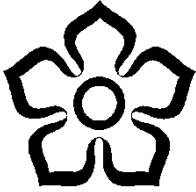
P) 103-105 PRINCESS ROAD EAST
Planning Application 20162082
Canopy at rear of education building

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

R) 8 VICARAGE LANE
Planning Application 20162028
Rooflights

Next Meeting – Wednesday 14th December 2016, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:45



Leicester
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CONSERVATION ADVISORY PANEL

14th December 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) VAUGHAN WAY / HIGHCROSS STREET

Planning Application [20162182](#)

Mixed use development

This application is for the construction of a mixed use development to include 1,314 sqm. of commercial floor space (class a1, a3, a4 or d2), 300 flats (176 x 1 bed, 124 x 2 bed) (class c3) and associated car parking, amenity space, plant and servicing.

The panel discussed a similar scheme on this site in August 2014 which was approved by Planning Committee in November 2014 ([20141404](#))

The site is partially within the All Saints Conservation Area and affects the setting of All Saints Church; a Grade I listed Building.

B) 15/23 HOTEL STREET & 6 MILLSTONE LANE

Planning Application [20162072](#)

This application is for a two-storey roof extension to the existing four-storey building to provide eight self-contained flats (2 x studio, 2 x 2 bed, 1 x 3 bed, 2 x 4 bed, 1 x 5 bed) (class c3). The proposal includes other external alterations.

The upper floors of the building are currently being converted from office use to residential through prior approval.

The building is within the Market Place Conservation Area.

C) 136 WESTCOTES DRIVE, BRADGATE HOUSE

Planning Application [20162335](#)

Change of use, external alterations

This application is for change of use from a care home to 13 residential apartments. The proposal involves external alterations including a single storey roof extension to the rear extension built in the early 1970s.

The building is within West End Conservation Area.

D) 223 EVINGTON LANE
Planning Application [20162093](#)
Extensions to house

This application is for a single storey extension to the front and two storey extensions to the side and rear of the house.

The building is within Evington Village Conservation Area.

E) 70 HIGHCROSS STREET KING RICHARD III PH
Planning Application [20161946](#)
New shopfront, external alterations

This application is for a new shopfront to the pub, new gates and alterations to the rear.

The building is within the High Street Conservation Area and opposite the grade II* listed Old Grammar School.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 13th November 2016. Contact Justin Webber (454 4638), Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973) or James F Simmins 4542965.

F) 12 TALBOT LANE
Planning Application [20162284](#), Listed Building Consent 20162285
Change of use, alterations

This application is for change of use from offices to four self-contained flats. The proposal involves internal alterations.

The building is Grade II listed

G) 31-33 FRIAR LANE
Planning Application [20162150](#), Listed Building Consent 20162151
Change of use, alterations

This application is for change of use from offices to two houses in multiple occupancy (one 4 occupiers and one 3 occupiers). The proposal involves internal and external alterations.

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

H) 27^{1/2} FRIAR LANE
Planning Application [20162148](#), Listed Building Consent 20162149
Change of use, alterations

This application is for change of use from office to house in multiple occupancy. The proposal involves internal and external alterations.

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

I) 4 MARKET PLACE, SPENCER CHAMBERS
Planning Application [20162129](#), Listed Building Consent 20162130
Change of use, alterations

This application is for change of use from internet cafe to restaurant. The proposal involves internal and external alterations including installation of an extraction flue.

The building is Grade II listed and within the Market Place Conservation Area.

J) 7 MILLSTONE LANE
Planning Application [20162105](#)
Change of use, alterations

This application is for change of use from offices to 8 flats (8 x 1 bed). The proposal involves construction a of a dormer window to the side and alterations.

The building is within the Greyfriars Conservation Area.

K) 59 FRIAR LANE, LAND ADJACENT
Planning Application [20162212](#)
Resurfacing of car park, fence and gates

This application is for resurfacing of the car park at the side of the yoga studio and installation of fencing and access gate at front of car park.

The proposal is within the Greyfriars Conservation Area.

L) 4 KING STREET
Advertisement Consent [20162078](#)
Signs, awnings

This is a retrospective application for three internally illuminated fascia signs; one internally illuminated projecting sign; two internally illuminated signs; four window awnings to restaurant.

The building is within the New Walk Conservation Area.

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

This application is for new signs.

The building is Grade II listed and within the Market Street Conservation Area.

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

This application is for an air condensing unit to the side of the building,

The building is Grade II listed.

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

This application is for alterations to the unlisted prayer building.

The proposal is within the grounds of Saffron Hill Cemetery listed Grade II* on the register of Historic Parks and Gardens in England.

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

This application is for change of use of second floor and roof space from storage to one bedsit and house in multiple occupation (4 persons).

The building is within the South Highfields Conservation Area.

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

This application is for change of use from education to offices.

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

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

This application is for construction of dormer extension at rear and change of use of first, second & third floors from two flats to six flats (3 x 1 bed and 3 x studios) ; alterations.

The building is within the South Highfields Conservation Area.

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

This application is for one internally illuminated fascia sign.

The building is within the South Highfields Conservation Area.

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

This application is for dormer extensions to the front and side roof slopes.

The building is within the South Highfields Conservation Area.

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

This application is for replacement timber double glazed windows to the front elevation.

The building is within the Stoneygate Conservation Area.

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

This application is for replacement double glazed uPVC windows to the flat.

The building is late 20th century block of flats within the Stoneygate Conservation Area.

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

This application is for replacement timber windows, new steps and platform lift and new car parking space.

The building is within the Stoneygate Conservation Area.

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

This application is for change of use from residential care home to two studio and one flat (1 x 2 beds) on part of ground floor and two units of houses in multiple occupation (1 x 6 bed & 1 x 10 bed) on part of ground and first floor.

The building is within the Stoneygate Conservation Area.

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

This application is for one non illuminated fascia sign; one illuminated externally sign; one illuminated internally sign; 4x non illuminated signs

The building is within the Stoneygate Conservation Area.

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

This application is for a new foot/cycle bridge over the canal linking Abbey Park with Charter Street. This is an amendment to the approved scheme which the panel discussed last December.

The proposal affects the setting of Abbey Park; a grade II* listed Historic Park and Garden.

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

This application is for change of use of basement and ground floor from post office to nineteen self-contained student flats. The proposal involves creation of internal mezzanine floor and external alterations.

The building is within the Town Hall Square Conservation Area.

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

This application is for change of use from 6 apartments (4 x 2 bed & 2x 1 bed) to 12 apartments (12 x 1 bed); alterations

The building is within the Ashleigh Road Conservation Area.

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

This application is for change of use of ground floor and part first floor from shop to gym.

The building is on the Local
List.
