



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 18 JANUARY 2017

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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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 14th December 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

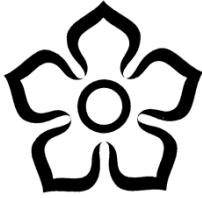
Appendix B

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
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON 14TH DECEMBER 2016

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), R. Woolfort (LRSA), D. Lyne (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday

Presenting Officers

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

Apologies

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

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

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

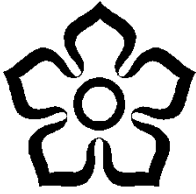
AA) 4 BISHOP STREET
Planning Application [20162155](#)
Change of use

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



Leicester
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CONSERVATION ADVISORY PANEL

18th January 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) FORMER INTERNATIONAL HOTEL, 57 RUTLAND STREET

Planning application [20161507](#)

Demolition and redevelopment

An application was discussed by the panel in September for the demolition of the former international hotel and the redevelopment of the site with an 18-storey residential development (637 residential units) with 2 ground floor commercial units, car parking and associated facilities.

The panel subsequently discussed a revised option in December last year, commenting on some massing options provided by the applicant.

These latest drawings are the elevational details following the panel's support of the massing options as viewed in December.

The building is located in the St George's Conservation Area and affects the setting of several listed buildings, including the adjacent Alexandra House (grade II) and the taxi station on Humberstone Gate (grade II).

A) 3¹/₂-5 WELLINGTON STREET

Planning Application [20162462](#)

Change of use, roof top extension

This application is for the change of use of the first, second and third floors from community centre and place of worship (class D1) to 12 self-contained flats (4 x studio, 4 x 1 bed, 4 x 2 bed) and change of use of the ground floor from use class A2 (financial & professional services) to use classes A1 (shops), A2 (financial & professional services), A3 (food & drink) and A5 (hot food takeaway). The proposal involves the construction of a single storey roof top extension and external alterations at front and rear elevations, including remodelling the ground floor shopfront.

The building is within the New Walk Conservation Area.

C) 8-10 WEST WALK

Planning Application [20162277](#)

Change of use, demolition, redevelopment

This application is for the change of use of the buildings from use class B1 (offices) to student accommodation, providing 85 student studio flats. The proposal involves the demolition of the existing 1960s office building and its replacement within a new five storey building.

The building is within the New Walk Conservation Area and adjacent to New Walk; a grade II listed historic park & garden.

D) CONDUIT STREET, GLEBE STREET

Planning Application [20162443](#)

Seven storey building for 159 student studio flats

This application is for a seven storey building for 159 student studio flats with ancillary space and management facilities on the ground floor and amenity space to the rear.

The proposal is just to the outside edge of the South Highfields Conservation Area.

E) 38 FRIAR LANE

Listed Building Consent [20162441](#)

Internal and external alterations

This application is for Internal and external alterations to the listed building including ground floor internal grilles to the windows, obscure glazing, security camera and sign.

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

F) 35 MILLSTONE LANE

Planning Application [20170004](#)

Change of use from garage ancillary to offices to retail/café, external alterations

This application is for the change of use of the internal garage ancillary to the above offices to a retail/café unit. The proposal involves external alterations including a new shopfront.

The building is within the Greyfriars Conservation Area THI area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 17th January 2017. Contact, Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973), Justin Webber (454 4638) or James F Simmins 4542965.

G) CORNER OF FAIRFIELD STREET AND EGGINTON STREET

Planning Application [20161635](#)

Construction of three storey block of six flats

This application is for the redevelopment of an empty site, with the construction of a three storey block of six flats (3 x 1 bed & 3 x 2 bed) (class C3).

The proposal is adjacent to the Spinney Hill Park Conservation Area.

H) 2 COLTON SQUARE, FORMER CHARLES STREET POLICE STATION

Listed Building Consent [20162314](#)

Internal alterations

This application is for minor internal alterations.

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

I) 22 DEACON STREET

Planning Application [20160270](#)

Two six storey buildings

This application is for construction of two six storey buildings to accommodate 50 student flats. Block a - (25 x studio, 1 x 1 bed; block b - 19 x studio, 5 x 1 bed). The proposal includes associated parking and landscaping (amended plans 28/11/2016)

The proposal is adjacent to the former Luke Turner factory which is on the Local List.

J) 28 FOSSE ROAD CENTRAL

Planning Application [20162456](#)

Construction of single and three storey extension at rear of flats

This application is for construction of a single and three storey extension to the rear of the flats.

The building is within the West End Conservation Area.

K) 42 PINE TREE AVENUE

Planning Application [20162210](#)

New bungalow

This application is for demolition of existing garages and construction of bungalow with detached garage/store.

The proposal affects the setting of the old cottages that formed part of the Humberstone Hall estate which are on the local list.

L) 9 COUNTING HOUSE ROAD PETROL FILLING STATION
Planning Application [20162279](#)
Single storey extension

This application is a single storey extension to the petrol filling station.

The proposal is adjacent to the Counting House PH a Grade II listed building.

M) UNIT SU64 HIGHCROSS, 6 EAST GATES
Planning Application [20162293](#)
New shopfront

This application is for a new shopfront.

The building is within the High Street Conservation Area.

N) 26 SOUTHERNHAY ROAD
Planning Application [20162051](#)
Replacement windows

This application is for replacement double glazed windows.

The building is within the Stoneygate Conservation Area and the front elevation is protected by an Article 4 Direction.

O) 21 SANDOWN ROAD
Planning Application [20162326](#)
Rear extension boundary wall

This application is for a small extension to the rear and new front boundary wall.

The building is within the Stoneygate Conservation Area and the front elevation is protected by an Article 4 Direction.

P) 45 PARK VALE ROAD
Planning Application [20162344](#)
Replacement windows

This application is for new timber working sash double glazed windows replacing single glazed top hung mock sashes.

The building is within the Spinney Hill Park Conservation Area and protected by an Article 4 Direction.

Q) 150 MERE ROAD
Planning Application [20162343](#)
Replacement windows

This application is for new timber working sash double glazed windows replacing single glazed top hung mock sashes.

The building is within the Spinney Hill Park Conservation Area and protected by an Article 4 Direction.

R) 10-12 MARKET STREET
Advertisement Consent [20162439](#)
New signs

This application is for one non illuminated fascia sign and one externally illuminated projecting sign.

The building is within the Market Street Conservation Area.

S) LAND AT REAR OF 36 ST JAMES ROAD
Planning Application [20162302](#)
New house

This application is for a new house to the rear based on the previously approved design (20130134).

The building is within the Evington Footpath Conservation Area.

T) 50 HIGHFIELD STREET, HIGHFIELD COURT
Planning Application [20162325](#)
Alterations to rear of flats.

This application is for alterations to the rear entrance of the flats.

The building is within the South Highfields Conservation Area.
