



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 22 MARCH 2017

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
Vacancy	-	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

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

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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** **Appendix B**

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 18th January 2017 are attached and the

Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

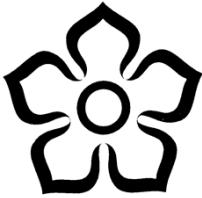
Appendix B

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

18th January 2017

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice-Chair), Cllr Unsworth, S. Eppel (LCS), N. Feldmann (LRSA), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), M. Holland (GG), C. Laughton, C. Sawday

G. Butterworth (LCC), D. Harrsion (LCC), N. Handa (LCC)

Presenting Officers

S. Peppin Vaughan (LCC), J. Simmins (LCC)

Apologies

M. Richardson (RTPI), L. Blood (IHBC), Rev R Curtis (LDAC), D. Martin (LRGT), D. Lyne (LIHS)

The chair said a few words about the passing of former CAP member M. Johnson & a brief silence was held in honour of his contributions.

Declarations of Interest

N. Feldmann – architect for item B)

Minutes of Previous Meeting

Agreed

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

The panel accepted the general design of the revised scheme, noting that it was an improvement on the original scheme. Following on from the panel's acceptance of the massing at the December 2016 meeting, the panel welcomed the applicant

introducing verticality into the elevations and the composition of the 3 elements of the building, all as requested by the panel at the previous meeting.

It was noted that the brise soliel to the tower are to be decorative, not functional. But that they are acceptable as it provides interest into the tower element of the building. The stepping down elevations along the side roads (Rutland St & Wimbledon St) was also considered acceptable, as the applicant has added variety into the elevations, suitably breaking up the massing.

The panel would like to see the ground floor amenity space at the corner of Humberstone Road & Wimbledon Street have an active frontage, whilst it was considered regrettable that the ground floor frontage to Rutland Street was primarily occupied by the service entrance/s.

Concerns were raised over the lack of detail provided with regard to the proposed palette of materials. Although there were no fundamental objections to the materials proposed, the panel would expect the application to have a greater level of detail. It was advised that officers need to carefully control the standard of materials proposed in order to confirm that the materials are of a high quality, befitting the sensitive location. Drawings confirming the depths of the elevations and how this breaks up the massing should also be provided.

SEEK AMENDMENTS

B) 3¹/₂-5 WELLINGTON STREET **Planning Application [20162462](#)** **Change of use, roof top extension**

The proposal was supported by the panel, as the works will have a positive impact upon the character and appearance of the streetscene and wider conservation area.

The existing shopfront is a modern addition of no visual merit, its replacement with a more sympathetic shopfront design was considered a clear enhancement.

There were no concerns over the proposed change of use of the upper floors to residential and the proposed single storey roof extension was supported, as it is of a good design and of a material palette that will complement the existing. Furthermore, it was accepted that the roof extension wouldn't be overly prominent within the streetscene, due to the limited views along this narrow street.

NO OBJECTIONS

C) 8-10 WEST WALK **Planning Application [20162277](#)** **Change of use, demolition, redevelopment**

There are no concerns over the principle of demolishing the existing 1960s office block, as it fails to preserve the character and appearance of the area. The

conversion of the existing original buildings into student accommodation and a new build in-between was also accepted in principle.

The panel did however have concerns over the size and design of the new build. It was debated as to whether 5-storey was too high, with some members of the panel suggesting that 4-storey would be more appropriate.

Of particular concern was the new stairwell abutting the r/o 8 West Walk. The panel felt that it was overly prominent, due to its height and dark cladding. Concerns were also raised over its relationship with the existing pitched roof of 8 West Walk. It was suggested that these concerns could be mitigated by extending the roof of the recessed top floor across the stairwell and introducing a more lightweight appearance.

With regard to the general design of the new build, the panel felt that the massing needed to be broken up more vertically. It was suggested, it could be split (through details & materials) into 3 bays as per the adjacent terraces to address this. Concerns were also raised over the darkness of the cladding, it was suggested that more red brick is introduced into the elevations to better blend with the character of the conservation area.

SEEK AMENDMENTS

D) CONDUIT STREET, GLEBE STREET

Planning Application [20162443](#)

Seven storey building for 159 student studio flats

The panel accepted the principle of a 7-storey purpose built student accommodation on the existing surface car park, noting that the site was an appropriate location for such type of development and that precedence has been set for the size & scale proposed following approval of a similar sized scheme on the adjacent site.

The design of the development was considered acceptable, noting that it was on par with other recently approved and constructed student accommodation schemes. The panel did however remark that they would like to see greater variation in design to that already built.

It was however recommended that a more active frontage is required to the ground floor, Conduit Street elevation. The service entrances could be relocated to a more unobtrusive location. The massing of the blank South elevation also needs to be broken up and improvements to the landscaping to the front would be welcomed.

SEEK AMENDMENTS

E) 38 FRIAR LANE

Listed Building Consent [20162441](#)

Internal and external alterations

Concerns were raised over the proposed works, as they fail to preserve the significance of the listed building and harm the appearance of the building, having a detrimental impact upon the streetscene and wider conservation area.

It was felt by the panel that internal security grilles were unbecoming the architectural merits of the building and conservation area and would be harmful to its character. They suggested that other options be explored that could provide the necessary security in a way that did not conflict with the character of the façade; in particular timber shutters should be considered as a more historically authentic approach to security. The film on the windows was considered cheap looking and should be omitted.

No concerns over the replacement CCTV camera.

OBJECTIONS

F) 35 MILLSTONE LANE

Planning Application [20170004](#)

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

The panel supported the principle of the proposal, noting that the conversion of the garage into a café could have a positive impact upon the appearance of the streetscene and wider conservation area.

Concerns were however raised over the design of the shopfronts, as they appeared dated and pastiche and had no relationship to the existing streetscene. It was suggested that the shopfronts should be of a more contemporary, 21st century design and take some reference from the surrounding conservation area.

The panel didn't support the use of a timber sliding shutter on the side elevation, worrying that it may look unsightly. A larger glazed shopfront, improving natural light into the unit would be preferable.

SEEK AMENDMENTS

Late Item) 15/23 HOTEL STREET & 6 MILLSTONE LANE

Planning Application [20162072](#)

2-storey roof-top extension

The panel were pleased to see that the applicant had listened to previous comments and that the roof-top extension was now only proposed above the existing mid-20th century concrete building, leaving the adjacent Victorian building's roof as existing.

They did however raise strong concerns over the design of the extension, noting it as clumsy and of a poor design. It was debated as to whether a 2-storey extension would be acceptable, with most of the panel members preferring a single storey

addition. The entire panel did however agree that the design needs to be much improved, have a better relationship to the existing building and a much lighter finish.

SEEK AMENDMENTS

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

G) CORNER OF FAIRFIELD STREET AND EGGINTON STREET

Planning Application [20161635](#)

Construction of three storey block of six flats

H) 2 COLTON SQUARE, FORMER CHARLES STREET POLICE STATION

Listed Building Consent [20162314](#)

Internal alterations

I) 22 DEACON STREET

Planning Application [20160270](#)

Two six storey buildings

J) 28 FOSSE ROAD CENTRAL

Planning Application [20162456](#)

Construction of single and three storey extension at rear of flats

K) 42 PINE TREE AVENUE

Planning Application [20162210](#)

New bungalow

L) 9 COUNTING HOUSE ROAD PETROL FILLING STATION

Planning Application [20162279](#)

Single storey extension

M) UNIT SU64 HIGHCROSS, 6 EAST GATES

Planning Application [20162293](#)

New shopfront

O) 21 SANDOWN ROAD

Planning Application [20162326](#)

Rear extension boundary wall

P) 45 PARK VALE ROAD

Planning Application [20162344](#)

Replacement windows

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

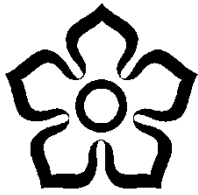
R) 10-12 MARKET STREET
Advertisement Consent [20162439](#)
New signs

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

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

Next Meeting – Wednesday 15th February 2017, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:45



Leicester
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CONSERVATION ADVISORY PANEL

22nd March 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) 13 GLEBE STREET

Planning application [20162410](#)

Change of use, extension, demolition

This application is for part demolition of later extensions, construction of a new five storey block and change of use of the building from office use to residential, creating 14 student flats (11 x studio, 3 x 2 bed). The proposal includes the creation of a first floor garden, ancillary office/store and a surface car park for the restaurant at 62 London Road.

The proposal is within the South Highfields Conservation Area.

B) 22-28 PRINCESS ROAD WEST

Planning Applications [20170136](#) & [20170185](#)

Extension to roof and rear

These are two separate applications. 20170136 is for the construction of a fourth floor extension to provide five flats (5 x 1 bed). 20170185 is for an extension to increase the height of the single storey building to the rear.

The building is within the New Walk Conservation Area.

C) 227 – 231 BELGRAVE GATE

Planning Application [20170175](#)

Change of use; demolition, construction of 6-storey block

This application is for the demolition of the existing building and construction of a six storey building with three shops on ground floor (class A1) and twenty five flats (25 x 1bed) (class c3) on the upper floors.

The panel discussed an application last October for 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. ([20161788](#))

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

D) 104 REGENT ROAD
Planning Application [20170271](#)
Extension to side

This application is for construction of a second floor to the modern 1980s building to the rear, creating four additional flats (4 x studio); and the change of use of the basement to create an additional flat (1 x studio).

The building is within the New Walk Conservation 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 21st March 2017. Contact, Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973), Justin Webber (454 4638) or James F Simmins 4542965.

E) 358 ST SAVIOURS ROAD
Planning Application [20170061](#)
Extension to rear

This application is for construction of a first floor extension to the rear of the factory.

The building is on the Local List.

F) 14-18 FRIAR LANE
Planning Application [20170190](#), Listed Building Consent 20170220
External alterations

This application is for external alterations including replacement windows to 14-16 and repair work to no.18.

No. 18 is Grade II listed and all are within the Greyfriars Conservation Area and the THI Area.

G) 10 FRIAR LANE
Planning Application [20170466](#)
Flue to rear

This application is for a flue to the rear of the building.

The building is within the Greyfriars Conservation Area and the THI Area.

H) 20-20A MILLSTONE LANE
Planning Application [20170235](#)
New wall

This application is for the construction of a 2 metre high wall to the rear of the property.

The building is within the Greyfriars Conservation Area and the THI Area.

I) 75 CHURCH GATE
Planning Application [20170100](#)
Change of use

This application is for change of use of upper floors from restaurant with ancillary storerooms and flat to 14 flats (9 x 1 bed and 5 x 2 bed). The proposal involves new windows and balconies to rear wall; dormer windows and roof lights to front and rear, alterations to roof, creation of internal third floor within roof space

The building is within the Church Gate Conservation Area.

J) 61 SOUTHGATES
Advertisement Consent [20170198](#)
Two non-illuminated signs

This application is for installation of two non-illuminated fascia signs to education centre.

The building is within the Greyfriars Conservation Area.

K) 2 ST MARTINS
Planning Application [20170154](#), Advertisement Consent [20170158](#)
Change of use, internally illuminated sign

These applications are for change of use of basement to restaurant and installation of one internally illuminated round sign.

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

L) 14 HOTEL STREET, MOLLY OGRADYS
Listed Building Consent [20170394](#), Advertisement Consent 20170343

New signs

These applications are for installation of three internally illuminated fascia and wall signs; three non-illuminated wall signs; one internally illuminated projecting sign.

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

M) 1 ST NICHOLAS PLACE

Planning Application [20170350](#), Advertisement Consent [20170351](#)

Atm machine and sign

These applications are for an atm machine and sign.

The building is within the High Street Conservation Area.

N) 1-13 GRANBY STREET

Planning Application [20170401](#), Listed Building Consent [20170402](#)

Atm machines

These applications are for three replacement atm machines.

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

O) THE GATEWAY, HAWTHORN BUILDING

Advertisement Consent [20170214](#)

Two non-illuminated signs

This application is for two non-illuminated display signs which will run the length of the railings fronting the north east elevation of the hawthorn building.

The building is within the Castle Conservation Area.

P) LONDON ROAD, OUTSIDE OF LEICESTER RAILWAY STATION

Listed Building Consent [20170058](#)

Internal alterations

This application is for internal alterations to the telephone kiosks.

The kiosks and the station are Grade II listed buildings.

Q) 165-169 HINCKLEY ROAD

Planning Application [20162494](#)

Rear extension

This application is for a single storey rear extension.

The building is within the West End Conservation Area.

R) 297 LONDON ROAD
Planning Application [20170210](#)
Extension, alterations

This application is for extensions to the rear, new chimney and rooflights to front and side.

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

S) 2 KNIGHTON PARK ROAD
Planning Application [20170145](#)
Two storey extension

This application is for a two storey extension to the rear of the building. The proposal is visible from London Road. An extension for a single storey extension was approved last year.

The building is within the Stoneygate Conservation Area.

T) 218 ST SAVIOURS ROAD
Planning Application [20170234](#)
Rear extension

This application is for a single storey rear extension.

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

U) 19A CENTRAL AVENUE
Planning Application [20170251](#)
Rear extension, alterations, car standing

This application is for a rear extension, conversion of the garage to living space and formation of a new hard standing for an additional car. The proposal involves new and replacement metal windows and the loss of the front garden boundary wall and railings.

The building is one of a pair of 1960s semi-detached houses within the Stoneygate Conservation Area and the front elevation is protected by an Article 4 Direction.

V) 56 REGENT ROAD

**Planning Application [20170055](#)
Internal alterations**

This application is for internal alterations.

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

**W) 40 NEWTOWN STREET
Planning Application [20170032](#)
Rear extension**

This application is for a first floor extension to the rear of the house.

The building is within the New Walk Conservation Area and protected by an Article 4 Direction.

**X) 42 NEWTOWN STREET
Planning Application [20170033](#)
Rear extension**

This application is for a first floor extension to the rear of the house.

The building is within the New Walk Conservation Area and protected by an Article 4 Direction.

**Y) 274-276 LOUGHBOROUGH ROAD
Planning Application [20170228](#)
Change of use, extension to rear**

This application is for change of use of ground floor shop to two self-contained flats (2x 1bed). The proposal involves a single storey extension at rear and external stair case to rear.

The building is within the Belgrave Hall Conservation Area.

**Z) 262 LOUGHBOROUGH ROAD
Planning Application [20170153](#)
Extension to rear, new roof, alterations**

This application is for construction of first floor extension at rear; two storey extension at rear to install lift shaft; dormer windows at front and side; replacement of roof and solar panels to roof of retail premises.

The building just to the outside edge of the Belgrave Hall Conservation Area.

AA) 4 MAIN STREET, BRAUNSTONE
Planning Application 20170177, Listed Building Consent [20170178](#)
New fence

This application is for a short section of timber fencing ranging between 1 and 1.5m high with gate to increase garden security.

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