



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 19 April 2017**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), Cllr M. Unsworth, S. Eppel (LCS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), N. Feldman (LRSA), D. Martin (LRGT), L. Blood (IHBC), M. Richardson, (RTPI), C. Laughton

Presenting Officers

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

25. APOLOGIES FOR ABSENCE

M. Holland (GG)

Before the meeting started R. Lawrence as Chair offered thanks to Jeremy Crooks for his hard work and dedication and valued contribution to the panel for a number of years and wished him well in his retirement.

26. DECLARATIONS OF INTEREST

N. Feldman declared that the agent for item C is the former head of the LRSA who preceded him in the role, but that that he had no involvement with this scheme.

Before the discussion, Cllr Unsworth declared that he is the ward Councillor for item D; it was agreed with the Chair that he should not contribute towards the debate or decision.

27. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

28. CURRENT DEVELOPMENT PROPOSALS

A) BATH LANE, FORMER MERLIN WORKS
Planning application [20162521](#)
Construction of part 5 - 16-storey blocks

The panel were broadly comfortable with the scale and massing of the proposed development, but felt much of the detailing was repetitive and lacked distinction or local context. The scale and appearance of the two storey car park was raised as a cause for concern, while the lack of active frontage, such as a café, onto the waterfront was seen as a missed opportunity.

The main area of concern was with the scale of the northernmost block and associated car parking podium, feeling that it sat uncomfortably close to the listed buildings in the Friars' Mill Complex leading to an overshadowing and overbearing impact to the detriment of their setting.

They felt that the harm could be mitigated most simply by removing the block adjacent to Friars Mill to allow more breathing space for the former mill complex and to allow greater permeability through to the river.

SEEK AMENDMENTS

B) ALL SAINTS ROAD/ BATH LANE, JARVIS STREET AND RUDING STREET

Planning Applications [20170634](#)

Construction of part 5 - 11-storey blocks

The panel regretted the loss of the housing, which had been part of the previously approved scheme on this site and was felt to be more respectful of the setting of the adjacent listed buildings in the Friars' Mill complex.

The panel felt however, that the current proposal would not harm the setting of the adjacent listed buildings and was of an appropriate scale.

Concerns were raised about the impact of the landscaping immediately adjacent to the former generator house on Jarvis Street as it felt harsh and lacking in detailing or historic reference.

They also felt that the blocks, which are closest to the Friars' Mill complex, should contain materials which contrast with the red brick of the mills to allow these elements to read as more distinct buildings.

SEEK AMENDMENTS

C) 1 ABBEY GATE

Planning Application [20162301](#)

Demolition, construction of 4-storey block

The Panel raised objections to the demolition of the existing building which they felt had historic and aesthetic interest, but acknowledged that this was partly undermined by the level of insensitive alterations to the façade.

The panel did feel however that the site would be capable to accommodating a taller structure should it be redeveloped, but that the proposal was austere and

blocky and did not respond to local context and would undermine the setting of the various heritage assets nearby.

OBJECTION

D) HINCKLEY ROAD, THE DEPOT, WESTERN PARK

Planning Application [20170354](#) & [20170417](#)

Change of use, internal alterations, single storey extension to rear

The panel supported the change of use of the properties to houses and the minor alterations to accommodate this.

They felt that the contemporary extension was of a suitable size and form but felt it would work better if it was made of a lighter material to contrast with the brickwork of the main building to allow it to better read as a modern extension.

NO OBJECTIONS

E) FROG ISLAND, Frisby Jarvis

Planning Application 201790538P (Pre-app)

Change of use, internal alterations, five storey extension to rear

The panel welcomed the proposed refurbishment of the surviving office building but felt, given the potential development land available on this site, it was not unreasonable to expect a full restoration of this building to its condition before the most recent fire.

Of the two presented options, number 1 was preferred as it saw the restoration of the original roof profile which was felt to be of significance – they further did not feel a restored roof should contain rooflights.

Overall, they were not convinced that this site should be considered separate from the wider site or that justification had been provided for the need for there to be a taller element so close to the existing listed building. They suggested a lower new build over a larger footprint would be less harmful to the setting of the listed building.

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

F) 495 WELFORD ROAD, MILLGATE LODGE

Planning Application 20170451

Siting of steel cabin on land adjacent to 49 heather road for use as premises office and store of school (class D1)

G) 53 UPPER TICHBORNE STREET

Planning Application 20170529

Retrospective application for change of use from meeting rooms and offices ancillary to church (class D1) to mixed use as meeting rooms

H) 3 EAST GATES

Advertisement Consent 20170528

One internally illuminated atm sign at front of financial and professional services (class A2)

I) 11 STONEYGATE AVENUE

Planning Application 20170541

Construction of single storey side/rear extension to house (class C3)

J) 19 ST JOHNS ROAD, GROUND FLOOR FLAT

Planning Application 20170476

Change of use of part of ground floor (bedsit class c3) to medical consultation clinic (class d1)

K) 280 EAST PARK ROAD

Planning Application 20170536

Change of use of single dwelling to 5 one bedroom self-contained flats (class C3)

L) 30-32 GRANBY STREET, 1ST-4TH FLOORS

Listed Building Consent 20170385

Change of use of 1st to 4th floors from nightclub & residential accommodation (mixed use) to 28 apartments (14x studio; 12x 1 bed; 2x 2bed) (class c3)

M) 9 ABINGDON ROAD

Planning Application 20170560

Alterations to house (class C3) comprising installation of rooflight at front and replacement of oriel window at rear

N) 10 FRIAR LANE AND 1 BERRIDGE STREET

Planning Application 20170466

Retrospective application for installation of extraction flue to rear of restaurant (class A3)

O) 191-191B LOUGHBOROUGH ROAD

Planning Application 20170511

Demolition of existing building; two storey building to accommodate four self-contained flats (4x1 bed) (class C3)

P) 14 FRIAR LANE

Advertisement Consent 20170236

One non-illuminated fascia sign to office building(class A2)

Q) 2-4 COLTON STREET

Planning Application 20170374

Change of use of ground, first, second and third floors from training centre (class D1) to provide 31 no. units of student accommodation (sui generis), external alterations

R) HUMBERSTONE GATE, OUTSIDE 51

Planning Application 20170583

Installation of one internally illuminated advertisement to phone box

S) 50 NEW WALK

Planning Application 20170572

Installation of fence and gate at front elevation (class D1)

AOB:

A request was made for the dates of future meetings to be made available; a timetable of meetings for the coming year can be found below.

Next Meeting – Wednesday 10th May 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 18:45

