



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 APRIL 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
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
C. Hossack	-	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

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

BRILLE/AUDIO TAPE/TRANSLATION

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 22nd March 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

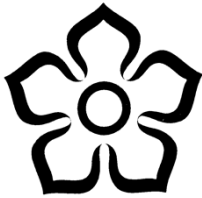
Appendix B

The Director, Planning, Development and Transportation 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 22ND MARCH 2017

Meeting Started 17:20

Attendees

R. Gill (Chair), S. Eppel (LCS), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), R. Woolford (LRSA), C. Laughton

Presenting Officers

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

Apologies

R. Lawrence (Vice-Chair), M. Richardson (RTPI), L. Blood (IHBC), Rev R. Curtis (LDAC), D. Martin (LRGT), N. Feldmann (LRSA)

Rev R Curtis will be leaving the panel, as he is moving to Salisbury.

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

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

The panel accepted the principle of the proposal, as the new development is of an appropriate height for the location. Although it was noted that the proposed building is higher than that of the adjacent former schoolrooms, it creates a stepping-up effect within the streetscene, matching the height of the 1960s block adjacent.

Concerns were however raised over the design of the proposed building, as the front elevation lacked sufficient architectural detailing, resulting in a rather plain elevation that fails to complement the ornate detailing of the adjacent former

schoolrooms. The twinned windows, similar to the schoolrooms was however noted and considered appropriate. The panel suggested that the windows need greater detail and a deep reveal, breaking up the massing of the elevation.

Concerns were also raised over the use of a buff brick and the lack of a stronger ground floor; the recessed bin store and vehicular access give the visual impression that the building above is floating. One suggestion was that this could be addressed by a more visible pedestrian entrance to the development, or stronger framing to the bottom of the first floor element.

SEEK AMENDMENTS

B) 22-28 PRINCESS ROAD WEST **Planning Applications [20170136](#) & [20170185](#)** **Extension to roof and rear**

The proposal to construct a single storey roof extension across the front elevation of the building was considered wholly inappropriate by the panel, as it would reduce the visual merits of the building, harming the character and appearance of the conservation area.

The panel noted that the building is a prominent corner building within the streetscene and that the current roofscape with a slate pitched roof and red brick chimneys adds to the architectural merits of the building. An extension as proposed would reduce the visual appearance of the building, losing the chimneys and the existing eave detailing. The extension would also unbalance the arrangement of windows, which reduces in size each floor.

It was noted that a historic roof extension already exists at the centre of the building; however, this was considered to disrupt the rhythm of the roofscape and demonstrates the failings of such an extension. It gave a precedence to refuse the current application.

The panel raised no objections to the single storey roof extension to the rear, as it would have negligible impact upon the overall appearance of the building.

OBJECTIONS to 20170136.

C) 227 – 231 BELGRAVE GATE **Planning Application [20170175](#)** **Change of use; demolition, construction of 6-storey block**

The panel raised strong objections to the proposal, as the loss of the existing Art Deco building was regrettable and the proposed 6-storey building would harm the setting of St Mark's Church (grade II* listed) and 7 Woodboy Street (locally listed).

There was strong concern over the loss of the existing building, as it is a well-designed Art Deco influenced building, built in the 1930s following the widening of

Belgrave Gate. The building reflects the character and appearance of the streetscene, which is of a similar construction date and a consistent 3 / 4 storey in height.

The proposed development would fail to match this important characteristic, as it is of an excessive height and a poor design, with a monolithic front elevation. There is no relief to the elevations.

The panel were concerned that due to the excessive height and poor design, the proposed building would appear out of context with its surroundings, harming the setting of St Mark's Church, whilst the proposed height would obstruct views of the prominent chimneystack to the locally listed building, harming its significance.

The panel also wished for it to be noted that they felt that the application lacked suitable information for it to be properly considered. There are no comparable heights to adjacent buildings and a lack of detail regarding the elevations.

OBJECTIONS

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

The existing 1980s extension was considered by the panel to be a modern, unobtrusive extension, allowing for the original building to remain as the prominent structure within the streetscene.

There was concern that increasing the height of the 1980s extension as proposed would harm this important relationship between the two buildings, removing the clear subservient appearance of the extension. It was also felt that the increase in height would reduce the visual appearance of the extension, which is currently well-balanced.

The panel did however feel that there is some scope to increase the height of the extension, perhaps by ½ a storey, allowing for additional units. The applicant would however need to carefully consider how this could be achieved, improving the design and appearance of the extension; maintaining its subservient and ancillary appearance.

SEEK AMENDMENTS

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

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

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

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

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

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

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

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

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

M) 1 ST NICHOLAS PLACE
Planning Application [20170350](#), Advertisement Consent [20170351](#)
Atm machine and sign

N) 1-13 GRANBY STREET
Planning Application [20170401](#), Listed Building Consent [20170402](#)
Atm machines

O) THE GATEWAY, HAWTHORN BUILDING
Advertisement Consent [20170214](#)
Two non-illuminated signs

P) LONDON ROAD, OUTSIDE OF LEICESTER RAILWAY STATION
Listed Building Consent [20170058](#)
Internal alterations

Q) 165-169 HINCKLEY ROAD
Planning Application [20162494](#)
Rear extension

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

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

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

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

V) 56 REGENT ROAD
Planning Application [20170055](#)
Internal alterations

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

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

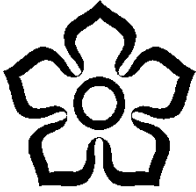
Y) 274-276 LOUGHBOROUGH ROAD
Planning Application [20170228](#)
Change of use, extension to rear

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

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

Next Meeting – Wednesday 19th April 2017, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:10



Leicester
City Council

CONSERVATION ADVISORY PANEL

19th April 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) BATH LANE, FORMER MERLIN WORKS

Planning application [20162521](#)

Construction of part 5 - 16-storey blocks

This application is for construction of a new residential development, part 5,8,9,10,14 and 16 storeys, creating 436 dwellings (84 x studio, 247 x 1 bed, 104 x 2 bed). The proposal includes the creation of series of raised amenity spaces, private leisure facilities, a ground floor commercial unit (A1/A3) and a two level car park.

The proposal is adjacent to the various Grade II Listed buildings at Friars Mill.

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

Planning Applications [20170634](#)

Construction of part 5 - 11-storey blocks

This application is for construction of a new residential development, part 5 - 11 storeys, creating 322 dwellings (mix of studio, 1, 2 and 3 bed). The proposal includes the creation of series of amenity spaces, 410SQM of commercial space (A1, A2, A3, A4, A5, B1 & D2) and car park.

The proposal is adjacent to the various Grade II Listed buildings at Friars Mill, as well as two local heritage assets (2 Jarvis Street and Great Central Railway Station Viaduct).

C) 1 ABBEY GATE

Planning Application [20162301](#)

Demolition, construction of 4-storey block

This application is for the demolition of the existing former public house and construction of a four storey office building (class A1).

The site affects the setting of former office to Frisby Jarvis (grade II listed building) and a number of locally listed buildings.

D) HINCKLEY ROAD, THE DEPOT, WESTERN PARK

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

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

This application is for the conversion of the vacant depot building to three dwellings (1X bed and 2 X bed), with a single storey extension to the rear (Class C3). Also internal and external alterations.

The building is curtilage listed (Grade II) and in a park on the local heritage asset register.

E) FROG ISLAND, Frisby Jarvis

Planning Application 201790538P (Pre-app)

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

This application is for the conversion of the vacant office building to nine dwellings, with options for potential extension to the rear for additional residential units. Also internal and external alterations.

The building is listed (Grade II).

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 18th April 2017. Contact: Sam Peppin Vaughan (454 2973), Justin Webber (454 4638) or James F Simmins 4542965.

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

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)
