



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 10 MAY 2017

TIME: 5:15 pm

PLACE: Meeting Room G.03, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Cllr M. Unsworth

M. Richardson	-	Royal Town Planning Institute
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
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 th Century Society
M. Holland	-	Georgian Group
N. Stacey	-	Leicester School of Architecture

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, 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

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<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.

BRAILLE/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

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 19th April 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

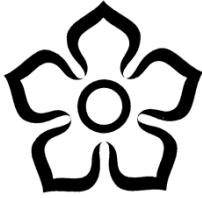
Appendix B

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.



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APPENDIX A

CONSERVATION ADVISORY PANEL
Presentation Suite G.04 – City Hall

19th April 2017

Meeting Notes

Meeting Started 17:20

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)

Apologies

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.

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.

Minutes of Previous Meeting

Agreed

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 facia 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

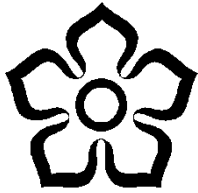
Installation of fence and gate at front elevation (class D1)

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



Leicester
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APPENDIX B

CONSERVATION ADVISORY PANEL

10th May 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) JEWRY WALL MUSEUM 156 – 160 ST NICHOLAS CIRCLE

Planning Applications [20170856](#) & [20170857](#)

Internal alterations to a Grade II Listed Building

This application is for the redevelopment of Vaughan College and the Jewry Wall Museum as a single museum occupying all floors, including the provision of a new stair and lift, a new entrance extension, rear lobby extension, infill extension and general refurbishment.

The building is Grade II Listed and the wider site contains a Scheduled Monument and additional listed structure (Jewry Wall), with additional locally/nationally listed buildings adjacent on Talbot Lane and the Church of St Nicholas.

B) GREAT CENTRAL SQUARE (GREAT CENTRAL STREET/HIGHCROSS STREET)

Pre-app

Construction of part 5 - 11-storey blocks

A presentation will be made on a pre-app proposal for a mixed use development (hotels/conference facilities/offices) on the former Stibbe factory site and the site of the former Great Central Station.

The proposal includes the former station building, which is a Local Heritage Asset, and is adjacent to the All Saints Conservation Area and Central House, which is a Local Heritage Asset.

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>

C) 78-80 LONDON ROAD

Listed Building Consent 20170596 & 20170592

Installation of one non-illuminated free standing sign of freemasons hall (class D2) and external alterations to Grade II listed building (class D2)

D) 136 WESTCOTES DRIVE, BRADGATE HOUSE

Planning Application 20162335

Change of use from care home (class C2) to 13 self-contained flats (13 x 1 bed) (class C3); third floor extension at rear; external alterations

E) 2 NEW STREET

Listed Building Consent 20170561

Listed building consent for internal and external alterations to a grade II listed building

F) ST MARGARETS WAY, ST MARGARETS CHURCH

Planning Application 20170546

Three non illuminated notice boards at church (class D1)

G) 108 LONDON ROAD

Planning Application 20170642

Change of use of first, second & third floors from two flats to five flats (2 x 1 bed, 3 x studio) (class C3); alterations

H) GWENDOLEN ROAD, CROWN HILLS COMMUNITY COLLEGE

Planning Application 20170720

Installation of two storey temporary building at side of school (class D1)

I) 17 ST NICHOLAS PLACE, CIRCLE CARS

Planning Application 20170737 & 20170738

Installation of shopfront at front of taxi office (sui generis) and installation of one internally illuminated fascia sign to front