



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 July 2017**

**Meeting Started 5:15 pm**

**Attendees**

R. Lawrence (Chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), P. Draper (RICS), C. Hossack (LIHS), S. Hartshorne (TCS), S. Cheung (LRSA), P. Ellis (VS), C. Sawday, C. Laughton

D. Harrison (LCC), N. Handa (LCC)

**Presenting Officers**

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

**33. APOLOGIES FOR ABSENCE**

N. Feldman (LRSA), L. Blood (IHBC), M. Holland (GG)

**34. DECLARATIONS OF INTEREST**

None.

**35. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**36. CURRENT DEVELOPMENT PROPOSALS**

**A) LAND TO REAR OF 10-14 NEW STREET**

**Planning Application [20170967](#)**

**Construction of two houses (2 x 3 bed) (class C3); associated landscaping and parking**

The panel supported the principle of the proposal, accepting that the two new houses would have no adverse impact upon the conservation area, as they are hidden away from the streetscene behind the existing buildings.

Concerns were however raised over the design of the houses, with the panel wanting to see a more traditional palette of materials; the houses should be of red brick construction with slate roofs. Improved landscaping would also be

welcomed.

## **SEEK AMENDMENTS**

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

**Planning Application [20171085](#)**

**Construction of part 5 - 11-storey blocks**

The proposal was welcomed by the panel as they supported the conversion of the former GCR station into an exhibition space, as the creation of an active use would secure the future preservation of the locally listed building. The removal of the parapet and its replacement with a glazed roof was supported.

There were no concerns raised over the size, scale and design of the two new buildings (2 hotels & office block) as the new builds would create a good contrast between new and old.

The panel noted that the detail of the materials would be the key to the success of the scheme and that they hoped that the exhibition space would be a fundamental part of the sites redevelopment.

## **NO OBJECTIONS**

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### **C) LAND TO REAR OF 49-55 SANVEY LANE**

**Planning Application [20171168](#)**

**Construction of a two storey dwellinghouse (1 x 3 bed) (class C3)**

The majority of the panel felt that the principle of the house was acceptable and that the long-distance view of St Andrew's Church spire wasn't a deliberate view and as such it's setting was unaffected.

They did however comment that the house was of a poor and basic design and that a higher standard of design should be required, due to the sites sensitive location within the Aylestone Village Conservation Area.

## **SEEK AMENDMENTS**

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### **D) 1 ST ALBANS ROAD**

**Planning Application [20170973](#)**

**Demolition of part of building; change of use (class A2) and erection of 5 & 6 storey rear extension to form 35 student flats (25 x studio, 10 x 5 bed) (sui generis); alterations to existing building**

Although the panel accepted the principle of the proposal, there were strong concerns over the development in its current form, which would have a detrimental impact upon the historic environment.

There were concerns over the proposed changes to the ground floor of the existing building, as the new shopfront failed to relate to the architectural merits of the upper floors, harming its appearance. It was suggested that the applicant should seek to restore the original ground floor design, but in a simplified version. Concerns were also raised over whether the amount of glazing proposed would be achievable, without creating structural issues.

The panel accepted the principle of redeveloping the car park, introducing a new block of residential accommodation. It was however felt that a 6-storey building as proposed was too high and that in its current form would have an overpowering impact upon the streetscene. It was agreed that a 4-storey block would be more appropriate for the location.

Strong concerns were raised over the design of the upper two floors, with the cladding system proposed considered wholly inappropriate for the location. The design of the 4-storey element was more positively received, but they felt that it needed more horizontal emphasis and a better relationship between the original building and the 1<sup>st</sup> two floors of the new build. The introduction of a roofscape, as opposed to a flat roof, was also recommended.

## **OBJECTIONS**

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

### **E) 34 VICTORIA PARK ROAD**

Planning Application 20171018

Installation of 1.2m high bow top railings to front of house (class C3)

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### **F) 3 MAIN STREET HUMBERSTONE**

Planning Applications 20171122 & 20170986

External alterations to grade II listed building & construction of boundary wall at the front of office (class B1)

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### **G) 10 HIGHFIELD STREET**

Planning Application 20170806

Change of use from ground floor shop (class A1) to restaurant/cafe (class A3); installation of shopfront

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### **H) 38 DANESHILL ROAD**

Planning Application 20171035

Replacement windows and door to rear of house

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### **I) 3A KNIGHTON PARK ROAD**

Planning Application 20171069

Construction of basement extension at front and alterations to form new external access to basement of house (class C3)

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**J) 39-41 HIGH STREET**

Advertisement Application 20171023 & Planning Application 20171022  
Installation of three externally illuminated fascia signs; one internally illuminated projecting sign to restaurant (class A3) & retrospective application for installation of shopfront to restaurant (class A3)

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**K) 11 STONEYGATE AVENUE**

Planning Application 20170928  
Construction of boundary wall and gates at front of house (class C3)

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**L) GRANBY ROAD, GRANBY PRIMARY SCHOOL**

Planning Application 20171129  
Construction of canopy at rear of school (class D1)

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**M) 9 NEWTOWN STREET**

Planning Application 20171134  
Construction of single storey extension at rear of house (class C3)

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**N) 30-32 SHAFTESBURY AVENUE, 88 NEWINGTON STREET**

Planning Application 20171148  
Alterations at front; two storey extension at side; single storey extensions and dormer extension at rear of residential care home (class C3)

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**O) 18 HIGHFIELD STREET**

Planning Application 20170202  
Change of use from offices (class B1) to restaurant/cafe on ground floor (class A3) and two flats (1x studio, 1x 1bed) on first and second

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**P) 77 LONDON ROAD**

Planning Application 20171151  
Installation of ventilation flue at rear

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**Q) 18 PREBEND STREET, BRADGATE HOTEL**

Planning Application 20171066  
Alterations and partial demolition of existing hotel and construction of two storey extension with accommodation in roof to create 23 additional bedrooms with en suites (class C1)

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**Q) 7-9 POCKLINGTONS WALK**

Planning Application 20171062

Installation of double doorway opening to front of building

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**R) 2 ST MARTINS**

Listed Building Consent 20171061

External alterations to grade II\* listed building

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**S) WHARF STREET SOUTH, TELEPHONE EXCHANGE**

Planning Application 20171173

External alterations

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**T) 4-8 GRANBY STREET**

Advertisement Application 20171196 & Planning Application 20171195

Installation of shopfront at front of restaurant (class A3) & installation of two internally illuminated fascia signs; one internally illuminated double-sided projecting sign; four internally illuminated signs

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**U) 58A LONDON ROAD**

Planning Application 20171212

Installation of two externally illuminated fascia signs

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**Next Meeting – Wednesday 9<sup>th</sup> August 2017, G.03 Meeting Room 3, City Hall**

**Meeting Ended – 18:30**

