



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 9 AUGUST 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

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

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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

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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

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 12th July 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
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**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

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

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

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 1st two floors of the new build. The introduction of a roofscape, as opposed to a flat roof, was also recommended.

OBJECTIONS

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)

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)

G) 10 HIGHFIELD STREET

Planning Application 20170806

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

H) 38 DANESHILL ROAD

Planning Application 20171035

Replacement windows and door to rear of house

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)

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)

K) 11 STONEYGATE AVENUE

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

L) GRANBY ROAD, GRANBY PRIMARY SCHOOL

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

M) 9 NEWTOWN STREET

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

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)

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

P) 77 LONDON ROAD

Planning Application 20171151
Installation of ventilation flue at rear

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)

Q) 7-9 POCKLINGTONS WALK

Planning Application 20171062

Installation of double doorway opening to front of building

R) 2 ST MARTINS

Listed Building Consent 20171061

External alterations to grade II* listed building

S) WHARF STREET SOUTH, TELEPHONE EXCHANGE

Planning Application 20171173

External alterations

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

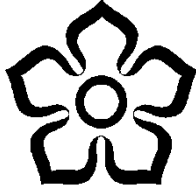
U) 58A LONDON ROAD

Planning Application 20171212

Installation of two externally illuminated fascia signs

Next Meeting – Wednesday 9th August 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 18:30



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APPENDIX B

CONSERVATION ADVISORY PANEL

9th August 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) University of Leicester – various sites Pre-app

A presentation will be made on pre-app proposals for a number of sites within the property portfolio of the University of Leicester.

B) 11 ELMFIELD AVENUE, ASHFIELD

Planning Application [20171457](#)

Demolition of single dwelling and construction of a three storey 72 bed care home (class C2)

This application is for the demolition of a large existing detached house and the development of a three storey care home, with associated landscaping and car park.

The site is located in the Stoneygate Conservation Area.

C) 2-4 PEACOCK LANE, 16 NEW STREET

Listed Building Consent [20171517](#)

Change of use from office (class B1) to hotel (class C1); extensions and alterations

This application is for the conversion of the existing office building to use as a boutique hotel, with some extensions and internal alterations.

Number 16 New Street is Grade II Listed, while the site is located in the Greyfriars Conservation Area and is adjacent to a number of other listed buildings.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 8th August 2017. Contact: Justin Webber (454 4638), Sam Peppin Vaughan (454 2973) 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>

D) DUMBLETON AVENUE, CHRIST CHURCH ROOMS
Planning Application 20171319
Replacement ground and first floor windows to church rooms (class D1)

E) THE GATEWAY, PORTLAND BUILDING, DE MONTFORT UNIVERSITY
Planning Application 20170769
Installation of 2 extraction flues, air handling units; and canopies to university building (class D1)

F) 16 WOODLAND AVENUE
Planning Application 20171248
Construction of single storey extension at front of house (class C3)

G) 13 CHURCH LANE
Planning Application 20171156
Installation of 1.2m high gates to front; alterations and increase in height of roof; construction of dormer extensions to front, side and rear of house (class C3)

H) 18 FRIAR LANE
Planning Application & Listed Building Consent 20171320 & 20171321
Change of use from offices (class B1(a)) to house in multiple occupation (1 x 7 bed) (sui generis); alterations

I) 368 LONDON ROAD, GABLES HOTEL
Planning Application 20171208
Installation of condensor units and fencing to rear of building

J) 99 LONDON ROAD, GROUND FLOOR SHOP

Planning Application 20171356
Installation of replacement shopfront

K) 32 OXFORD STREET, JAIN CENTRE
Planning Application 20171322
Construction of dormer extension and spiral staircase to roof of place of worship (class D1)

L) 22 DANESHILL ROAD
Planning Application 20171389
Change of use from house (class C3) to seven flats (1x 2 bed, 6x studio)(class C3); construction of single storey rear extension and rear

M) 4 LANCASTER ROAD
Planning Application 20171380
Change of use of house (1x 3bed)(class c3) to two self contained flats (2x 2bed); alterations (class C3)

N) 21 STOUGHTON ROAD, LAND ADJACENT TO
Planning Application 20171347
Construction of two storey detached building with accommodation in roof and dormer to rear to form a dwellinghouse (1 x 4 bedroom)

O) 216 LONDON ROAD, ST JAMES THE GREATER VICARAGE
Planning Application 20171377
Formation of one self-contained flat (1x 2bed) (class C3) on second floor; alterations and replacement windows to rear and sides; new external staircase at side and raised decking at rear

P) GRANBY ROAD, GRANBY PRIMARY SCHOOL
Planning Application 20171358
Construction of external staircase to rear of school (class D1); alterations

Q) QUEEN STREET, ATHENA
Planning Application 20171068

Construction of four storey extension on top of existing single storey side element of grade ii listed building to provide 11 flats

Q) 2 YEOMAN STREET

Planning Application 20171374

Change of use to 17 flats (6 x 1 bed, 5 x 2 bed, 4 x 3 bed) (class C3); including extensions and alterations

R) 1 GRANBY STREET

Listed Building Consent 20170932

Internal alterations to grade ii listed building

S) SHIRES LANE/HIGH STREET, CORNER OF

Planning Application & Advertisement Application 20171360 & 20171361

Installation of shopfront to restaurant (class A3) & installation of three externally illuminated fascia signs to restaurant (class A3)

T) CORNER OF FOX LANE AND HUMBERSTONE GATE

Planning Application 20171505

Notification for installation of telephone kiosk

U) AYLESTONE ROAD, GAS SITE

Planning Application 20171546

Demolition of two buildings

V) 6 TOLLER ROAD

Planning Application 20171032

Replacement of ground and first floor windows at front and alterations to house (class C3)