



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 13 SEPTEMBER 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)

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
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
M. Holland	-	Georgian Group
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
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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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 9th August 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, 9 August 2017**

Meeting Started 5:20 pm

Attendees

R. Gill (Chair) R. Lawrence (Vice-chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), S. Hartshorne (TCS), P. Ellis (VS), C. Sawday, C. Laughton, N. Feldman (LRSA), M. Holland (GG)

Brita Sread (University of Leicester), Charles Dokk-Olsen (Architect)

Presenting Officers

S. Peppin Vaughan

37. APOLOGIES FOR ABSENCE

C. Hossack (LIHS), L. Blood (IHBC), N. Stacey (LSA)

38. DECLARATIONS OF INTEREST

S. Hartshorne declared she was employed by the University of Leicester.

39. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

40. CURRENT DEVELOPMENT PROPOSALS

**A) PRE-APPLICATION PRESENTATION BY THE UNIVERSITY OF
LEICESTER ON PROJECTS**

The panel were shown emerging plans for two sites.

**B) 11 ELMFIELD AVENUE, ASHFIELD
Planning Application 20171457**

Demolition of single dwelling and construction of three storey 72 Bed Care Home

The panel did not feel the proposed redevelopment would preserve or enhance

the character and appearance of the Stoneygate Conservation Area.

There was a general acceptance that the property would be well screened from the public highway, but the scale and size of the building seemed excessive for the amount of garden space within which it would be located. They considered the design of the new building lacked coherence and would not complement the overall character of the conservation area.

They felt the widening of the gate piers would undermine their character but the general boundary treatments were acceptable otherwise.

OBJECTIONS

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

The panel were supportive of the change of use of the building to a hotel. They felt that the rear extension and the lift extension were acceptable elements.

Concerns were raised that the roof extension would appear too modern and out of context with the main building and surrounding area. Specific concerns were raised about how much glazing could be achieved given the need for privacy in the rooms.

They felt a modern extension was acceptable in principle but greater reference should be made to the proportions of the main building.

The panel further felt the proposed new rear door was not the appropriate location for a replica grand door and that a simple modern door, set-back within the building would be preferable.

SEEK AMENDMENTS

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

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**

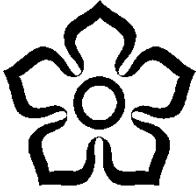
**U) AYLESTONE ROAD, GAS SITE
Planning Application 20171546
Demolition of two buildings**

**V) 6 TOLLER ROAD
Planning Application 20171032
Replacement of ground and first floor windows at front and alterations to house (class C3)**

**Next Meeting – Wednesday 13th September 2017, G.03 Meeting Room 3,
City Hall**

Meeting Ended – 19:00

Appendix B



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APPENDIX B

CONSERVATION ADVISORY PANEL

13th September 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) 223 EVINGTON LANE

Planning Application [20171381](#)

Construction of single storey front porch extension; two storey side extension; single storey and three storey rear extension; alterations and addition of third storey to existing house (class C3)

This application is for a substantial reworking of an existing detached house.

The site is located in the Evington Village Conservation Area.

B) 221-223 BELGRAVE GATE

Planning Application [20170823](#)

Four storey extension to roof of two storey mixed use building (retail unit and 8 x 1bed flats (class C3)) to create twenty flats (20 x 1bed and 13 x studio)

This application is for the extension of an existing two storey building to create a six storey building.

The site is located close to the Grade II* Listed former Church of St Mark.

C) 122-132 BELGRAVE GATE AND 1 GARDEN STREET

Planning Application [20171396](#)

Demolition of existing buildings; one, four and seven storey block with three retails units (class A1), one warehouse (class B8) and one office (class B1) or general industrial (class B2) unit on the the ground floor and twenty flats on upper floors (4 x studios, 8 x 1bed, 6 x 2bed, 2 x 4bed) (class C3)

This application is for the demolition of the existing properties on the site and the construction of a series of mixed use blocks.

The site is subject to an Article 4 Direction covering demolition and is opposite a Local Heritage Asset.

D) 19 & 21 LANCASTER PLACE

Listed Building Consent [20171425](#) & [20171427](#)

Internal and external alterations to grade II listed building

This application is for internal alterations and rear extensions to two HMOs.

The properties are Grade II Listed and located adjacent to various other Grade II Listed Buildings within the Central Fire station complex.

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>

E) 208 KNIGHTON ROAD

Planning Application 20171338

Resurfacing of drive and forecourt; installation of CCTV camera to office (class B1)

F) 24 SPRINGFIELD ROAD

Planning Application 20171241

Demolition of existing conservatory and construction of single storey extension at rear of house (class C3)

G) JUBILEE SQUARE

Planning Application 20171606

Installation of 35 metre high temporary ferris wheel on public square

H) EAST AVENUE, ST JOHN THE BAPTIST C OF E PRIMARY SCHOOL

Planning Application 20170526

Construction of three single storey extensions to school (class D1); alterations

I) 229 AYLESTONE ROAD

Planning Applications 20171512 & 20171513

Replacement windows to front and rear of house (class C3) & external alterations to grade II listed building

J) 289 LONDON ROAD

Planning Application 20171454

Construction of single storey outbuilding to rear of dwellinghouse for use as gym and storage; replacement fencing to boundary with Toller Road and London Road; alterations to vehicle

K) 274-276 LOUGHBOROUGH ROAD

Planning Application 20171481

Change of use of ground floor shop (class A1) to two self- contained flats (2 x 1 bed); single storey extension at the rear; alterations at front; external stair at the rear and 2m high fence at rear at first floor level (class C3)

L) LEICESTER GENERAL MARKET, MARKET PLACE

Planning Application 20171679

Installation of 3 metre statue with plinth

M) 38 KNIGHTON ROAD

Planning Application 20171519

Installation of replacement of four windows and one bay window at front of house (class C3)

N) 12A LANDSCAPE DRIVE

Planning Application 20171439

Alterations and addition of first floor, two storey side and rear extension and alterations to existing bungalow (class C3); two storey detached outbuilding for use as garage, workshop

O) 107 GRANBY STREET, LAST PLANTAGENET

Planning Application 20171448

Change of use of first to fourth floor offices (class B1) to 38 bed hotel (class C1)

P) 2B FRANCIS STREET

Planning Application 20171543

Change of use from shop (class A1) to educational establishment (class D1) on ground floor

Q) ST MARGARETS WAY, CITYGATE HOUSE

Planning Application 20171538

Installation of two non-illuminated fascia signs

R) 11 UPPER KING STREET

Listed Building Consent 20171595

External alterations to grade II listed building

S) GRANVILLE ROAD, DE MONTFORT HALL

Planning Application 20171737

External alterations to grade II listed building

T) 156-160 ST NICHOLAS CIRCLE, JEWRY WALL MUSEUM

Planning Application 20170857

Internal and external alterations to grade ii listed building (amended plans 16/8/17)

U) 7 STANLEY ROAD, EASTFIELD HALL

Planning Application 20171650

Internal alterations to listed building to facilitate change of use from care home (class C2) to residential (class C3) (1 x 4 bed house) and works to install CCTV equipment on front, side and rear

V) 55-59 HUMBERSTONE GATE

Planning Application 20171626

Installation of new windows to first and second floor of front of shop (class A1)

W) 41 GUILDHALL LANE, MANSION HOUSE

Planning Application 20171637

Replacement windows to office (B1(a))

X) LONDON ROAD, OUTSIDE LEICESTER RAILWAY STATION
Planning Application 20171640
Internal alterations to grade ii listed telephone kiosk

Y) 3 WESTHILL ROAD
Planning Application 20171557
Residential development for one dwelling (class C3) (outline application including access, layout and scale all other matters reserved)

Z) 122-124 GRANBY STREET
Planning Application 20171670
Change of use of part of ground floor from shop (class A1) to hot food takeaway (class A5), installation of ventilation flue at rear

A1) 16 NEWMARKET STREET
Planning Application 20171668
Construction of dormer extension at rear and installation of rooflights at front of house (class C3)

A2) CORPORATION ROAD, ABBEY PUMPING STATION MUSEUM
Planning Application 20171594
Demolition of outbuilding and removal of oil storage tanks and screen fencing within curtilage of grade II listed building

A3) RATCLIFFE ROAD, MARY GEE HOUSES
Planning Application 20171735
Demolition of building to rear; external alterations to student accommodation (sui generis)

A4) 2-4 HUMBERSTONE GATE & 1-3 HAYMARKET
Planning Application 20171688 & 20171687
Installation of ten internally illuminated fascia signs; four internally illuminated logo signs, six internally illuminated window signs and four internally illuminated atm signs (class A2) & installation of shopfront and atm; external alterations (class A2)

