



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 11 OCTOBER 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
C. Jordan	-	Leicestershire Archaeological & Historical Society
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

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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 13th September 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

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Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 13 September 2017

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), S. Eppel (LCS), D. Martin (LRGT), S. Hartshorne (TCS), P. Ellis (VS), C. Laughton, C. Hossack (LIHS), N. Stacey (LSA), S. Cheung (LRSA), R. Woolford (LRSA), P. Draper (RICS)

Presenting Officers

J. Webber (LCC)

1. APOLOGIES FOR ABSENCE

R. Gill, L. Blood (IHBC), C. Sawday, M. Richardson (RTPI), M. Holland (GG), Cllr M. Unsworth, N. Feldman (LRSA)

2. DECLARATIONS OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

Before the meeting, there was a short discussion about the proposed CAP Terms of Reference. The Chair proposed that members would look at the document and report back any comments at the next meeting.

4. CURRENT DEVELOPMENT PROPOSALS

A) 223 EVINGTON LANE

Planning Application [20171381](#)

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

The Panel were concerned that the house would look overly dominant in relation to its plot, both in terms of height and width. The design was considered to be too flat

and boxy. They did not object to the principle of demolishing the existing property and concluded it was of modest interest. They were also comfortable with a modern style for the new property, but were concerned the extent of render was oppressive and lighter touch would be more modern looking. As such they recommended more of the front elevation was given over to glazing. They also favoured more set-backs.

SEEK AMENDMENTS

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)

The panel did not feel the proposed development would preserve or enhance the setting of nearby heritage assets. The panel did not object to the principle of additional development on the site. Concerns were though raised over the proposed building height and the appropriateness of the materials. The design was not considered to be of a high quality and the lack of images showing the streetscene was considered as a point that made assessment more difficult.

The panel were not convinced the proposed front elevation would sit well alongside the adjacent attached property and considered that the colour palette did not unify the design well. The high parapet wall was considered to create an uncomfortable appearance. The panel suggested the design be fully reconsidered.

OBJECTIONS

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)

The panel were supportive of the principle of some development on the site and there were a variety of views as to whether the existing properties should be retained. The panel broadly agreed that the buildings were of historic interest, rather than having strong visual interest and that their current condition was heavily compromised.

The panel considered that the proposed massing worked but there was lack of relationship between the architectural detailing of the new development and its context. The panel also thought a more comprehensive scheme, featuring the whole block would be beneficial. More articulation on the side elevations was proposed and greater variety and depth in the fenestration more generally. Concern was

raised over the lack of cohesiveness between the shopfronts and the upper storeys, while the appearance was considered to be disappointingly bland.

SEEK AMENDMENTS

D) 19 & 21 LANCASTER PLACE

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

Internal and external alterations to grade II listed building

The panel strongly objected to the proposed development, which they considered to be harmful to the setting of the group of listed buildings. The cohesiveness of the various houses and their relationship to the fire station were considered to be an important aspect in their heritage significance and the loss of garden space was considered harmful to the established layout.

OBJECTIONS

The panel had no objections/observations on the following applications (with the exception of item 'U'):

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 *N.b. This will go the next meeting of the Conservation Advisory Panel
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)

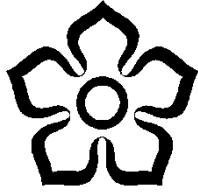
A4) 2-4 HUMBERSTONE GATE & 1-3 HAYMARKET

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)

Next Meeting – Wednesday 11th October 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 18:45



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APPENDIX B

CONSERVATION ADVISORY PANEL

11th October 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) ST GEORGES CHURCH, RUTLAND STREET

Planning Application [20171911](#)

Landscaping; removal of 21 trees including 2 protected by tree preservation order; removal of wall; partial removal of railings

This application is for a landscaping scheme to the churchyard, including some tree and wall removal.

The site is located in the St Georges Conservation Area, while the Church is Grade II Listed.

B) 7 STANLEY ROAD, EASTFIELD HALL & 7A STANLEY ROAD

Planning Application/ Listed Building Consent [20171650](#), [20171649](#), [20171973](#), [20171974](#)

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 elevations

Change of use from care home (C2) to residential flats (C3), incorporating internal reconfiguration and alterations required for change of use

The proposal is to subdivide the grade II listed building into two sites; 7 & 7A Stanley Road. The proposal is to convert 7 Stanley Road into a single 4-bed dwellinghouse, with internal and external alterations to the listed building; these works have started but not been completed. The applications for 7A Stanley Road are retrospective, as the building has already been converted into 12 x residential flats, including internal alterations and the creation of a new access.

The property is Grade II Listed and is located in the Stoneygate Conservation Area.

C) 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

This application is for the demolition of the existing 1930s outbuilding and linked structures.

The building is curtilage listed, in relation to the Grade II Listed Abbey Pumping Station.

D) 100 WELFORD ROAD, LAND REAR OF

Planning Application [20171730](#)

Demolition of three buildings; mixed use development comprising two buildings for 13 apartments; one new building for office (class B1); car parking

This application is for the demolition of a group of buildings and the development of replacement structures.

The site is located in the New Walk Conservation Area.

E) ST SAVIOURS ROAD, ST SAVIOURS CHURCH

Planning Application/ Listed Building Consent [20171831](#) & [20171830](#)

Internal and external alterations to grade II* building (class D1) & removal of three TPO trees, vehicular access, gates/pillars and parking; alterations (class D1)

This application is for various works to facilitate the use of the church by a new religious group.

The property is Grade II* Listed and adjacent to two Local Heritage Assets.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 10th October 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>

F) JUBILEE SQUARE

Planning Application 20171782

Installation of temporary ice rink on public square

G) 39 GALLOWTREE GATE
Planning Application 20171775
Installation of one non illuminated sign to atm

H) 356 ST SAVIOUR'S ROAD
Planning Application 20171660
Alterations to factory and new vehicular access (class B2)

I) VICARAGE LANE, SHREE DARJI GNATI HALL
Planning Application 20171630
Replacement of part of boundary wall to community centre (class D1)

J) UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD
Planning Application 20171883
Construction of single storey and three storey extensions to sides of building;
partial demolition of existing buildings; pedestrian access; associated
landscaping (class D1)

K) 2A SAXBY STREET
Planning Application 20171793
Retrospective application for use of site as a hand car wash with ancillary
offices and staff/customer facilities (sui generis)

L) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, ENGINEERING BUILDING
Listed Building Consent 20171796
Internal and external alterations to grade II* listed building

M) 18 MALVERN ROAD
Planning Application 20171724
Installation of replacement windows at front and rear to first and second floor of
house class C3)

N) 28 WEST AVENUE
Planning Application 20171781
Installation of replacement of six sash windows to first floor of house (class C3)

O) 141 GRANBY STREET, GROUND FLOOR BEAUMONT HOUSE
Planning Application 20171815

Change of use of ground floor from office to restaurant and hot food takeaway (class A3/A5); shop front at front; extract grills at rear

P) 10 FRIAR LANE AND 1 BERRIDGE STREET

Planning Application 20171923

Application for installation of extraction flue to rear of restaurant (class A3)

Q) FIELDING JOHNSON BUILDING, UNIVERSITY OF LEICESTER

Listed Building Consent 20171844

Internal alterations grade II listed building

R) 2 KING STREET

Planning Application 20171856

Change of use from drinking establishment (class A4) to basement cafe/restaurant (class A4) and four houses in multiple occupation (1 x 5 persons; 3 x 6 persons) (class C4) alterations

S) ROTHLEY STREET, BELGRAVE NEIGHBOURHOOD CENTRE

Listed Building Consent 20171428

Internal alterations to grade II listed building

T) 23 KNIGHTON ROAD

Planning Application 20171751

Construction of single storey extension to front of house (class C3)

U) 2 SACKVILLE GARDENS

Planning Application 20171857

Construction of a single storey extension at front and rear; two storey extension at front, side and rear; rooflights and alterations to house (class C3)

V) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, PERCY GEE BUILDING

Planning Application 20171855

Demolition of part of building; construction of two and three storey extension to Percy Gee Building (class D1)

W) 15 STONEYGATE ROAD

Planning Application 20171877

Retrospective application for installation of paving at front; landscaping; 1.2m high wall at sides of house (class C3)

X) 101 LONDON ROAD

Planning Applications 20171825 & 20171826

Retrospective application for the retention of atm to front of shop (class A1) & retrospective application for installation of one illuminated fascia sign to ATM (class A1)

Y) 141 GRANBY STREET, GROUND FLOOR BEAUMONT HOUSE

Planning Application 20171816

Installation of one internally illuminated fascia sign; two internally illuminated projecting signs; nine non-illuminated boxed balustrade signs to restaurant/hot food takeaway (class A3/A5)

Z) 6 SPRINGFIELD ROAD

Listed Building Consent 20171697

Internal and external alterations to grade II listed building

A1) 185 LONDON ROAD

Planning Application 20171963

Construction of single storey extension at side of house (class C3)

A2) 57 HUMBERSTONE GATE

Planning Application 20171745

Construction of single storey extension to front of cafe (class A3)

A3) 368 LONDON ROAD, GABLES HOTEL

Planning Application 20172027

Variation of condition attached to permission 20150787 (condition 2: submitted plans)

A4) 15 UPPER KING STREET

Planning Application 20171773 & 20171774

Replacement front door; external alterations (class B1) & internal and external alterations to grade II listed building

A5) ST SAVIOURS ROAD, ST SAVIOURS COMMUNITY CENTRE

Planning Application 20171930

Refurbishment and repair works; internal alterations to community centre (class D1)

A6) 29 RUTLAND STREET, PREMIER HOUSE

Planning Application 20171582 & 20171583

Installation of access ramp; alterations (class B1) & internal and external alterations to grade II listed building