



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 8 November 2017

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice-Chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), N. Stacey (LSA), C. Jordan (LAHS), C. Laughton, S. Cheung (LRSA), R. Woolford (LRSA)

Presenting Officers

J. Simmins

49. APOLOGIES FOR ABSENCE

L. Blood (IHBC), N. Feldmann (LRSA), M. Holland (GG), C. Sawday

50. DECLARATIONS OF INTEREST

None.

51. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

52. CURRENT DEVELOPMENT PROPOSALS

A) 21 SOUTHAMPTON STREET

Planning Application [20171959](#)

DEMOLITION OF FACTORY; CONSTRUCTION OF EIGHT STOREY BLOCK OF FLATS (6 X STUDIOS, 7 X ONE-BED AND 16 X TWO-BED)(CLASS C3)

The principle of a residential development on the site was accepted by the panel, however, they were concerned about the height of the current proposal and how, at 8-storeys, the development would be out of scale with the streetscene, having an overbearing impact upon views into and out of the conservation area.

Concerns were also raised over the design of the development and how it failed to relate to the existing buildings, with a bland and featureless design. The panel also raised concerns over the lack of an active frontage to the ground floor.

It was recommended that any development should be limited to 5 / 6 storeys in height, similar to that of the existing former industrial buildings within the street and the outstanding planning permission on the adjacent site. The design should draw inspiration from the existing building stock with a strong vertical emphasis.

OBJECTIONS

B) 6-8 ST MARTINS, 17 NEW STREET

**Planning Application/ Listed Building Consent [20172166](#) / [20172110](#)
INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
CHANGE OF USE FROM OFFICE (CLASS B1) TO CENTRE FOR RELIGIOUS
COMMUNITY (NO USE CLASS); ALTERATIONS**

The panel supported the proposal as it brought a vacant listed building back into an active use. They noted the internal alterations proposed by the applicant, feeling on balance that the works were justified in order to accommodate the new use.

They requested that the applicant retains all chimneystacks above roofline and that the existing railings to the New Street boundary wall are removed / replaced with a more sympathetic design. It would also be desirable for the safe door to be retained, possibly fixed in an open position within the lift lobby.

NO OBJECTIONS

C) 35 RUTLAND STREET

**Listed Building Consent [20171913](#)
CHANGE OF USE OF BASEMENT AND GROUND FLOORS FROM LIGHT
INDUSTRIAL (CLASS B1(c)) TO RETAIL (CLASS A1), FINANCIAL AND
PROFESSIONAL SERVICES (CLASS A2), CAFE/RESTAURANT (CLASS A3),
OFFICES (CLASS B1(a)),NON-RESIDENTIAL INSTITUTIONS (CLASS D1) AND
ASSEMBLY AND LEISURE (CLASS D2); TWO STOREY EXTENSION TO ROOF;
ALTERATIONS**

The panel accepted the change of use, but raised concerns over the 2-storey roof extension, as it was not a sympathetic addition to the original building and did not preserve the setting of St George's Church or the character and appearance of the conservation area.

A discussion was had over the principle of a roof extension, with the majority of the panel accepting that the principle of an extension would be acceptable and that a contemporary design is the correct approach. However, they were split over whether a roof extension could be 2-storeys or needed to be restricted to single storey. Nevertheless, it was noted that from street level, the first floor of the extension would not be visible due to the retention of the parapet and the set-back.

The panel were concerned over the general design of the extension as proposed, feeling that its solid appearance and low glazing/wall ratio meant that it did not relate well to the original building and would have an overbearing impact. Concerns were also raised over the projection of the 2nd floor of the extension and how this

made it more visible from the street.

It was recommended that the applicant should take more inspiration from the roof extension at the adjacent Exchange building, as its heavily glazed finish and light design created a high-quality design more befitting the sensitive location.

OBJECTIONS

D) CAP Terms of Reference

The panel members have reviewed the terms of reference and are broadly happy with its contents. However, the following changes were suggested:

Para 2.1 – the N.B. line about Historic England & SPAB is duplicated in 2.3 and can therefore be removed

Para 2.3 – this line should not be in the terms of reference. Historic England & SPAB may send a representative in the future

Para 2.14 – ‘annual meeting’ should be changed to a meeting ‘from time to time’ as per para 2.15

Para 4.2 – reworded to say that the chair will ask the panel if they wish the member to leave the room or whether they can remain, but not contribute / influence the discussion

General comments:

The training of members as proposed in 2.15 should be the same type of training as is offered to elected members (i.e. planning committee training).

The panels remit should also cover the promotion of good design (i.e. NPPF para 64). Can this be added into the terms of reference

It was recommended that the above changes should be added and the terms of reference re-sent and discussed once more at the December CAP meeting.

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

E) 6 SPRINGFIELD ROAD

Planning Application 20171697

Internal and external alterations to grade ii listed building

F) 185 LONDON ROAD

Planning Application 20171963

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

G) 57 HUMBERSTONE GATE
Planning Application 20171745
Construction of single storey extension to front of cafe (class A3)

H) 15 UPPER KING STREET
Planning Application/ Listed Building Consent 20171773 & 20171774
Replacement front door; external alterations (class B1) & internal and external alterations to grade ii listed building

I) NEW STREET, LAND ADJACENT
Planning Application 20172013
Replacement surfacing to carpark; construction of 2m boundary wall to front

J) 9 WESTHILL ROAD
Planning Application 20172050
Construction of single storey extension at side; basement store at rear of house (class C3)

K) 72 STONEYGATE ROAD
Planning Application 20172034
Replacement sashes to ground floor front bay window to fit 14mm double glazed units

L) 52-56 HIGH STREET
Planning Application 20171108
Fourth floor extension to provide three self-contained flats (3 x 1 bed) (class C3) and staircase to roof

M) 7-9 MARKET PLACE
Listed Building Consent 20171837
Internal alterations to a listed building

N) UPPER KING STREET, HOLY TRINITY CHURCH
Planning Application 20172002
Demolition of existing entrance and replacement with new entrance; solar panels to roof of church (class D1)

O) 184-186 LONDON ROAD
Planning Application 20172039
Retrospective application for removal of chimney stacks (class C3)

P) 47-55 NORTHGATE STREET
Planning Application 20171126
Construction of five storey building; retail unit (class A1/A3) on ground floor, 69 residential apartments on part of ground floor and all of floors 1-5 (36 x 1bed, 33 x 2bed) (class C3); parking

Q) 9 ST JAMES ROAD
Planning Application 20171961

Construction of one dwelling (1 x 3 bed) at side of house (class C3)

R) 44 KNIGHTON DRIVE

Planning Application 20171898

Installation of hardsurface to front and side of house; construction of 0.9m high wall at front and 0.9m high walls to both sides of forecourt

S) 38 ST MARTINS SQUARE SHOPPING CENTRE

Listed Building Consent 20172132

Removal of existing first floor construction and flat ceiling soffit; raising of archway and installation of new arched soffit

T) LONDON ROAD, CLARENDON PARK CONGREGATIONAL CHURCH

Planning Application 20171906 & 20172268

Internal and external alterations to grade ii listed building & replacement of 3 no. antennas on building; alterations

NEXT MEETING – Wednesday 13th December 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 18:20

