



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 8 NOVEMBER 2017
TIME: 5:15 pm
PLACE: Meeting Room G.02, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Cllr M. Unsworth

L. Blood	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
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
N. Stacey	-	Leicester School of Architecture
M. Holland	-	Georgian Group
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute

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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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 11th October 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

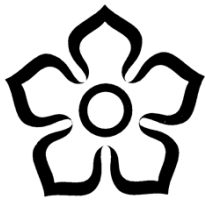
Appendix B

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, 11 October 2017

Meeting Started 5:15 pm

Attendees

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

C. Gooch (LCC), D. Munro (Munro + Whitten Landscape Architects), A. Khoury (Khoury Architects)

Presenting Officers

J. Webber, J. Simmins

45. APOLOGIES FOR ABSENCE

L. Blood (IHBC)

46. DECLARATIONS OF INTEREST

N. Feldmann is the architect for item D) 100 Welford Road, Land Rear Of

47. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

48. CURRENT DEVELOPMENT PROPOSALS

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

The majority of the panel were in support of the proposal, as the works will enhance the setting of St George's Church; a grade II* listed building. It was felt that the removal of some trees from within the churchyard would open up views of the church, improving its visual appreciation, making it more of a visual reference point from Orton Square.

The re-use of the existing metal railings was welcomed, but concerns were raised over the relocation of the gravestones; it was recommended that they be repositioned ad-hoc as opposed to in formal rows.

NO OBJECTIONS

Late Item: 1 St Albans Road

Pre-application

Demolition of part of building; change of use (class A2) and erection of 4 storey rear extension to form student flats

The reduction in height of the proposed rear extension to 4-storey was welcomed by the panel, as it allowed for the extension to better respect the original building, preserving the character and appearance of the Conservation Area. However, it was recommended that the top floor should have a different treatment, breaking up the visual massing of the extension.

Questions were asked over the treatment of the existing ground floor of the original building, fronting onto London Road. It was suggested that the original ground floor openings should be reinstated, but the actual windows didn't have to replicate the original windows (as seen on historic photographs).

An active use of the ground floor rooms to the front of the original building would be welcomed, increasing the interaction between building and streetscene.

SEEK AMENDMENTS

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

7 Stanley Road, Eastfield Hall

The panel accepted the proposed change of use from a care-home to a 4-bed residential home, noting that it would reintroduce the original use of the grade II listed building and would open up original spaces, allowing for a better appreciation of the building.

It was recommended that as new doors are required throughout, that the design is carefully controlled (through conditioning).

NO OBJECTIONS

7A Stanley Road

Strong objections were raised by the panel over the principle of the proposal, as the subdivision of 7A into 12 residential units is an unacceptable level of subdivision, causing harm to the historic fabric and having a detrimental impact upon the special interest of the listed building.

The works already carried out to the building was considered highly damaging to the historic fabric and it was recommended that this needs to be addressed.

OBJECTIONS

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

Concerns were raised by the panel over the demolition of the curtilage listed outbuilding, as the applicant had failed to justify its removal.

Although the panel acknowledged that visually the structure looked architectural interest, once the historical significance of the building was explained, it was evident that the structure is rare and is of historical significance, requiring retention and interpretation.

It was felt that the applicant had not adequately considered the historical significance of the building and that the loss of it was not justified on the benefits of opening up views of the principle listed building, Abbey Pumping Station, or enhanced play provision in the wider space.

The panel recommended that the surrounding fencing should be removed, opening up views of this unique outbuilding and encouraged additional interpretation material.

OBJECTIONS

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

The proposed demolition and redevelopment of the site was supported by the panel. They welcomed the retention of the two oldest and least altered buildings within the site, whilst accepting the demolition of the other three

buildings.

The replacement new builds were considered to be of an appropriate size, scale and design for the location. The material palette was also deemed acceptable, as it would complement the surrounding area.

It was considered that the rear elevation of the existing buildings, fronting the Regent Road surface car park was an eyesore and that the works as proposed would improve the appearance of this elevation, having a positive impact upon the character and appearance of the area.

NO OBJECTIONS

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)

The panel welcomed the principle of the proposal, supporting the applicants for taking on this important grade II* listed building and bringing it back into an active use.

Externally, the need for external parking was appreciated by the panel, however, they recommended that the parking as proposed needs to be rationalised, with parking bays moved away from the church walls in order to preserve its setting. The materials of the new access road and parking bays also requires careful consideration in order to preserve the setting of the church; a full schedule of materials should be provided as part of the application.

The widening of the access gates was considered acceptable, provided that the applicants sensitively reuse the existing iron gates and brick piers. The proposed solid timber gate to Whinchat Road should be more permeable or reuse the gates from the front.

Internally, the panel accepted the proposed alterations to the layout of the church, utilising the space within the north and south aisles to accommodate permanent toilets and temporary office space. They would however like to see the new partition walls moved further away from the existing brick piers and where existing timber panelling is to be removed, it would be desirable to see the panelling reused elsewhere within the church.

SEEK AMENDMENTS

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

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

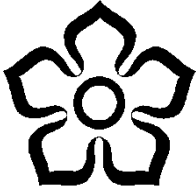
Planning Application 20171582 & 20171583

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

NEXT MEETING – Wednesday 8th November 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 19:30

Appendix B



Leicester
City Council

CONSERVATION ADVISORY PANEL

8th November 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

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)

This application is for the demolition of a two storey building and construction of a eight storey block of flats.

The site is located adjacent to the St Georges Conservation Area and is close to a number of Grade II Listed Buildings.

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 proposal is to convert the grade II listed building into a centre for a religious community, with various internal and external alterations, and landscaping/boundary treatment works.

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

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 proposal is to convert the building into a mixed commercial and office use, with alterations that include a two storey roof extension.

The property is located in the St Georges Conservation Area and is adjacent to a number of Grade II/II* Listed Buildings.

D) CAP Terms of Reference

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: 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) 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