



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 13 DECEMBER 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

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
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

C. Walker, A. Stewart-Long – Student representatives (Leicester School of Architecture)

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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BRILLE/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 8th November 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, Transportation and Economic Development 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.



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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

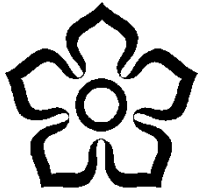
Planning Application 20171906 & 20172268

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

Appendix B



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APPENDIX B

CONSERVATION ADVISORY PANEL

13th December 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) ALL SAINTS PLACE Pre-app

A presentation will be made on a pre-app proposal for the undeveloped site between Highcross Street, Great Central Street and All Saints Open. This is located in the All Saints Conservation Area and is close to two listed buildings. The proposal is to redevelop the empty site with a 7-storey residential development, with a mixture of studio, 1-bed & 2-bed apartments.

B) 1-9 & 19B DE MONTFORT MEWS

Planning Application [20172192](#)

DEMOLITION OF BUILDINGS AND CONSTRUCTION OF FIVE STOREY BUILDING PROVIDING 122 STUDENT STUDIO FLATS; CYCLE PARKING AND LANDSCAPING

The proposal is to demolish the existing mid-C20th mock-Georgian offices and to replace with a 5-storey residential development. The site is located within the South Highfields Conservation Area, adjacent to the New Walk Conservation Area and is near to a number of grade II listed buildings; 96A-104 (evens) New Walk, 55-57 London Road and Regent Court Nelson Street.

C) 80 WHARF STREET SOUTH

Planning Application [20172259](#)

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 8-11 STOREY BUILDING TO ACCOMMODATE 4 RETAIL UNITS (CLASS A1) ON THE GROUND FLOOR AND 72 FLATS ABOVE (18 X 1 BED AND 54 X 2 BED) (CLASS C3)

The proposal is to demolish the existing buildings and construct a mixed use building of up to 11 storeys.

The property is a Local Heritage Asset and is adjacent to a number of other Local Heritage Assets.

D) 64-66 HUMBERSTONE GATE

Planning Application [20171868](#)

PARTIAL DEMOLITION OF EXISTING BUILDING TO RETAIN BUILDING FACADE AND ERECTION OF 5/6 STOREY BUILDING TO PROVIDE 42 RESIDENTIAL FLATS AND 2 GROUND FLOOR COMMERCIAL AND RETAIL UNITS WITH ASSOCIATED EXTERNAL ALTERATIONS

The proposal is to construct a set-back 6-storey residential development, positioned behind the retained and refurbished façade of the Palais de Danse; a 1920s art-deco influenced ballroom. The proposal includes ground floor commercial units. The site is located within the St Georges Conservation Area and is adjacent to the grade II listed 3 St James Street.

E) FLEET HOUSE, FLEET STREET

Planning Application [20172357](#)

DEMOLITION OF BUILDINGS ON SITE

The proposal is to demolish the existing buildings on the site. The property is a Local Heritage Asset.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th December 2017. Contact: Justin Webber (4544638), 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) 4 KNIGHTON DRIVE

Planning Application 20172253

CHANGE OF USE OF FORMER COACH HOUSE TO DWELLINGHOUSE (1 X 2 BED) (CLASS C3); ALTERATIONS TO FORMER COACH HOUSE TO ADD SIDE AND REAR DORMERS; FENCING AND HARDSURFACING

G) 17 STONEYGATE ROAD

**Planning Application 20172353
CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO
PORCH AND RELOCATION OF ENTRANCE DOOR AT SIDE (CLASS C3)**

**H) 130 & 132 NEW WALK, BANKFIELD HOUSE
Planning Application 20172068
INSTALLATION OF IRON RAILINGS TO FRONTAGE OF 130 & 132 NEW WALK
(CLASS D1)**

**I) 4-8 HORSEFAIR STREET, UNIT B
Listed Building Consent 20172273
INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

**J) 10-14 LOSEBY LANE, FIRST AND SECOND FLOOR
Planning Application 20172324
CHANGE OF USE OF FIRST AND SECOND FLOORS FROM HAIRDRESSER
(CLASS A1) TO NON-RESIDENTIAL EDUCATION AND TRAINING CENTRE
(CLASS D1)**

**K) 98 WESTCOTES DRIVE
Planning Application 20172191
REPLACEMENT OF EIGHT WINDOWS AND ONE DOOR TO HOUSE (CLASS C3)**

**L) 1 GARRICK WALK, HAYMARKET THEATRE
Planning Application 20172380
ALTERATIONS AT FIRST FLOOR TO CREATE LOBBY TO THEATRE (SUI
GENERIS)**

**M) 22 STONEYGATE ROAD
Planning Application 20172281
DEMOLITION OF EXISTING BUNGALOW AND GARAGE; CONSTRUCTION OF 3
TWO-STOREY DWELLINGS (2 X 4 BED AND 1 X 5 BED) (CLASS C3) AND
DETACHED GARAGES; LAYOUT OF ACCESS ROAD AND HARDSTANDING
AREAS; PROVISION OF FENCING AND BIN STORE**

**N) 12 MARKET PLACE
Planning Application 20172299
CHANGE OF USE FROM RETAIL (CLASS A1) TO BAR (CLASS A4); AIR
CONDITIONING UNITS TO REAR**

O) 1 ABBEY GATE

**Planning Application 20172261
CONSTRUCTION OF SINGLE STOREY EXTENSION TO OFFICES (CLASS B1)**

P) 14 JARVIS STREET

Planning Application 20172222

DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF SIX STOREY BUILDING COMPRISING TWENTY FLATS (15X 2BED), (5X STUDIO) (CLASS C3)

Q) 58A LONDON ROAD

Planning Application 20172203

INSTALLATION OF VENTILATION FLUE ON CHIMNEY AT REAR AND AIR CONDITIONING UNITS AT SIDE OF BUILDING; ALTERATIONS TO ROOF OF BUILDING C3)

R) 151 LONDON ROAD

Planning Application 20172317 & 20172318

RETROSPECTIVE APPLICATION FOR THE RETENTION OF ATM AT FRONT OF SHOP (CLASS A1)

S) 438 LONDON ROAD

Planning Application 20172322

CHANGE OF USE FROM HOUSE TO FIVE FLATS (3 X 1 BED, 2 X 2 BED) (CLASS C3); ALTERATIONS; CONSTRUCTION OF PORCH AT SIDE AND FIRST FLOOR EXTENSIONS AT SIDE AND REAR; EXTENSIONS TO ROOF INCLUDING RAISED RIDGE, GABLE AT SIDE AND DORMERS AT FRONT, SIDE AND REAR; ROOFLIGHTS; CAR PARKING ON FORECOURT

T) 44 HIGHFIELD STREET

Planning Application 20172364

CHANGE OF USE OF SECOND AND THIRD FLOOR OF COMMUNITY CENTRE (CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (1 X 2 BEDROOM) (CLASS C4) ON SECOND FLOOR AND ONE FLAT (1X 1BED) (CLASS C3) ON THIRD FLOOR; CONSTRUCTION OF DORMER ROOF EXTENSION AT REAR; CONSTRUCTION OF STEPS AND INSTALLATION OF FIRE ESCAPE STAIRWELL AT REAR; REPLACEMENT WINDOWS AT REAR; ALTERATIONS, RESTORATION AND REPLACEMENT WINDOWS AT FRONT; BIN STORE AT FRONT

U) 6 CASTLE VIEW

Listed Building Consent 20172370 & 20172369

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-RESIDENTIAL INSTITUTION (CLASS D1)

V) 7 CASTLE VIEW

Listed Building Consent 20172371 & 20172372

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-RESIDENTIAL INSTITUTION (CLASS D1)

W) 17 GRANBY STREET

Planning Application 20172378

CHANGE OF USE FROM FINANCIAL SERVICES (CLASS A2) TO EITHER RETAIL, RESTAURANT AND CAFE, DRINKING ESTABLISHMENTS, NON-RESIDENTIAL INSTITUTIONS OR ASSEMBLY AND LEISURE (CLASSES A1, A3, A5, D1 AND D2) NEW SHOPFRONT; ALTERATIONS

X) 90-96 CLARENDON PARK ROAD

Planning Application 20172514

CHANGE OF USE OF GROUND FLOOR FROM BANK (CLASS A2) TO OFFICES (CLASS B1(a)); REPLACEMENT WINDOWS; INSTALLATION OF GATE; ALTERATIONS

