



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 February 2018**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), M. Richardson (RTPI), D. Martin (LRGT), P. Draper (RICS), P. Ellis (VS), S. Hartshorne (TCS), C. Jordan (LAHS), N. Feldmann (LRSA), C. Walker, A. Stewart-Long, Cllr M. Unsworth

G. Butterworth (LCC)

Presenting Officers

S. Peppin Vaughan (LCC)

57. APOLOGIES FOR ABSENCE

R. Gill, S. Eppel (LCS), N. Stacey (LSA), C. Sawday, L. Blood (IHBC), C. Hossack (LIHS), C. Laughton

58. DECLARATIONS OF INTEREST

None.

59. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

60. CURRENT DEVELOPMENT PROPOSALS

A) NARBOROUGH ROAD, FORMER SATHYA SAI SCHOOL

Pre-app

A presentation was made by William Bates (Gordon White & Hood) and Dr Shafiq Shafi on the proposed conversion and extension of the former board school on Narborough Road. Following questions from the panel, the presenters left and the panel considered the scheme.

B) 1 ST ALBANS ROAD

Planning Application [20172700](#)

**PROPOSAL COMPRISES 71 STUDENT ACCOMMODATION UNITS WITH
DEMOLITION TO EXISTING BUILDING AND DEVELOPMENT TO REAR**

The panel were supportive of the most recent alterations and felt they had addressed their concerns and were pleased to see the restoration of the ground floor bay windows into the scheme.

NO OBJECTIONS

C) GREAT CENTRAL STREET, HIGHCROSS STREET, ALL SAINTS OPEN

Planning Application [20180144](#)

DEMOLITION OF PERIMETER WALL; CONSTRUCTION OF A FOUR TO SEVEN STOREY BUILDING PLUS BASEMENT LEVEL TO PROVIDE 73 RESIDENTIAL UNITS (2 X STUDIO, 42 X 1 BED, 29 X 2 BED)(CLASS C3), ASSOCIATED PARKING AND WORKS

The panel had some concerns about lack of detailing of the entrance, 'shopfront' window on the south elevation and ventilation grilles and there was a discussion about the impact of the flank wall of the norther elevation, but overall felt the scheme was appropriate to its context.

NO OBECTIONS

D) 123 LOUGHBOROUGH ROAD

Planning Application [20170793](#)

DEMOLITION OF GARAGE AND OUTBUILDING AT SIDE AND REAR; CONSTRUCTION OF DWELLINGHOUSE (3 BEDROOMS) (CLASS C3)

The panel did not object to the loss of the existing workshop or garage or to the general principle of the development.

There was a discussion of the appropriateness of the style of the new dwelling as it had no specific historic reference to its location and was a pastiche that did not belong to the era in which it would be built.

While some members of the panel felt the proposed design would not harm the character of the conservation area a majority felt that a contemporary design would be preferable and the construction of a pastiche would be harmful.

OBJECTIONS

E) SANDACRE STREET, CAR PARK

Planning Application [20171254](#)

CONSTRUCTION OF 298 RESIDENTIAL UNITS. BLOCK ONE: FIVE, SIX, NINE AND TWELVE STOREY'S (78 X 1 BED, 91 X 2 BED); BLOCK TWO: FIVE, SIX,

**ELEVEN AND THIRTEEN STOREY'S (79 X 1 BED, 50 X 2 BED) (CLASS C3).
CAR PARKING, LANDSCAPING. DEMOLITION**

The panel felt the level of information submitted as part of the application was not adequate to allow for a proper assessment of the proposal.

There was a debate about the appropriateness of a tall building in this location and there was some support for the contemporary palette of materials. Concerns were also raised about the relationship between the blocks and whether the new open spaces would suffer from a lack of clear role or ownership.

Overall the panel felt that the tallness of the buildings was inappropriate, in particular the central block and that based on the submitted information, it would be likely to have a harmful impact on the setting of the Church Gate Conservation Area.

OBJECTIONS

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 12th February 2018. 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) 22 STRETTON ROAD
Planning Application 20172569
RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF VELUX WINDOWS
AT FRONT AND REAR OF HOUSE; LOFT CONVERSION (CLASS C3)**

**G) 341 NARBOROUGH ROAD
Planning Application 20172554
CONSTRUCTION OF DORMER EXTENSION AT SIDE AND REAR;
ALTERATIONS; EXTERNAL RENDER TO HOUSE (CLASS C3)**

**H) 5 HUMBERSTONE GATE
Planning Application 20172557
ALTERATIONS TO SHOPFRONT TO FINANCIAL AND PROFESSIONAL OFFICE
(CLASS A2)**

**I) 47 SANVEY LANE
Listed Building Consent 20172652
CONSTRUCTION OF TWO STOREY EXTENSION AT SIDE OF HOUSE (CLASS**

C3)

**J) NATIONAL GAS MUSEUM, 195 AYLESTONE ROAD
Listed Building Consent 20172640
RESTROSPECTIVE APPLICATION FOR INTERNAL ALTERATION TO GRADE II
LISTED BUILDING**

**K) 28 SOUTHERNHAY ROAD
Planning Application 20172329
CONSTRUCTION OF SINGLE STOREY EXTENSION AT FRONT, SIDE AND
REAR; TWO STOREY EXTENSION AT SIDE AND REAR OF HOUSE (CLASS
C3); ALTERATIONS**

**L) 36 MARKET STREET, FORMER FENWICK BUILDING
Planning Application 20172642
VARIATION OF CONDITIONS 2 (DETAILS OF OPENINGS) AND 5 (APPROVED
PLANS) ATTACHED TO PERMISSION 20170815 FOR INTERNAL AND
EXTERNAL ALTERATIONS TO INCREASE THE NUMBER OF FLEXIBLE
GROUND FLOOR UNITS TO 5 (USE CLASS A1/A2/A3),**

**M) 36 MARKET STREET, FORMER FENWICK BUILDING
Planning Application/Listed Building Consent 20172643, 20172645, 20172644
INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
TO FACILITATE THE CHANGE OF USE OF THE BUILDING TO CREATE 3
COMMERCIAL UNITS AND CREATE ACCESS TO A BASEMENT UNIT ///
CHANGE OF USE OF 1ST TO 3RD FLOORS FROM RETAIL (CLASS A1) TO
SERVICED APARTMENTS (CLASS C1); INSTALLATION OF MEZZANINE
FLOOR AT 2ND FLOOR; 3RD FLOOR INFILL EXTENSION; CONSTRUCTION
OF BAR (CLASS A4) AND TERRACE AT 4TH FLOOR AND ASSOCIATED
WORKS**

**N) 69 DARLEY STREET
Planning Application 20172537
INSTALLATION OF REPLACEMENT WINDOW TO FRONT OF HOUSE (CLASS
C3)**

**O) 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 (AMENDED PLANS RECEIVED 04/01/2018)**

P) 150 KNIGHTON ROAD, COLLEGE COURT (THE GROVE)
Planning Application 20172680
EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

Q) 257 LONDON ROAD
Planning Application 20172673
CONSTRUCTION OF FIRST FLOOR EXTENSION AND ALTERATIONS TO DETACHED BUILDING TO PROVIDE STORAGE AND STUDY/OFFICE AT REAR OF HOUSE (CLASS C3)

R) 20-26 HIGH STREET
Planning Application 20172332
CHANGE OF USE OF SHOP (CLASS A1) TO NAIL BAR (SUI GENERIS); VENTILATION FLUE TO REAR

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) 8 RATCLIFFE ROAD
Planning Application 20172593
RETROSPECTIVE APPLICATION FOR DORMER WINDOW AND ROOF LIGHTS TO FRONT; FIRST FLOOR EXTENSION; DORMER EXTENSION; BALCONY AND REMOVAL OF CHIMNEY TO REAR OF HOUSE (CLASS C3); ALTERATIONS

U) 11 HUMBERSTONE ROAD, UNIT 1 ST GEORGES MILL
Planning Application 20172524
CHANGE OF USE FROM RETAIL (CLASS A1) AT GROUND FLOOR TO 7 FLATS (1X 1 BED, 6X STUDIOS) (CLASS C3) AND INSERTION OF NEW WINDOW IN ELEVATION FACING MORELEDGE STREET.

V) 56 LONDON ROAD
Planning Application 20172609
CHANGE OF USE FROM SHOP (CLASS A1) TO DESSERT PARLOUR (CLASS A3); CANOPY AT FRONT; ALTERATIONS

W) 49 GALLOWTREE GATE

Planning Application 20172518

INSTALLATION OF ONE INTERNALLY ILLUMINATED FASICA SIGN AND ONE INTERNALLY ILLUMINATED PROJECTING SIGN TO FRONT OF BUILDING

X) 9 NEWTOWN STREET

Planning Application 20172639

CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3)

Y) 6 SPRINGFIELD ROAD

Planning Application / Listed Building Consent 20172668 & 20180190

EXTERNAL ALTERATIONS WITHIN CURTILAGE OF GRADE II LISTED BUILDING /// CONSTRUCTION OF SWIMMING POND AND 0.2M RAISED PLATFORM TO REAR OF HOUSE (CLASS C3); ALTERATIONS

Z) 26 SOUTHERNHAY ROAD

Planning Application 20172655

INSTALLATION OF THREE AIR CONDITIONING UNITS AT GROUND FLOOR LEVEL; ONE AIR CONDITIONING UNIT AT FIRST FLOOR LEVEL ON SIDE ELEVATION (CLASS C3)

Z1) 178 MERE ROAD

Planning Application 20172623

INSTALLATION OF REPLACEMENT WINDOWS TO FRONT, SIDE AND REAR OF HOUSE (CLASS C3)

Z2) 10 CANAL STREET, AYLESTONE

Planning Application 20172690

CONSTRUCTION OF A 3, 4 & 5 STOREY RESIDENTIAL DEVELOPMENT OF 1 AND 2 BED APARTMENTS (22 X 1-BED, 15 X 2-BED) WITH ASSOCIATED INTERNAL AND EXTERNAL AMENITIES, CAR PARKING, LANDSCAPING AND HARD STANDING. (CLASS C3)

Z3) 1 FRANCIS STREET

Planning Application 20172397

RETROSPECTIVE APPLICATION FOR ONE NON-ILLUMINATED FASCIA SIGN AT FRONT OF DENTAL SURGERY (CLASS D1)

Z4) 1 GARRICK WALK, HAYMARKET THEATRE

Planning Application 20180070, 20180150, 20180151

INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS TO FRONT OF THEATRE (SUI GENERIS) /// SHOPFRONT ALTERATIONS TO FRONT; CONSTRUCTION OF THIRD AND FOURTH FLOOR EXTENSION TO PROVIDE LOBBY AREA AND LIFT SHAFT ENCLOSURE; EXTERNAL STAIRCASE AND LINK BRIDGE TO SIDE OF THEATRE (SUI GENERIS); ALTERATIONS /// INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN TO FRONT AND ONE NON-ILLUMINATED WALL SIGN TO SIDE OF THEATRE (SUI GENERIS)

Z5) 49-51 LONDON ROAD, HIND HOTEL

Planning Application 20180050

INSTALLATION OF ONE EXTERNALLY ILLUMINATED HANGING SIGN, ONE EXTERNALLY ILLUMINATED WALL SIGN, TWO NON-ILLUMINATED WALL SIGNS, FOUR EXTERNALLY ILLUMINATED FASCIA SIGNS, FIVE NON-ILLUMINATED FASCIA SIGNS AND EIGHT FLOODLIGHTS TO FRONT AND SIDE OF PUBLIC HOUSE (CLASS C4)

Z6) 7 WARREN CLOSE

Planning Application 20180052

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE OF HOUSE (CLASS C3)
OF PUBLIC HOUSE (CLASS C4)**

Z7) 12-14 GREAT CENTRAL STREET

Planning Application 20180020

INSTALLATION OF ONE INTERNALLY ILLUMINATED DIGITAL SCREEN AT SIDE OF SHOP (CLASS A1)

NEXT MEETING – Wednesday 7th March 2018, G.03 Meeting Room 3, City Hall

Meeting Ended – 19:00
