



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 August 2018**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), M. Richardson (RTPI), N. Knight (LCS), D. Martin (LRGT), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Sawday, C. Laughton, C. Jordan (LAHS)

Presenting Officers

J. Simmins (LCC)

73. APOLOGIES FOR ABSENCE

R. Lawrence (Vice-Chair), S. Eppel (LCS), N. Feldmann (LRSA)

74. DECLARATIONS OF INTEREST

None.

75. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

76. CURRENT DEVELOPMENT PROPOSALS

A) 15 HORSEFAIR STREET

Planning Application [20181413](#)

DEMOLITION OF THREE STOREY SHOP AND OFFICE BUILDING (CLASS A1 AND CLASS B1); ALTERATIONS AND CONSTRUCTION OF WALL ADJACENT TO 11 HORSEFAIR STREET; AND PROVISION OF NEW HARDSURFACE AND STRIP LIGHTING TO FORM A NEW PEDESTRIAN LINK BETWEEN MARKET SQUARE AND TOWN HALL SQUARE

The panel support the proposal, as the demolition of the existing 1970's building would be an enhancement on the area, improving the link between Town Hall Square and the Market Place.

It was noted that the existing building had a negative impact on the conservation area and that this proposal would be less intimidating to pedestrians using the route, having an indirect positive impact upon the historic environment.

It was commented that the surface treatment to the new route was important, citing the example of the nearby Jetty.

NO OBJECTIONS

B) 28 SOUTHERNHAY ROAD

Planning Application [20181416](#)

DEMOLITION OF HOUSE (1x 4BED) CONSTRUCTION OF ONE TWO STOREY HOUSE (1X 5BED) (CLASS C3)

Objections were raised to the principle of the demolition, as the works would result in the loss of an original 1930s dwellinghouse, which individually isn't the best example of this architectural style, but collectively adds to character and appearance of Southernhay Road.

It was noted by the panel that later additions and the replacement of the windows with Upvc have reduced the architectural qualities of the building, but that it still retains a number of architectural details that complement the wider streetscene.

It was also felt by the panel that the applicant has provided no clear and convincing justification as to why the property cannot be restored and that demolition and rebuild is the proposed option.

Notwithstanding the panel's objections to the principle of demolition, it was felt that a pastiche design was the wrong approach and that any new house should be of a contemporary design, clearly distinctive from the existing building stock.

OBJECTIONS

C) 35 RUTLAND STREET

Planning Application [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); CHANGE OF USE OF UPPER FLOORS FROM LIGHT INDUSTRIAL (CLASS B1(c)) TO OFFICES (CLASS B1(a)), NON-RESIDENTIAL INSTITUTIONS (CLASS D1) AND ASSEMBLY AND LEISURE (CLASS D2); TWO STOREY EXTENSION TO ROOF; ALTERATIONS

The panel agreed that the revised scheme is an improvement on the original plans, as it better respected the appearance of the original building and the setting of the adjacent designated heritage assets.

They were however unconvinced by the proposed materials of the single-storey roof-top extension. It was felt that the materials of the extension needed to be either

a completely contrasting material (i.e. cladding), or matching brickwork (to the original building). It was felt that the linear bricks option proposed was the middle ground and did not work.

The panel also agreed that the glazed parapet should be replaced with an undulating parapet, similar to the existing.

With regard to the proposal to increase the height of the original building by an additional storey, the panel supported this approach in principle, but were concerned over the junction between old and new, and how this detailing would be important to the success of the project. In order to control this, it was recommended that a condition for brickwork is added and that a 1:20 scale drawing (or similar) is provided showing how the brick piers are to be extended.

SEEK AMENDMENTS

The following applications were reported for Members' information but no additional comments were made.

D) 27 FRIAR LANE

Planning Application/ Listed Building Consent 20180989 & 20180990

CHANGE OF USE FROM OFFICES (B1(a)) TO TWO HOUSES IN MULTIPLE OCCUPATION (HMO) (2X8BED) (SUI GENERIS); EXTERNAL ALTERATIONS & INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

E) 58 STONEYGATE ROAD

Planning Application 20180611

CHANGE OF USE FROM SCHOOL (CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (35 BEDROOMS) (SUI GENERIS); NEW GATES TO CAR PARK; ALTERATIONS TO CAR PARK LAYOUT; CONSTRUCTION OF RAMPS, STEPS AND RETAINING WALLS; REPLACEMENT OF GARAGE DOORS WITH ROLLERSHUTTERS

F) 118-120 REGENT ROAD

Planning Application 20181269

RETROSPECTIVE APPLCIATION FOR REPLACEMENT TIMBER WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)

G) 84-86 GRANBY STREET

Planning Application (variation) 20180198

INSTALLATION OF SHOPFRONT; SEVEN WALL LIGHTS AT FRONT OF FIRST FLOOR LEVEL; VENTILATION DUCTS AT ROOF LEVEL; ALTERATIONS TO RESTAURANT (CLASS A3)

H) 7 CASTLE VIEW

Planning Application/ Listed Building Consent 20181389 & 20181390

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
(CLASS D1)

I) 6 CASTLE VIEW

Planning Application/ Listed Building Consent 20181391 & 20181392

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
(CLASS D1)

J) 10 HORSEFAIR STREET & 11 EVERY STREET

Planning Application/ Listed Building Consent 20180935 & 20180937

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

K) CAR PARK REAR OF, 1-7 GREY FRIARS

Planning Application/ Listed Building Consent 20181088 & 20181089

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

L) 12-16 DE MONTFORT STREET

Planning Application 20180552

CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART
DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION. TO
PROVIDE 30 X 1 BED STUDENT STUDIO FLATS. (SUI GENERIS)

M) 18 SCOTT STREET, MILLGATE SCHOOL

Planning Application 20180019

INSTALLATION OF CANOPY TO FRONT OF SCHOOL (CLASS D1);
ALTERATIONS

N) 22 SOUTH KNIGHTON ROAD, ULVERSCROFT

Planning Application 20181226

DEMOLITION OF SINGLE STOREY EXTENSION AT SIDE; CONSTRUCTION OF
SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3);
ALTERATIONS TO WINDOWS

O) 114 LONDON ROAD

Planning Application 20181236

INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN; ONE
INTERNALLY ILLUMINATED PROJECTING SIGN AND ONE NON-ILLUMINATED
WINDOW SIGN TO FRONT OF SHOP (CLASS A1)

P) 27A-29 FRIAR LANE

Planning Application 20181263

CHANGE OF USE FROM OFFICES (CLASS B1) TO TWO STUDIO FLATS (2X1BED) (CLASS C3) AND HOUSE IN MULTIPLE OCCUPATION (5 PERSON) (CLASS C4), ALTERATIONS

Q) 349 ABBEY LANE

Planning Application 20181322

DEMOLITION OF BUILDING; CONSTRUCTION OF THREE STOREY RESIDENTIAL BUILDING TO PROVIDE 10 SELF CONTAINED FLATS (3 X 2 BEDS; 6 X 1 BED; 1 X STUDIO) CLASS C3; ASSOCIATED PARKING & LANDSCAPING

R) MULTI STOREY CAR PARK, NEWARKE STREET

Planning Application 20181470

INSTALLATION OF ROLLER SHUTTER AND ALTERATIONS TO GROUND FLOOR OF YORK ROAD ELEVATION TO MULTI-STOREY CAR PARK (SUI GENERIS)

S) 96 NEW WALK

Planning Application 20180567

CHANGE OF USE FROM GROUND FLOOR CLINIC (CLASS D1) AND FIRST AND SECOND FLOOR OFFICES (CLASS B1) TO TWENTY TWO STUDENT STUDIOS (22 X 1 BED) (SUI GENERIS)

T) JUBILEE SQUARE, OPPOSITE 9 ST NICHOLAS PLACE

Planning Application 20181371

INSTALLATION OF 35 METRE HIGH TEMPORARY FERRIS WHEEL ON PUBLIC SQUARE

U) 7 HIGH STREET

Listed Building Consent 20181220

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS A2)

V) 96 GRANBY STREET

Planning Application 20180874 & 20180873

RETROSPECTIVE APPLCATION FOR INSTALLATION OF NEW SHOPFRONT; ALTERATIONS AT FRONT OF RESTAURANT (CLASS A3)

W) SILVER STREET, SILVER ARCADE

Planning Application 20181359

INTERNAL ALTERATIONS TO THIRD FLOOR OF GRADE II LISTED BUILDING

X) 29 WOOD HILL

Planning Application 20181232

CHANGE OF USE FROM MANUFACTURING BUSINESS (CLASS B1) TO RESIDENTIAL FLATS (2X STUDIO, 8X 1BED, 1X 2BED) (CLASS C3); INCREASE IN ROOF HEIGHT; DORMER WINDOWS TO FRONT; ALTERATIONS

Y) 4 ST JOHNS ROAD

Planning Application 20181320

CHANGE OF USE FROM HOUSE TO FOUR APARTMENTS (3X 1BED, 1X 2BED) (CLASS C3); ALTERATIONS

Z) 454 LONDON ROAD, LEICESTER HIGH SCHOOL FOR GIRLS

Planning Application 20181201

CONSTRUCTION OF SINGLE STOREY BUILDING AND DEMOLITION OF TWO TEMPORARY BUILDINGS TO SCHOOL (CLASS D1); ALTERATIONS

Z1) 8 ALEXANDRA ROAD

Planning Application 20181233

DEMOLITION OF OUTBUILDING TO REAR OF HOUSE (CLASS C3)

Z2) 16 VICTORIA PARK ROAD

Planning Application 20181330

CONSTRUCTION OF DRAINAGE CHANNEL AND SOAKAWAY; RETROSPECTIVE APPLICATION FOR CONSTRUCTION HARD SURFACE TO THE FRONT OF THE PROPERTY (CLASS C3)

Z3) 2 SYKEFIELD AVENUE

Planning Application 20181287

REPLACEMENT TIMBER WINDOWS TO SIDE ELEVATION OF HOUSE (CLASS C3)

Z4) JUBILEE SQUARE

Planning Application 20181424

INSTALLATION OF TEMPORARY BUILDING AND PLANT FOR USE AS ICE RINK ON PUBLIC SQUARE

Z5) 58 LONDON ROAD

Planning Application 20180897

INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN AND ILLUMINATED WINDOW SIGNS TO FRONT OF FINANCIAL AND

PROFESSIONAL SERVICE (CLASS A2)

Z6) FIELDING JOHNSON BUILDING, UNIVERSITY ROAD

Listed Building Consent 20181177

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

Z7) 37 CLARENCE STREET, PARK HOUSE

Planning Application 20181419

CONSTRUCTION OF DORMER EXTENSION AT FRONT OF OFFICES (CLASS B1)

Z8) 63 HIGHFIELD STREET

Planning Application 20181367

REPLACEMENT OF TIMBER SASH WINDOWS WITH UPVC DOUBLE GLAZED UNITS TO FRONT AND REAR OF BUILDING (CLASS C3)

Z9) 9 CHURCH GATE

Planning Application 20181469

CONVERSION OF GROUND FLOOR FROM PUBLIC HOUSE (CLASS A4) TO CREATE TWO RETAIL UNITS (CLASS A1); SHOPFRONTS; ALTERATIONS

Z10) 2 WESTCOTES DRIVE, JALARAM COMMUNITY CENTRE

Planning Application 20181506

CONSTRUCTION OF COVERED CAR PARKING AREA AT REAR (CLASS D1)

Z11) 41 RUTLAND STREET

Listed Building Consent 20181347

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

Z12) 8-9 CASTLE VIEW

Listed Building Consent 20181466

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

Z13) 57 STONEYGATE ROAD

Planning Application 20181641

INSTALLATION OF REPLACEMENT WINDOWS TO FRONT OF HOUSE (CLASS C3)

Z14) 194 EAST PARK ROAD

Planning Application 20181114

CHANGE OF USE OF FIRST AND SECOND FLOOR FROM DENTAL PRACTICE (CLASS D1) TO ONE SELF-CONTAINED FLATS (1 X 2BED) (CLASS C3); EXTERNAL STAIRCASE TO FIRST FLOOR FLAT AT REAR

Z15) 15 DILLON WAY

Planning Application 20181498

DEMOLITION OF GARAGE; CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE AND REAR; TWO STOREY EXTENSION AT SIDE OF HOUSE (CLASS C3)

NEXT MEETING – Wednesday 12th September 2018, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:20