



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 19 June 2019**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair)

R. Lawrence (Vice Chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), C. Hossack (LIHS), S. Hartshorne (TCS), P. Ellis (VS), C. Cross (SR), S. Bird (DAC), C. Sawday, C. Jordan (LAHS), Cllr S. Barton, S. Penfold (SR), Richard Woolford (LRSA), Beniamino Polimeni (LSA)

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC)

101. APOLOGIES FOR ABSENCE

102. DECLARATIONS OF INTEREST

None.

103. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

104. CURRENT DEVELOPMENT PROPOSALS

**A) LAND AT JUNCTION OF VAUGHAN WAY AND ST. MARGARETS WAY
Planning Application 20181010**

**OUTLINE APPLICATION FOR CONSTRUCTION OF A 11 AND 15 STOREY
BUILDING PROVIDING 151 FLATS (61 X 1 BED, 80 X 2 BED, 10 X 3 BED)
(AS A PRIVATE RENTED SCHEME); ANCILLARY AMENITIES, PARKING,
PLANT AND SERVICING. (LANDSCAPING RESERVED)**

The panel commented on the monolithic presence and excessive proportions of the development as currently proposed. They criticized its massing and design, and regarded the proposed scheme as failing to provide an adequate design response for the locality. The external aesthetic was considered as inadequate, a quality exacerbated by the oppressive scale of the development. It was regarded as harmful to the setting of the adjacent Grade II Listed Richards Roberts Factory and the Grade I Listed St Margaret's Church, as well

as the Churchgate Conservation Area, and of detrimental impact on the views from a variety of key localities and designated areas.

In all, it was concluded that the development as currently proposed is excessive in scale and of unsympathetic design to its context, of high potential to harm the setting and character of multiple designated assets.

OBJECTIONS

B) 16 THURMASTON LANE Planning Application 20190692

CONSTRUCTION OF TWO STOREY EXTENSION WITH SINGLE STOREY LINK TO LISTED BUILDING (CLASS D1)

The Panel's discussion began with unanimous criticism in regards to the spatial and visual relationship of the extension to the Grade II Listed asset on site. Although the contemporary design was endorsed, the overwhelming solid to void ratio associated with substantial areas of timber cladding were evaluated unfavourably. A lighter aesthetic of the two-storey extension was recommended, as was an improved spatial relationship with the host building. The members also commented on the poor execution of the drawings submitted, impeding the legibility of the proposal. Due to the above, an amended set of more detailed drawings with 3D visualizations were requested.

Although the principle of a two-storey extension of comparable scale was not objected to, it was concluded that the current design was not acceptable and needed a much stronger architectural response. The proposal should be subject to significant amendments, to ensure a more successful contextual response.

SEEK AMANDMENTS

C) CORNER OF CHURCH GATE & ST PETERS LANE Planning Application 20190163

CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)

The initial comments from the Panel members highlighted the limited improvement of the proposal in comparison to the original scheme. The new design was criticized due to its proportions, mismatching massing and the awkwardness of roofscape elements. The new lowered access along St Peter's Lane was considered as detrimental to the character of the Church Gate Conservation Area and inappropriate for the locality. Additional visual representations of the development were considered as necessary to appropriately assess the actual impact of the development on the designated

locality and adjacent heritage assets.

SEEK AMENDMENTS

D) 159 CHARLES STREET, PANNELL HOUSE Planning Application 20190627

CHANGE OF USE FROM OFFICE (CLASS B1); TWO STOREY EXTENSION TO ROOF OF BUILDING AND SEVEN STOREY EXTENSION ABOVE GROUND FLOOR LEVEL AT REAR TO FORM AN EIGHT STOREY BUILDING TO CREATE 89 SELF CONTAINED STUDENT STUDIOS FLATS (SUI GENERIS USE) WITH ANCILLARY INTERNAL AND EXTERNAL AMENITY FACILITIES.

The members initially commented on the poor architectural relationship of the top extension to the host building. Its design was criticized as out of keeping and out of scale in relation to the existing structure. A new external materiality combined with an amended massing and a more recessed location in relation to Charles Street frontage were considered necessary to render the top addition acceptable. The introduction of recessed window units to match the existing structure was proposed as an opportunity.

In contrast, the rear storey extension was broadly supported, based on its brick finish and massing, and thus not objected to.

SEEK AMENDMENTS

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

128 NEW WALK Planning Application 20190626

CHANGE OF USE FROM 5 FLATS (3X 2BED AND 2X 1BED) (CLASS C3) TO 8 FLATS (7X 1 BED) AND 1X STUDIO) (CLASS C3)

GWENDOLEN ROAD, CROWN HILLS COMMUNITY COLLEGE Planning Application 20190658

TWO STOREY EXTENSION TO EXISTING TEMPORARY MODULAR UNIT AND ADDITION OF TEMPORARY SINGLE STOREY SPORTS CHANGING BLOCK UNTIL 2020

21 ANDOVER STREET, PLATFORM APARTMENTS Planning Application 20190649

**TWO STOREY EXTENSION TO ROOF OF BUILDING TO CREATE
ADDITIONAL 8 FLATS (2 x 1BED & 6 X 2BED) (CLASS C3)**

**43 BELVOIR STREET
Planning Application 20190453**

**INSTALLATION OF ROLLER SHUTTERS; CONSTRUCTION OF FIRST
FLOOR TERRACE; ROOF LIGHTS; ALTERATIONS (CLASS A3)**

**6 FOSSE ROAD SOUTH, GORDON HOUSE
Planning Application 20190510**

**CONSTRUCTION OF TWO STOREY DETACHED DWELLING (1 X 1 BED)
AT REAR OF HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)**

**25 THE NEWARKE, SOAR POINT PUBLIC HOUSE
Planning Application 20190690**

**INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND
ONE EXTERNALLY ILLUMINATED HANGING SIGN TO FRONT
ELEVATION OF PUB (CLASS A4)**

**10-12 GRANBY STREET
Planning Application 20182688**

**CHANGE OF USE FROM BETTING SHOP (SUI GENERIS) TO TWO HOT
FOOD TAKE-AWAY UNITS (CLASS A5); INSTALLATION OF TWO
VENTILATION FLUES AT REAR; ALTERATIONS**

**2 LINCOLN STREET
Planning Application 20190647**

**INSTALLATION AND REPLACEMENT OF FOUR TIMBER WINDOWS AT
FRONT AND SIDE OF DWELLINGHOUSE (CLASS C3)**

**55 LONDON ROAD
Planning Application 20190687**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS A1)

271 LONDON ROAD

Planning Application 20190402

REMOVAL OF WALL AND FENCE AND INSTALLATION OF VEHICULAR ACCESS, 2.4M HIGH WALLS, 1.8M HIGH GATES, HARDSTANDING AND SOIL VENT PIPE EXTRACTS AT FRONT OF HOUSE (CLASS C3); REMOVAL OF CHIMNEY AND INSTALLATION OF 2.9M HIGH WALL TO SIDE; CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE AND REAR; DEMOLITION OF GATES AND OUTBUILDINGS AND CONSTRUCTION OF TWO STOREY EXTENSION AT REAR; ALTERATIONS

**1 WESTBRIDGE CLOSE
Planning Application 20190472**

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**76 WESTERN ROAD, RIVER SOAR LIVING
Planning Application 20190787**

CONSTRUCTION OF FIRST FLOOR EXTENSION AT REAR TO CREATE TWO ADDITIONAL FLATS (2X 2BED) TO EXISTING BLOCK OF FLATS (CLASS C3); ALTERATIONS

**28 REGENT ROAD, CARLTON HOUSE, SUITE 1F
Planning Application 20190550**

INSTALLATION OF NON-ILLUMINATED WALL SIGN TO SIDE OF OFFICES (CLASS B1)

**52-54 GALLOWTREE GATE
Planning Application 20190784**

INSTALLATION OF SHOPFRONT (CLASS A1)

**330 ABBEY LANE, COMMUNITY OF CHRIST
Planning Application 20190376**

CONSTRUCTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF CHURCH (CLASS D1) ALTERATIONS

**19 SHAFTESBURY AVENUE
Planning Application 20190645**

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

**6 SHAFTESBURY AVENUE
Planning Application 20190741**

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

**IMPERIAL AVENUE, FULLHURST COMMUNITY COLLEGE
Planning Application 20190899**

INSTALLATION OF 2.4M PERIMETER SECURITY FENCE (CLASS D1)

**149 MERE ROAD
Planning Application 20190834**

**CONSTRUCTION OF DORMER EXTENSION AT REAR OF HOUSE (CLASS
C3)**

**2-4 HUMBERSTONE GATE & 1-3 HAYMARKET
Planning Application 20190839**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS;
TWO INTERNALLY ILLUMINATED LOGO SIGNS, AND TWO INTERNALLY
ILLUMINATED ATM SIGNS**

**9-11 CHEAPSIDE & 1-5 CANK STREET
Planning Application 20190867**

**CHANGE OF USE OF FIRST AND SECOND FLOOR FROM OFFICES
(CLASS B1(a)) TO TWO SELF-CONTAINED FLATS (2 X 3 BED) AND SIX
BEDROOMS WITH COMMUNAL FACILITIES FOR STUDENTS (SUI
GENERIS); INSTALLATION OF REPLACEMENT DOOR TO FRONT AND
TWO BALCONIES TO REAR; ALTERATIONS**

**16A ELMFIELD AVENUE
Planning Application 20190734**

**CONSTRUCTION OF SINGLE STOREY EXTENSIONS AT SIDE OF HOUSE;
ALTERATIONS (CLASS C3)**

**59 HIGHCROSS STREET
Planning Application 20190695**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**59 HIGHCROSS STREET
Planning Application 20190694**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS AND
ONE INTERNALLY ILLUMINATED WALL SIGN**

**5 MARKET STREET
Planning Application 20190731**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FACIA SIGNS; ONE
INTERNALLY ILLUMINATED PROJECTING SIGN; ONE DIGITAL SIGN TO
BANK (CLASS A2)**

**5 MARKET STREET
Planning Application 20190732**

INSTALLATION OF ATM AT FRONT OF BANK (CLASS A2)

**40 - 48 BELVOIR STREET
Planning Application 20181362**

**INTERNAL DEMOLITION, AND INTERNAL AND EXTERNAL
ALTERATIONS, TO LISTED BUILDING TO FACILITATE THE CONVERSION
OF PART FIRST, SECOND AND THIRD FLOORS TO RESIDENTIAL USE**

**40 - 48 BELVOIR STREET
Planning Application 20181361**

**CHANGE OF USE OF PART FIRST, SECOND AND THIRD FLOORS FROM
WAREHOUSE (CLASS B8) TO 13 FLATS (2XSTUDIO), (7X1 BED), (4X2
BED) (CLASS C3); INTERNAL DEMOLITION AND ALTERATIONS**

**78-80 LONDON ROAD
Planning Application 20191043**

**RETROSPECTIVE APPLICATION FOR INTERNAL AND EXTERNAL
ALTERATIONS TO GRADE II LISTED BUILDING**

NEXT MEETING – 17th July 2019, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:15

