



Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON 13<sup>TH</sup> JANUARY 2016

**Meeting Started 17:15**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice-chair), P. Draper (RICS), C. Laughton, Rev. R. Curtis (LDAC), N. Knight (LCS), P. Ellis (LVS), D. Lyne (LIHS), N. Feldmann (LRSA), Cllr S. Barton

R. Issleib (Mabers Architects), G. Butterworth (LCC), Cllr A. Clarke

**Presenting Officers**

J. Webber (LCC)  
J. Simmins (LCC)

**Apologies**

S. Eppel (LCS), M. Johnson (LAHS), D. Martin (LRGT), M. Queally (UoL), C. Sawday, M. Elliott

The chair acknowledged the contributions of M. Elliott to the panel and the Victorian Society, following his move to Somerset.

**Declarations of Interest**

Cllr S. Barton – Item D – noted that she regularly attends meetings at the church hall

**Minutes of Previous Meeting**

The panel agreed the minutes.

**Current Development Proposals**

**A) CASTLE VIEW, THE CASTLE**

Listed Building Consent [20152377](#), Planning Application 20152376  
Change of use, internal & external alterations

The panel supported the change of use of the building and the associated alterations, as the proposal is a careful & cautious plan that allows the listed building to be brought back into an active use.

Concerns were raised over the loss of some 19<sup>th</sup> century features added as part of the conversion of the building to a civil & crown court (installed between 1820 – 1890), notably the secondary staircase, entrance screen & barrister benches. The panel did however appreciate the justification for their removal, allowing for improved

access to all floors. It was noted that the platform lift will be installed in the least invasive option available.

## **No Objections**

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### **B) 65-75 PRINCESS ROAD EAST** **Planning Application [20152134](#)** **Development of 97 self-contained student flats**

The principle of developing the site was supported by the panel, as they agreed that the site detracts from the appearance of De Montfort Square.

They did however raise objections to the proposal in its current form, feeling that a set-back building was not the correct approach; they would prefer to see a continuation of the building line along Princess Road East, with the development being 3-storey in height. A larger rear wing could then be built along the rear boundary, facing the railway line.

## **Objections**

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### **C) 140-142 NEW WALK** **Planning Application [20152256](#)** **Student flats, rear extension**

The panel accepted the change of use to residential and support the works to the front of the building, as the changes to the 3-storey link, improving the design of the windows will have a positive impact upon the appearance of the buildings. The chimneystack should however be kept.

They did however raise objections to the design of the 4-storey rear extension, as it is of a poor design, failing to preserve the character and appearance of the area. Although it was acknowledged that the precedence of a large rear extension has already been accepted due to the adjacent site, 136-138 New Walk, it was felt that the design of the extension needs to better reflect the secondary nature of the elevation; it should not be designed to appear as a second frontage.

## **Objections**

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### **D) LETCHWORTH ROAD, ST ANNE'S CHURCH HALL** **Planning Application [20152277](#)** **Refurbishment of Church Hall**

The refurbishment of the church hall was supported by the panel, as the works will cause no harm to the setting of the grade II listed church.

They did however wish for it to be noted that the loss of the tin tabernacle is regrettable, but understandable. It was also felt that this was a missed opportunity, as the front & rear ranges of the church hall to be retained are of a poor appearance;

failing to contribute to the setting of the grade II listed church. It would have been better for a complete redevelopment.

### **No Objections**

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#### **E) 223 LONDON ROAD**

**Advertisement Consent [20152301](#) Listed Building Consent 20152300  
Signs**

The panel accepted the retention of the signage as it would preserve the setting of the listed building. The totem signs and fixed porch sign were considered well-proportioned, whilst the freestanding 'Dog Bone' was considered fun. They did however note that the 'Dog Bone' should not be a permanent fixture – they asked if the Council could only give temporary permission.

### **No Objections**

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#### **Late Item) 223 LONDON ROAD**

**Variation of Condition [20152299](#) Planning Permission [20152302](#)  
Retention of detached building for further 3 years, 3-storey office building**

The construction of a 3-storey office building to the rear of the site was supported, as despite this being the renewal of an old application, the panel agreed that the design was still appropriate, as it was of a classic modernism design, which would preserve the setting of the grade II listed building.

The panel also supported the retention of the temporary building for a further 3 years, as it clearly reads as a temporary building and has negligible impact upon the setting of the listed building.

### **No Objections**

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#### **Late Item) 15 Elms Road**

**Planning Application [20152378](#)  
Retrospective application for two & single storey extension to rear**

The panel raised objections to the retrospective application, as despite the minor changes proposed to the extension, it still fails to preserve the setting of the grade II\* listed Inglewood, as the extension is still of a poor design, with concerns over the proportions of the extension, the quality of materials & the window proportions.

It was commented that this subsequent application was purely cosmetic and that if this application had been submitted initially, it would not have gained support of the panel. The panel stated that just because the rear extension is only visible from one main view does not justify the poor design proposed and that the development as built harms the amenity of the conservation area.

They did agree that the removal of the rooflights is a positive step, but questioned why one was still being retained. All rooflights should be omitted.

## Objections

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

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### **F) 1 ST JOHNS ROAD**

**Planning Application [20152360](#)**

**Demolition of garage & greenhouse, new car park**

This application is for demolition of a garage & greenhouse to the rear of the dental surgery to create additional car parking space.

The proposal is within the Stoneygate Conservation Area.

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### **G) CHURCH ROAD, BRINSMEAD ROAD, KNIGHTON**

**Advertisement Consent [20152370](#)**

**Free standing interpretation boards**

This application is for three freestanding historical interpretation boards telling the storey of Knighton's key buildings.

The proposal is within the Knighton Village Conservation area.

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### **H) MAIN STREET, HUMBERSTONE**

**Advertisement Consent [20152319](#)**

**Free standing interpretation boards**

This application is for two freestanding interpretation boards telling the storey of Humberstone's key buildings.

The proposal is within the Old Humberstone Conservation area.

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### **I) OUTSIDE OF NOS. 8 & 31 MAIN STREET AND ST DENYS CHURCH, EVINGTON**

**Advertisement Consent [20152318](#)**

**Free standing interpretation boards**

This application is for three freestanding interpretation boards telling the storey of Evington's key buildings.

The proposal is within the Evington Village Conservation area.

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### **J) 201 KNIGHTON ROAD, THE CRADOCK PH**

**Planning Application [20152184](#)**

### **Extension to side, external alterations**

This application is for external alterations including a single storey extension to the side of the building.

The proposal is within the Knighton Village Conservation area.

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### **K) 43 LIVINGSTONE STREET Planning Application [20152312](#) Change of use from garage to flat**

This application is for change of use of the garage to the rear of 44 Fosse Road South to a dwelling.

The building is within West End Conservation area.

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### **L) 317 NARBOROUGH ROAD Planning Application [20152273](#) Demolition of garage, two storey extension**

This application is for the demolition of the side garage and construction of a two storey side extension.

The building is on the Local List.

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### **M) 5 KNIGHTON ROAD Planning Application [20152190](#) Extensions, alterations to roof**

This application is for a single storey and dormer extension to rear and alterations to the roof of the house.

The building is within the Stoneygate Conservation Area.

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### **N) 7,14, 30, 34, 37-43 , 45-49, 38-42 WEST STREET Planning Applications [20151981](#), [20152328](#), [20152329](#), [20152331](#), [20152330](#), [20152332](#), [20152333](#) Replacement of top hung timber windows with double glazed timber working sashes.**

These applications are for the replacement of the timber top hung single glazed windows at the front of the properties with new timber double glazed working sashes.

The buildings are within the New Walk Conservation Area and protected by the Holy Trinity Article 4 Direction.

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**O) 173 LOUGHBOROUGH ROAD**  
**Advertisement Consent [20152051](#)**  
**One non illuminated sign**

This application is for one non illuminated sign to the side of the warehouse.

The building is just to the outside of the Belgrave Hall Conservation Area. The sign is on the side gable of the building adjacent to no. 173 which is a Grade II listed building.

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**P) 53 LONDON ROAD**  
**Planning Application [20152247](#)**  
**Alterations to shopfront**

This application is for minor external alterations to the shopfront.

The building is within the South Highfields Conservation Area.

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**Q) LONDON ROAD, 7<sup>TH</sup> DAY ADVENTIST CHURCH**  
**Planning Application 20152399 & Listed Building Consent [20152400](#)**  
**Repairs, external alterations**

This application is for repairs and minor external alterations to allow for future maintenance of the church roof. The proposal includes four roof lights hidden within the roof valleys not visible from the street scene and the replacement of the existing plastic guttering with traditional pattern cast aluminium to resemble the original cast iron.

The building is Grade II listed and within the South Highfields Conservation Area.

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**R) 1 GRANVILLE ROAD**  
**Advertisement Consent [20152284](#)**  
**Free standing forecourt sign**

This application is for a free standing forecourt sign facing Granville Road.

The building is within the New Walk Conservation Area.

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**S) 24 EVINGTON FOOTPATH, REAR 23-25 EVINGTON ROAD**  
**Planning Application [20152286](#)**  
**Conversion of coach house**

This application is for conversion of the coach house to a single dwelling. The proposal involves a single storey extension to the rear.

The building is within the Evington Footpath Conservation area.

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**Next Meeting – Wednesday 24th February, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 19:20**