



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON 27TH APRIL 2016

Meeting Started 17:20

Attendees

R. Lawrence (Chair), N. Feldmann (LRSA), P. Ellis (LVS), C. Laughton, S. Eppel (LCS), R. Curtis (LDAC), Cllr Barton, M. Queally (UoL), D. Lyne (LIHS)

G. Butterworth (LCC)

Presenting Officers

J. Webber (LCC)

S. Peppin Vaughan (LCC)

Apologies

R. Gill, D. Martin (LRGT), M. Johnson (LAHS)

Declarations of Interest

None

Minutes of Previous Meeting

S. Eppel queried minutes of January meeting, which she had requested be amended. Revised minutes will be sent to members.

Current Development Proposals

Report of the Director of Planning, Transportation and Economic Development

A) YORK STREET

Planning Application 20160610

Seven storey student block

Panel was generally happy with the height as this is in keeping with the general character of the area (although some members thought it was too tall for the width of the street).

Discussion about the level of articulation of the windows, the set-back of the top floor and use of materials. Query about level of window recesses.

Concerns raised over the darkness of the materials and fenestration but the panel were satisfied that the general development would not harm the character or appearance of

the Granby Street Conservation Area or nearby heritage assets. Requested amendments to materials and fenestration.

Seek amendments.

B) STAMFORD BUILDINGS, STAMFORD STREET

Planning application 20151730

Change of use from factory to student accommodation, 6-storey side extension & 2-storey roof extension

Revised proposal is substantially better. No further objections.

No objection

C) 65-75 PRINCESS ROAD EAST

Planning Application 20160758

New student development

Revised proposal is substantially better, particularly the height and scale. Concerns about the canopy, which does not fit well with the context or use. Suggested that this element be removed.

Query over the number of flats and their internal size and layout.

General concern about the legibility of the plans.

No objection

D) ABBEY MEADOWS, SITE OF FORMER WOLSEY WORKS

Planning Application 20160614

Demolition, redevelopment

Link between water tower and housing considered to be crude. Suggestion that the tower should be freestanding with an extension, rather than part of a new terrace - looks cramped and loses role as focal point.

Mix of views on the style of houses, some are welcomed but others a missed opportunity. New houses by water tower are too plain and boring (better examples on wider site).

Loss of second chimney regretted but the overall site layout, including pathways and parks, was welcomed.

Seek amendments

E) CORPORATION ROAD, ABBEY PUMPING STATION

Planning Application 20160483

Events space, marquee

Panel sought clarification on landscape implications. Following additional explanation, they raised no objections.

No objection

F) 12 APPLGATE, WYGSTON'S HOUSE
Planning Application [20160569](#)
Change of use, alterations

No objection to change of use. Support bringing asset back into use. More flue details requested; ideally located in existing chimney. Panel raised concern to air exchange in the main restaurant (silver flue at ASK restaurant being of concern). Could bar be freestanding, rather than attached to timber frame (SPV explained fixings would be in mortar work). Lift in Victorian section; more details requested. Subtle approach requested for lift with minimal structure.

No objection

G) 52-56 HIGH STREET
Application [20160657](#)
Roof extension

The existing building is very fine looking and the proposed development would ruin it. Existing comparable scheme on St Nicholas Place is ungainly looking. Would result in the loss of an attractive roofscape and set an unwelcome precedent. Principle of residential use is fine, but needs to be done a lot more sensitively.

Objection

H) R/O 24 RATCLIFFE ROAD
Planning Application [20160335](#)
Demolition, new development

Panel expressed some concerns over access, principle of backland development and precedent an approval could set. More details needed.

More details required

I) 14A WOODLAND AVENUE
Planning Application [20160524](#)
Front boundary gates and piers

Panel considered that the gates and piers were out of keeping with the character of the area. Too thick massing for gate piers and oversized gates. Would prefer lower key boundary treatment, such as timber gates and hedge.

Objection

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

J) SITE OF 27 WHARF STREET SOUTH

Planning Application [20160361](#)

Ten storey student block

K) 22 DEACON STREET

Planning Application [20160270](#)

New student development

L) 14 DEACON STREET, LUKE TURNER FACTORY

Listed Building Consent [20160300](#)

Internal and external alterations

M) 1-9 POCKLINGTONS WALK

Listed Building Consent [20160261](#)

Relocation of previously approved new stairs

N) 3-5 POCKLINGTONS WALK

Listed Building Consent [20160476](#)

Change of use internal alterations

O) R/O 6 SPRINGFIELD ROAD

Planning Application [20160641](#)

New dwellinghouse

P) 25 WOODLAND AVENUE

Planning Application [20160469](#)

Single storey extension to front and rear, rear dormer.

Q) 8 BURLINGTON ROAD

Planning Application [20160466](#)

New Chimney

R) 66 STONEYGATE ROAD

Planning Application [20160509](#)

Rear extension, patio

S) 9 ST JAMES ROAD
Planning Application [20160608](#)
Two storey extension

T) GLENFIELD ROAD, CHRIST THE KING CATHOLIC PRIMARY SCHOOL JUNIOR SCHOOL
Planning Application [20160624](#)
Extension

U) 13 CARISBROOKE ROAD, LATIMER HOUSE
Planning Application [20160394](#)
External alterations, new boundary fence

V) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER
Planning Application [20160572](#)
Change of use of car park to open space.

W) 45 EAST BOND STREET, CHARLES BERRY HOUSE
Planning Application 20160386, Listed Building Consent [20160388](#)
Internal and external alterations, ramp, cycle store

X) 4 ST MARTINS
Advertisement Consent 20160450, Listed Building Consent [20160595](#)
New signs

Y) 2-4 COLTON STREET
Planning Application [20160519](#)
Roof extension

Z) THE HIGH CROSS JUBILEE SQUARE
Listed Building Consent [20160619](#)
Repair work

AA) 9 ST NICHOLAS PLACE
Advertisement Consent [20160390](#)
New signs

AB) SOUTHGATES, FORMER SHAKESPEAR P.H.
Advertisement Consent [20160021](#)

New sign

AC) 20-26 HIGH STREET
Planning Application [20160430](#)
New shopfront

AD) 140 REGENT ROAD
Planning Application [20160533](#)
Change of use, external alterations

AE) 220-248 ST SAVIOURS ROAD
Planning Application [20160656](#)
Replacement doors and windows at front; boundary gates and walls at front of houses

AF) 100 BATH LANE, FRIARS MILLS
Listed Building Consent [20160599](#), Advertisement Consent 20160600
New signs

AG) 50 NEW WALK
Planning Application [20160381](#)
Fence, cycle shed and canopy

AH) 20-40 NEW WALK
Planning Application [20160249](#)
Increase height of sprinkler tank

AI) 19 TOLLER ROAD
Planning Application [20160389](#)
Extensions and alterations to house

AJ) 14 KNIGHTON ROAD
Planning Application [20160499](#)
Two storey extension at side and rear

AK) WEYMOUTH STREET, ST ALBANS CHURCH CENTRE
Planning Application [20160661](#)
Extensions, external alterations
