



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 13 December 2017

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice-Chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), N. Stacey (LSA), C. Jordan (LAHS), N. Feldmann (LRSA), C. Sawday, C. Laughton, C. Walker, A. Stewart-Long

Presenting Officers

J. Webber & S. Peppin Vaughan

APOLOGIES FOR ABSENCE

L. Blood (IHBC), Cllr M. Unsworth

DECLARATIONS OF INTEREST

None.

MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

CURRENT DEVELOPMENT PROPOSALS

A) ALL SAINTS PLACE

Pre-app

A presentation was made on a development proposal.

B) 1-9 & 19B DE MONTFORT MEWS

Planning Application [20172192](#)

DEMOLITION OF BUILDINGS AND CONSTRUCTION OF FIVE STOREY BUILDING PROVIDING 122 STUDENT STUDIO FLATS; CYCLE PARKING AND LANDSCAPING

The panel considered that while the existing buildings were of no architectural

quality, they were of an appropriate scale for the setting. The proposed new build was considered to be overdevelopment and excessive in terms of building height and footprint. The design needed to better reflect a muse type of development. Although views of the site were restricted, there were still some notable points from which it would be visible and it was considered the development would be harmful to the character of the two adjacent conservation areas. It was suggested that the materials on the upper part of the proposed property were oppressive and the fenestration detailing on the two principle elevations should be looked at again.

OBJECTIONS

C) 80 WHARF STREET SOUTH

Planning Application [20172259](#)

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 8-11 STOREY BUILDING TO ACCOMMODATE 4 RETAIL UNITS (CLASS A1) ON THE GROUND FLOOR AND 72 FLATS ABOVE (18 X 1 BED AND 54 X 2 BED) (CLASS C3)

The panel were opposed to a scheme that would involve the total loss of a Local Heritage Asset and a redevelopment scheme that was without merit. They considered that the existing heritage asset could be retained within a scheme to redevelop the wider plot and that it would enhance a more comprehensive scheme. Serious concerns were expressed about the proposed new build, including its excessive height and poor detailing. The lack of accurate drawings and detail on materials were also raised as issues that made assessment problematic.

OBJECTIONS

D) 64-66 HUMBERSTONE GATE

Planning Application [20171868](#)

PARTIAL DEMOLITION OF EXISTING BUILDING TO RETAIN BUILDING FACADE AND ERECTION OF 5/6 STOREY BUILDING TO PROVIDE 42 RESIDENTIAL FLATS AND 2 GROUND FLOOR COMMERCIAL AND RETAIL UNITS WITH ASSOCIATED EXTERNAL ALTERATIONS

The panel were broadly supportive of the development and were positive about the restoration of the principle facades of the older building. The scale of the new development was considered to be acceptable but concerns were raised about the detailing. The new build was considered to be bland in design and to have an uncomfortable relationship to the retained elements. It was suggested that the detailing should be more sophisticated and fenestration should take more cues from the retained facades. Deeper reveals for the windows were requested and concern was raised about the use of the upper part of the retained front faced for residential use. It was suggested that two storey height shopfronts would ensure a more cohesive appearance.

SEEK AMENDMENTS

E) FLEET HOUSE, FLEET STREET Planning Application [20172357](#) DEMOLITION OF BUILDINGS ON SITE

The panel were opposed to a scheme that would involve the total loss of a Local Heritage Asset, without new development proposed for the site. They considered the existing building to be of heritage value and that the reasons given for its demolition were unconvincing.

OBJECTIONS

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

F) 4 KNIGHTON DRIVE Planning Application 20172253 CHANGE OF USE OF FORMER COACH HOUSE TO DWELLINGHOUSE (1 X 2 BED) (CLASS C3); ALTERATIONS TO FORMER COACH HOUSE TO ADD SIDE AND REAR DORMERS; FENCING AND HARDSURFACING

G) 17 STONEYGATE ROAD Planning Application 20172353 CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO PORCH AND RELOCATION OF ENTRANCE DOOR AT SIDE (CLASS C3)

H) 130 & 132 NEW WALK, BANKFIELD HOUSE Planning Application 20172068 INSTALLATION OF IRON RAILINGS TO FRONTAGE OF 130 & 132 NEW WALK (CLASS D1)

I) 4-8 HORSEFAIR STREET, UNIT B Listed Building Consent 20172273 INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

J) 10-14 LOSEBY LANE, FIRST AND SECOND FLOOR Planning Application 20172324 CHANGE OF USE OF FIRST AND SECOND FLOORS FROM HAIRDRESSER (CLASS A1) TO NON-RESIDENTIAL EDUCATION AND TRAINING CENTRE

(CLASS D1)

K) 98 WESTCOTES DRIVE

Planning Application 20172191

REPLACEMENT OF EIGHT WINDOWS AND ONE DOOR TO HOUSE (CLASS C3)

L) 1 GARRICK WALK, HAYMARKET THEATRE

Planning Application 20172380

ALTERATIONS AT FIRST FLOOR TO CREATE LOBBY TO THEATRE (SUI GENERIS)

M) 22 STONEYGATE ROAD

Planning Application 20172281

DEMOLITION OF EXISTING BUNGALOW AND GARAGE; CONSTRUCTION OF 3 TWO-STOREY DWELLINGS (2 X 4 BED AND 1 X 5 BED) (CLASS C3) AND DETACHED GARAGES; LAYOUT OF ACCESS ROAD AND HARDSTANDING AREAS; PROVISION OF FENCING AND BIN STORE

N) 12 MARKET PLACE

Planning Application 20172299

CHANGE OF USE FROM RETAIL (CLASS A1) TO BAR (CLASS A4); AIR CONDITIONING UNITS TO REAR

O) 1 ABBEY GATE

Planning Application 20172261

CONSTRUCTION OF SINGLE STOREY EXTENSION TO OFFICES (CLASS B1)

P) 14 JARVIS STREET

Planning Application 20172222

DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF SIX STOREY BUILDING COMPRISING TWENTY FLATS (15X 2BED), (5X STUDIO) (CLASS C3)

Q) 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 C3)

R) 151 LONDON ROAD

**Planning Application 20172317 & 20172318
RETROSPECTIVE APPLICATION FOR THE RETENTION OF ATM AT FRONT
OF SHOP (CLASS A1)**

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) 44 HIGHFIELD STREET

Planning Application 20172364

**CHANGE OF USE OF SECOND AND THIRD FLOOR OF COMMUNITY CENTRE
(CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (1 X 2 BEDROOM)
(CLASS C4) ON SECOND FLOOR AND ONE FLAT (1X 1BED) (CLASS C3) ON
THIRD FLOOR; CONSTRUCTION OF DORMER ROOF EXTENSION AT REAR;
CONSTRUCTION OF STEPS AND INSTALLATION OF FIRE ESCAPE
STAIRWELL AT REAR; REPLACEMENT WINDOWS AT REAR; ALTERATIONS,
RESTORATION AND REPLACEMENT WINDOWS AT FRONT; BIN STORE AT
FRONT**

U) 6 CASTLE VIEW

Listed Building Consent 20172370 & 20172369

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING &
CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-
RESIDENTIAL INSTITUTION (CLASS D1)**

V) 7 CASTLE VIEW

Listed Building Consent 20172371 & 20172372

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING &
CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-
RESIDENTIAL INSTITUTION (CLASS D1)**

W) 17 GRANBY STREET

Planning Application 20172378

**CHANGE OF USE FROM FINANCIAL SERVICES (CLASS A2) TO EITHER
RETAIL, RESTAURANT AND CAFE, DRINKING ESTABLISHMENTS, NON-
RESIDENTIAL INSTITUTIONS OR ASSEMBLY AND LEISURE (CLASSES A1,
A3, A5, D1 AND D2) NEW SHOPFRONT; ALTERATIONS**

X) 90-96 CLARENDON PARK ROAD

Planning Application 20172514

**CHANGE OF USE OF GROUND FLOOR FROM BANK (CLASS A2) TO OFFICES
(CLASS B1(a)); REPLACEMENT WINDOWS; INSTALLATION OF GATE;
ALTERATIONS**

**NEXT MEETING – Wednesday 10th January 2018, G.03 Meeting Room 3, City
Hall**

Meeting Ended – 18:40
