



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 November 2018**

Meeting Started 5:15 pm

Attendees

M. Richardson (RTPI), S. Eppel (LCS), N. Feldmann (LRSA), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), S. Bird (DAC), C. Cross (SR), R. Sayed (SR)

P. Hobson (Leicester Cathedral), G. Butterworth (Leicester City Council)

Presenting Officers

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

81. APOLOGIES FOR ABSENCE

R. Gill (Chair), R. Lawrence (Vice-Chair), D. Martin (LRGT), N. Stacey (LSA)

82. DECLARATIONS OF INTEREST

None.

83. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

84. CURRENT DEVELOPMENT PROPOSALS

**A) LEICESTER CATHEDRAL
PRE-APPLICATION PRESENTATION**

A presentation was made regarding a revised design for a scheme.

B) 96 JARROM STREET

Planning Application [20180801](#)

DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF NINE STOREY MIXED USE BUILDING COMPRISING OF 180 RESIDENTIAL FLATS (2X 1BED, 1X 2BED, 177X STUDIO) (CLASS C3); GROUND FLOOR UNIT FOR NURSERY/RETAIL/RESTAURANT (CLASS D1/A1/A3)

The panel commented on the proposal in terms of its setting. The scale and massing were focused on, and some concerns were expressed in relation to the close proximity of the new development to the Grade II* and Grade II Listed properties across the street from the site. Some positive comments were voiced regarding the new multi-storey structure proposed, while others commented on the lack of contextual responsiveness of the design. The existence of several larger modern developments elsewhere in close proximity to the Designated Assets was mentioned, but the reduction in scale away from the hospital site was noted.

The panel concluded that verified views (already requested by the LCC) are required to reach a firm decision on the proposal.

MORE INFORMATION REQUIRED

C) GYPSY LANE, LAND TO REAR OF GRANGE COTTAGE

Planning Application [20182053](#)

CONSTRUCTION OF HOUSE (1X 4BED) (CLASS C3); INSTALLATION OF 1.8 METRE HIGH GATE/FENCE AND HARD SURFACING TO FRONT; ALTERATIONS

The majority of the comments received on this application focused on the low quality and unsympathetic relationship of the proposed house in relation to the neighbouring Grade II Listed properties. Although no objections were voiced in regards to the potential development of the plot and the relative scale of the development, its spatial relationship to the above mentioned properties was criticized.

In all, due to poor quality of design, as well as lack of adequate reference of the scale, form and materials of the proposed structure to its context, an objection was advanced.

OBJECTION

D) 341 LONDON ROAD, MARTIN HOUSE

Planning Application [20180703](#)

CONSTRUCTION OF SINGLE AND TWO STOREY EXTENSIONS TO SIDE AND REAR; ACCESS RAMP; ALTERATIONS (AMENDED PLANS RECEIVED 17/09/2018 & 28/09/2018)

The changes made to the scheme were acknowledged, but it was noted that they were limited in terms of the layout and scale of the extensions. The changes to the landscaping were supported, whilst the panel proposed that the avenue of trees be restored and a grass reinforcement mesh system be used for the areas of parking.

Comments received included the critique of the horizontal emphasis of the rear

extension, disturbing the predominantly vertical emphasis of the existing rear elevation, as well obscuring current elements of the exterior façade that make a positive contribution to the Stoneygate Conservation area. The lack of context and inappropriate form of the new extension to the rest of the building was also mentioned, regarded as unsympathetic to the site. Although the more limited views of the rear part of the site was mentioned, the potential for new development to open up this part of the Conservation Area in the future was noted. The panel considered that the extension had limited architectural merit.

OBJECTION

E) 97 CHURCH GATE

Planning Application [20182183](#)

DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING SINGLE AND SEVEN STOREY 170 BED ROOM HOTEL; AND EIGHT, TEN AND FOURTEEN STOREY BUILDINGS COMPRISING 142 FLATS (89 X 1 BED AND 53 X 2 BED). CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS.

The principle of redevelopment was supported, considering the modest quality of the low-lying modern structures currently on site. The proposal for the development of the site was considered as of appropriate materials, of relatively high quality and of a sensitive design considering the nearby Grade I Listed St Margaret's Church. To confirm the limited impact of the proposed development on the Church, a verified view looking from Church Gate was requested; this was considered necessary to reach a final decision of the proposals. Some concern was raised regarding the taller element, which was critiqued as being quite unimaginative in design.

SEEK AMENDMENTS

F) 125 - 129 VAUGHAN WAY

Planning Application [20181552](#)

CONSTRUCTION OF ONE, THREE AND FOUR STOREY ROOFTOP EXTENSION TO EXISTING BUILDING TO PROVIDE 39 FLATS (15 X 1 BED, 24 X 2 BED)

The panel focused on the top heavy and inappropriate design of the new proposed extension. Focusing on the impact on the Richard Roberts Factory immediately to the north of the proposals, the new development was considered as harmful to its setting. To confirm this, a verified view of the site looking from Burleys Way to the north east of the site was requested.

Due to lack of appropriate design response to the context, a crude design and the choice of a cladding material not in keeping with the site's surrounding, an objection was proposed.

OBJECTION

G) RENAISSANCE HOUSE, 14-20 PRINCESS ROAD WEST

Planning Application [20182139](#)

CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1(C)) TO STUDENT ACCOMMODATION (47 X 1 BED STUDIOS) (SUI GENERIS); CONSTRUCTION OF ROOF EXTENSION; EXTERNAL AND INTERNAL ALTERATIONS

The panel focused on the setting of the site, in a relatively uniform streetscape of terraced properties. Although other comparable developments regarding roof alterations were identified within the area, the current proposals were considered as crude in relation to these. The poor design quality, unsympathetic form and lack of clearly defined necessity of this development all lead to the final decision to object to the proposals in their current form.

OBJECTION

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

H) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, ADRIAN BUILDING

Planning Application 20182033

CONSTRUCTION OF A SINGLE STOREY BUILDING TO GROUNDS OF UNIVERSITY (CLASS D1); ALTERATIONS

I) 7 HORSEFAIR STREET

Planning Application 20182063

INSTALLATION OF ATM AT FRONT OF BANK (CLASS A2)

J) 43 SILVER STREET, THE GLOBE

Planning Application 20182083

INSTALLATION OF TWO LANTERNS TO FRONT AND SIDE ELEVATION (CLASS A4)

K) UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD

Planning Application 20182049

CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR TO PROVIDE A PLANT ROOM (CLASS D1)

L) 128 WESTCOTES DRIVE

Planning Application 20182057

INSTALLATION OF WINDOW TO FRONT OF FLAT (CLASS C3)

M) 24 RATCLIFFE ROAD
Planning Application 20182087
CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE
AND ALTERATIONS (CLASS C3)

N) 48A STONEYGATE ROAD, STONEYGATE TELEPHONE EXCHANGE
Planning Application 20182105
INSTALLATION OF REPLACEMENT REPLICA FLAGPOLE ANTENNA AND
ANCILLARY ELECTRONIC

O) LONDON ROAD, LEICESTER RAILWAY STATION
Planning Application 20182112
INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

P) 137 KNIGHTON ROAD
Planning Application 20182107
CHANGE OF USE FROM THREE FLATS (CLASS C3) TO 7 BEDROOM
HOUSE IN MULTIPLE OCCUPATIONS (SUI GENERIS); CONSTRUCTION
OF SINGLE STOREY EXTENSION AT REAR; ALTERATIONS

Q) 19 WOODLAND AVENUE
Planning Application 20182034
INSTALLATION OF REPLACEMENT WINDOWS TO FRONT OF HOUSE
(CLASS C3)

R) 31 SPRINGFIELD ROAD
Planning Application 20182091
INSTALLATION OF 1.83M HIGH FENCE/GATE AND ALTERATIONS TO
SIDE OF HOUSE (CLASS C3)

S) 30-32 SHAFTESBURY AVENUE, 88 NEWINGTON STREET
Planning Application 20182103
CONSTRUCTION OF TWO STOREY SIDE AND REAR EXTENSION;
SINGLE STOREY REAR EXTENSION; DORMER EXTENSION AT REAR;
ALTERATIONS TO RESIDENTIAL CARE HOME (CLASS C2)

T) 20 WARREN DRIVE
Planning Application 20180788
CONSTRUCTION OF TWO STOREY EXTENSION AT SIDE; SINGLE

**STOREY EXTENSION AT SIDE AND REAR OF DAY NURSERY;
ALTERATIONS (CLASS D1)**

**U) 41 GUILDHALL LANE, MANSION HOUSE
Planning Application 20181786
THREE NON ILLUMINATED FASCIA SIGN; ONE DOUBLE SIDED
PROJECTING SIGN; EIGHTEEN NON ILLUMINATED WINDOW SIGNS
(CLASS B1)**

**V) 26 SOUTHERNHAY ROAD
Planning Application 20182050
INSTALLATION OF 2.1 M HIGH GATES TO SIDE OF HOUSE (CLASS C3)**

**W) 91 LONDON ROAD
Planning Application 20181898 and 20181899
RETROSPECTIVE APPLICATION FOR INSTALLATION OF ATM TO FRONT
OF FINANCIAL AND PROFESSIONAL**

**Z) 56 KNIGHTON DRIVE
Planning Application 20182035
INSTALLATION OF REPLACEMENT CASEMENTS TO WINDOWS AT FRONT
OF HOUSE (CLASS C3)**

**Z1) 11 PORTLAND ROAD
Planning Application 20182152
INSTALLATION OF ROOF LIGHT TO FRONT OF HOUSE (CLASS C3)**

**Z2) 1-9 REGENT ROAD
Planning Application 20182191
CONSTRUCTION OF ADDITIONAL STOREY TO CREATE TWO
ADDITIONAL FLATS (2 x 6 BED); ALTERATIONS (CLASS C3)**

**Z3) 59-61 MAIN STREET HUMBERSTONE
Planning Application 20182221 and 20182222
RETROSPECTIVE APPLICATION FOR ATM AT FRONT OF SHOP (CLASS
A1) and FOR ONE INTERNALLY ILLUMINATED FACIA SIGN TO ATM
(CLASS A1)**

**Z4) 4 BISHOP STREET
Planning Application 20182045
INSTALLATION OF ONE NON-ILLUMINATED FASCIA SIGN AND
PROJECTING SIGN TO NURSERY (CLASS D1)**

Z5) 3-5 HIGHFIELD STREET, 3 SARAY MANGAL

Planning Application 20182078

INSTALLATION OF ONE NON-ILLUMINATED BANNER TO SIDE OF RESTAURANT (CLASS A3)

Z6) CORPORATION ROAD, FORMER JOHN ELLIS COLLEGE SITE

Planning Application 20182094

HYBRID APPLICATION FOR;FULL APPLICATION FOR THE DEVELOPMENT OF A PART FOUR, PART FIVE STOREY BUILDING TO PROVIDE 4,629 SQM COLLABORATIVE RESEARCH AND BUSINESS FLOORSPACE (CLASS B1/D1), ASSOCIATED HARD AND SOFT LANDSCAPING, CAR PARKING AND ACCESS AND OUTLINE APPLICATION FOR THE DEVELOPMENT OF TWO FURTHER PHASES, COMPRISING UP TO 20,000 SQM OF CLASS B1/D1 FLOORSPACE ARRANGED WITHIN BUILDINGS OF UP TO 18.5 METRES IN HEIGHT INCLUDING ACCESS, ALL OTHER MATTERS RESERVED (CLASS B1/D1)

Z7) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, PERCY GEE BUILDING

Planning Application 20182131

INSTALLATION OF PLANT TO ROOF

Z8) 1 GALLOWTREE GATE

Planning Application 20182150

TWO INTERNAL WINDOW VINYLs ABOVE STORE ENTRANCE (CLASS A1)

Z9) 2 KING STREET

Planning Application 20182190

CHANGE OF USE OF BASEMENT AND PART OF GROUND FLOOR FROM CAFE/RESTAURANT (CLASS A3) TO OFFICES (CLASS B1(A)); ALTERATIONS

Z10) 5 MARKET STREET

Planning Application 20182048

INSTALLATION OF 3 EXTERNAL CONDITIONING UNITS TO ROOF (CLASS C3)

Z11) 55 REGENT ROAD

Planning Application 20182256

CONSTRUCTION OF TWO STUDIO FLATS IN THE ROOF SPACE; DORMERS TO FRONT AND REAR; ALTERATIONS (CLASS C3)

Z12) 15B CHURCH LANE

Planning Application 20182240

CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING & ASSOCIATED WORKS (CLASS C3)

Z13) VENTNOR STREET, SPINNEY HILL PRIMARY SCHOOL AND COMMUNITY CENTRE

Planning Application 20182306

RETROSPECTIVE APPLICATION FOR INSTALLATION OF 1.8M HIGH RAILINGS/GATE TO SCHOOL (CLASS D1)

Z14) 17 FRANCIS STREET

Planning Application 20182051

CHANGE OF USE OF GROUND FLOOR RETAIL (CLASS A1) TO OFFICE (CLASS B1) AND FIRST FLOOR FROM OFFICE (CLASS B1) TO RESIDENTIAL (1X 2BED) (CLASS C3); DEMOLIITION OF SINGLE STOREY DETACHED WORKSHOP TO REAR; CONSTRUCTION OF TWO STOREY REAR EXTENSION; ALTERATIONS

Z15) 20 KNIGHTON PARK ROAD

Planning Application 20182302

CONSTRUCTION OF SINGLE STOREY EXTENSION TO SIDE OF DWELLING; PART CONVERSION OF GARAGE INTO HABITABLE ROOM; ALTERATIONS (CLASS C3)

Z16) THE GATEWAY, DE MONTFORT UNIVERSITY

Planning Application 20182119

CONSTRUCTION OF FOUR STOREY EXTENSION TO THE HUGH ASTON BUILDING (CLASS D1)

NEXT MEETING – 12th December, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:30

