



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 13 JANUARY 2016

TIME: 5:15 pm

PLACE: Meeting Room G.01, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R Gill (Chair), R Lawrence (Vice Chair)

Councillor Dr. S Barton

4 Labour Vacancies, 1 Opposition Vacancy

Dr J Eaton	-	Ancient Monuments Society
Vacancy	-	Council for the Preservation of Rural England
Vacancy	-	Historic England
Vacancy	-	Institution of Civil Engineers
D Trubshaw	-	Institute of Historic Building Conservation
J Clarke	-	The Landscape Institute
S. Eppel	-	Leicester Civic Society
Rev. R. Curtis	-	Leicester Diocesan Advisory Committee
D Martin	-	Leicestershire and Rutland Gardens Trust
Nils Feldmann	-	Leicestershire and Rutland Society of Architects
M. Johnson	-	Leicestershire Archaeological & Historical Society
P Draper	-	Royal Institute of Chartered Surveyors
S Pointer	-	Royal Town Planning Institute
M Queally	-	University of Leicester
P Ellis	-	Victorian Society
D Lyne	-	Leicestershire Industrial History Society

M Elliott, C Sawday, J Garrity, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber, Jeremy Crooks, James F Simmins, Sam Peppin Vaughan
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 2972 / 454 2965)
Email: planning@leicester.gov.uk

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INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

Jeremy Crooks 4542972 Jeremy.Crooks@leicester.gov.uk

Sam Peppin Vaughan 4542973 Sam.PeppinVaughan@leicester.gov.uk

James F Simmins 4542965 James.Simmins@leicester.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The Minutes of the meeting of the held on 9th December 2015 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

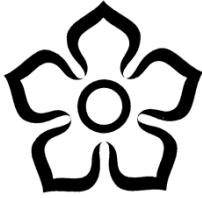
Appendix B

The Director, Planning, Transportation and Economic Development submits a report on planning applications received for consideration by the Panel.

6. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



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Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON 9TH DECEMBER 2015

Meeting Started 17:15

Attendees

R. Lawrence (Vice-chair), N. Feldmann (LRSA), P. Ellis (LVS), S. Eppel (LCS), P. Draper (RICS), M. Johnson (LAHS), D. Lyne (LIHS), C. Laughton, Rev. R Curtis

Presenting Officers

J. Webber (LCC)
J. Crooks (LCC)

Apologies

R. Gill (Chair), Cllr S. Barton, D. Martin (LRGT), M. Queally (UoL), Chris Sawday

Declarations of Interest

N. Feldmann (LRSA) – Agenda item C (Land adjacent to 79 Knighton Drive).
Neighbour.

Minutes of Previous Meeting

The panel agreed the minutes.

S. Eppel asked for an update on putting the agenda/minutes on the website -
Officers informed the panel that this was being addressed.

S. Eppel asked for an update on the possibility of receiving monthly summaries of
decisions – Officers will arrange for this to happen.

Current Development Proposals

A) CHARTER STREET

Planning Application [20152098](#)

New foot/cycle bridge

The panel supported the principle of the wider regeneration of the local area and the improved access the bridge will bring. They did raise concerns about the design of the bridge and thought the high side would make it claustrophobic for users. They conceded that the additional arch was needed because of the increased span but would have liked a better design.

The panel also raised concern over the loss of the established tree belt on the edge of the park and requested that additional tree planting alongside the new park boundary fence be considered to reinstate some form of unbroken tree belt. It was suggested that increased visibility could be achieved by crown lifting existing trees.

Seek Amendments

B) 21 MORLEDGE STREET **Planning Application [20150866](#)** **Demolition and redevelopment**

The panel had no objection to the demolition of the existing buildings and the principle of redevelopment. There were some differing opinions on building height, but they did not fundamentally object to the proposal. However, they were concerned that the design was 'hectic' and that the site did not warrant an over complicated design, which would harm the streetscene.

They concluded that the design should be simplified to two primary facing materials and that the white cladding panels should be replaced with either brickwork or grey cladding panels.

Seek Amendments

C) LAND ADJACENT TO 79 KNIGHTON DRIVE **Planning Application [20151770](#)** **Detached house**

The panel maintained their previous objection to the principle of building on the garden space, which they consider to be an integral part of the character of the conservation area. Concern was expressed about the impact of a new access on the root zone of the street trees and the potential loss of boundary planting.

While acknowledging that the design of the proposed building had changed and the footprint was smaller, they considered the design to be derivative and not one that would enhance the conservation area.

Objections

D) LAND ADJACENT TO 8 PENDENE ROAD **Planning Application [20151881](#)** **Detached house**

The panel were more concerned with the design of the proposed new build, rather than the principle of development on the land noting that the street numbering infers a house was planned. They were unconvinced by the range of materials which do not complement one another and they did not like the ground floor which looks awkward with rendered front elevation and brick to the sides.

They considered the design to be clumsy and without local precedent.

Seek Amendments

E) LAND REAR 6 SPRINGFIELD ROAD **Planning Application [20151846](#)** **Demolition, new detached house**

Although the panel had no objection to the principle of developing a house in this location, they were not convinced that the design was appropriate to the street, although the height was not a concern. The existing properties here were calm and subservient, they argued, and the design failed to pick up the rhythm of the street.

The panel were not convinced by the inauthentic pastiche design and thought the roof form was notably clumsy. They considered that it would not enhance the wider conservation area.

They did mention a house that read more like a coach house may be more appropriate.

Seek Amendments

F) LAND ADJACENT TO 31 SANVEY LANE **Planning Application [20152100](#)** **Detached house**

While the panel did not consider that the proposed development would harm the amenity of the conservation area, they had concerns with various elements of the design. They thought the non-functional chimney should be removed and that the brickwork should not be painted.

They questioned the set-back and argued that the house would work better if it sat adjacent to number 31, with the loss of less garden space.

Seek Amendments

G) 16 VICTORIA PARK ROAD **Planning Application [20152035](#)** **Detached building to rear.**

Accepting the principle of some form of development in this location, the panel concluded that it would be better if the design went for a 'coach house' aesthetic, to better integrate with the streetscene.

Seek Amendments

H) 9 WESTHILL ROAD
Planning Application 20152081
Extension to house

The panel were positive about the replacement chimney and had no concerns with the design of the house/garage extension. However, they were concerned with the height of the boundary wall/gates, which they considered to be contextually inappropriate and harmful to the setting of the heritage asset.

Seek Amendments

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

I) CHURCH ROAD, THURCASTON ROAD, LOUGHBOROUGH ROAD
Advertisement Consent [20152090](#)
Free standing interpretation boards

This application is for three free standing historical interpretation boards telling the storey of Belgrave's key buildings.

The proposal is within the Belgrave Hall Conservation area.

J) OLD CHURCH STREET, RIVERSIDE DRIVE
Advertisement Consent [20152158](#)
Free standing interpretation boards

This application is for two free standing interpretation boards telling the storey of Aylestone's key buildings.

The proposal is within the Aylestone Village Conservation area.

K) 4 WEST WALK
Planning Application [20152103](#)
Change of use from offices to five flats

This application is for change of use from offices (class b1) to five flats (2x1 bed) (3x2 bed) (class c3); demolition of single storey front and rear extensions and erection of single storey front extension and, a two storey extension and dormer extension at the rear of the building.

The building is within the New Walk Conservation area

L) TUDOR ROAD, FIVEWAYS HOUSE
Listed Building Consent [20152029](#)
Internal and external alterations to building

This application is for minor changes to the approved scheme.

The building is Grade II listed.

M) 33-35 SPRINGFIELD ROAD
Planning Application [20151985](#)
Replacement rear windows

This application is for replacement of the rear windows of the building in use as flats with uPVC double glazing.

The building is within the Stoneygate Conservation Area.

N) 24 WEST AVENUE
Planning Application [20152069](#)
Replacement second floor window

This application is for replacement of the front second floor window. This is a retrospective application for a new timber double glazed window.

The building is within the Stoneygate Conservation Area.

O) 26-28 GRANBY STREET
Planning Application [20151987](#) & [20152032](#)
Alterations to shopfront

These applications are for alterations to the shop front including new entrance to provide first floor access and installation of ventilation flue.

The building is within the Granby Street Conservation Area.

P) CHARLES STREET, HALFORD HOUSE
Planning application [20152125](#)
Replacement windows

This application is for new double glazed windows.

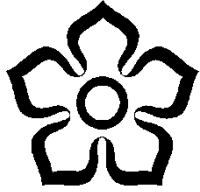
The building is on the Local List.

Q) 159 MERE ROAD
Planning Application [20152060](#)
Side extension

This application is for a single storey extension to the rear of the house. The proposal is visible from the street scene.

The building is within the Spinney Hill Park Conservation area.

Meeting Ended – 19:00



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APPENDIX B

CONSERVATION ADVISORY PANEL

13th January 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) CASTLE VIEW, THE CASTLE

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

This application is for change of use of the former court rooms (class D1) to an education and wedding/function venue (no use class). The proposal involves internal & external alterations, a new access ramp to the front & landscaping.

The castle is a Grade I listed building and within the Castle Conservation Area, as well as The Castle Scheduled Monument.

B) 65-75 PRINCESS ROAD EAST

Planning Application [20152134](#)
Development of 97 self-contained student flats

This application is for a six storey development on an existing surface car park, comprising 97 self-contained student flats (86 x 1 bedroom studios, 11 x 2 bedroom student flats) and 31 car parking spaces for commercial use only

The proposal is within the New Walk Conservation Area.

C) 140-142 NEW WALK

Planning Application [20152256](#)
Student flats, rear extension

This application is for the conversion of the buildings to 45 self-contained student studio flats (class C3). The proposal involves a two-four storey rear extension and associated landscaping.

The proposal is within the New Walk Conservation Area.

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

This application is for the demolition of part of the existing church hall and rebuilding between two retained sections.

The part to be removed and rebuilt is the surviving section of the old tin tabernacle that was the old church prior to St Anne's being built.

The hall is within the curtilage of St Anne's Church, which is a Grade II listed Building.

E) 223 LONDON ROAD
Advertisement Consent [20152301](#) Listed Building Consent 20152300
Signs

This application is for the retrospective approval of four non illuminated signs to the grade II listed building. The signs consist of two freestanding totem signs, a wall mounted sign and a freestanding 'dog bone' to the front.

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

The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 11th January 2016. Contact Justin Webber (454 4638) Jeremy Crooks (454 2972) Sam Peppin Vaughan (454 2973) or James F Simmins (454 2965).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Q) LONDON ROAD, 7TH 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.

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.

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.
