

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 27 APRIL 2016**

**TIME: 5:15 pm**

**PLACE: COMMITTEE ROOM 2 - GROUND FLOOR, TOWN HALL,  
TOWN HALL SQUARE, LEICESTER**

### **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                     |
| Vacancy        | - | 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          |

C Sawday, 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](mailto:planning@leicester.gov.uk)

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### ACCESS TO INFORMATION AND MEETINGS

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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](mailto:Justin.Webber@leicester.gov.uk)

Jeremy Crooks 4542972 [Jeremy.Crooks@leicester.gov.uk](mailto:Jeremy.Crooks@leicester.gov.uk)

Sam Peppin Vaughan 4542973 [Sam.PeppinVaughan@leicester.gov.uk](mailto:Sam.PeppinVaughan@leicester.gov.uk)

James F Simmins 4542965 [James.Simmins@leicester.gov.uk](mailto: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 held on 24<sup>th</sup> February 2016 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**

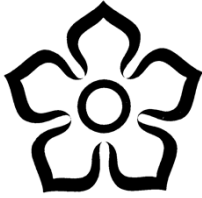
The Director, Planning, Transportation and Economic Development submits a report on planning applications received for consideration by the Panel.

**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.





Leicester  
City Council

Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON 24<sup>TH</sup> FEBRUARY 2016

**Meeting Started 17:20**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice-chair), N. Feldmann (LRSA), P. Ellis (LVS), M. Johnson (LAHS), C. Laughton, C. Sawday, S. Eppel (LCS), D. Martin (LRGT), P. Draper (RICS)

G. Butterworth (LCC),

**Presenting Officers**

J. Webber (LCC)

J. Simmins (LCC)

**Apologies**

M. Queally (UoL), Rev. R. Curtis (LDAC), D. Lyne (LIHS)

**Declarations of Interest**

None

**Minutes of Previous Meeting**

The panel agreed the minutes.

**Current Development Proposals**

**A) 127-133 GRANBY STREET  
Planning Application [20152417](#)  
Demolition and redevelopment**

The panel supported the proposal, noting that the front elevation of the new build had interesting articulation and good depth; having a positive impact upon the streetscene.

They were happy with the height of the development, as the top floor is recessed, reducing its visual impact upon the street.

**No Objections**

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**B) 61 GREAT CENTRAL STREET  
Planning Application [20151041](#)  
Demolition and redevelopment**

Concerns were raised over the height of the 7-storey extension, as it will exceed the height of the original factory building and conflicts with the height parameters as set out within the Waterside SPD. The panel suggested that the extension needed to have a lower perceived height and that this could be achieved by limiting the extension to 6-storey. They did however like the articulation of the top floor of the extension and would wish for this to remain, albeit in a lower extension.

The panel noted that the set-back of the stairwell was beneficial, as it allows you to appreciate the corner of the original factory building; the retention of the cartouche on the opposite gable was also welcomed (subject to a suitable method statement). They were happy with the general design and palette of materials proposed.

## **Seek Amendments**

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### **C) FORMER BLACK BOY PH ALBION STREET** **Planning Application [20151948](#)** **Demolition and redevelopment**

The panel raised strong objections to the proposal, stating that they did not wish to see the loss of the former Black Boy PH and that they would prefer to see the façade retained as a minimum.

Notwithstanding their objection to the principle of the proposal, concerns were also raised over the size, scale and design of the new build. It was noted that the building was too tall, that the silver brick finish is inappropriate for the location and that the development doesn't contribute to the prominent corner location. They did however concede that that the brick/glazing ratio of the elevations was good and that the recessed & curved ground floor works.

## **Objections**

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### **D) THE GUILDHALL** **Listed Building Consent [20160150](#)** **New sign**

The proposed signage was considered acceptable, as the panel appreciated the need to improve the visual awareness of the Guildhall and were satisfied that the signage was reversible, having minimal impact upon the historic fabric.

They did however insist that fixings are positioned within the mortar joints and wish for the council to carefully control the method of fixation.

## **No Objections**

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### **E) QUEEN STREET, ATHENA** **Listed Building Consent [20160220](#), Planning Application 20160004** **Three storey extension**

The majority of the panel accepted the principle of a 3-storey extension to the side of the Athena above the existing kitchen block, noting that it will appear subservient to the listed building.

Concerns were however raised over the design of the extension. The panel felt that a polite extension was proposed, but that they would prefer a more stand-alone and contemporary addition.

The panel discussed exactly how this could be achieved, but members had very mixed views, with no real agreement over the correct approach to achieve this. It was however agreed that Upvc windows are wholly inappropriate. Concerns were also raised over the use of a matching brick & how difficult this may be to achieve.

## **Objections**

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### **F) 31 SANVEY LANE Planning Application [20160169](#) New house, extension**

The panel supported the proposal, as the new house is of an appropriate size, scale, design and positioning, fitting better into the existing site, preserving the character and appearance of the Aylestone conservation area.

The 2-storey rear extension to the original house is also acceptable, as it will be hidden away from the streetscene, having negligible impact.

## **No Objections**

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### **G) 54A WESTCOTES DRIVE Planning Application [20160181](#) Demolition of coach house, two storey building**

Objections were raised to the proposal, as the loss of the existing coach house is unacceptable, as the building is of historic / architectural interest, positively contributing to the character and appearance of the West End conservation area.

The panel recommended that the existing building should be retained and sympathetically converted.

## **Objections**

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

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**H) 16 KNIGHTON ROAD**  
Planning Application [20152338](#)  
Change of use, alterations

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**I) 2 KNIGHTON PARK ROAD**  
Planning Application [20160132](#)  
Demolition of garage, single storey building

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**J) 7 BURLINGTON ROAD**  
Planning Application [20160040](#)  
Replacement windows

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**K) 21-23 FOSSE ROAD CENTRAL**  
Advertisement Consent [20160057](#)  
Two non-illuminated signs

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**L) ABBEY PARK REFRESHMENT ROOMS**  
Planning Application [20160015](#)  
External alterations

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**M) 201 KNIGHTON ROAD, THE CRADOCK PH**  
Advertisement Consent [20160146](#)  
Replacement signage

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**N) 53A LONDON ROAD**  
Planning Application [20160131](#)  
Replacement windows and doors

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**O) 184-186 LONDON ROAD**  
Planning Application [20160144](#)  
External alterations to side elevation

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**P) 19 HOLMFIELD ROAD**  
Planning Application [20160233](#)  
Rear extension

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**Q) 50 MAIN STREET, EVINGTON**  
Planning Applications [20152344](#)  
Access ramp

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**R) WELLINGTON STREET**



Listed Building Consent [20160019](#), Advertisement Consent 20152172  
New sign

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**S) 5 HOTEL STREET**

Listed Building Consent [20152275](#), Advertisement Consent 20152274  
New signs

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**T) 90 HIGH STREET CAFÉ BRUXELLES**

Advertisement Consent [20152284](#)

New sign

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**U) 7 HIGH STREET**

Listed Building Consent [20160130](#), Advertisement Consent 20160060

New sign, feature lighting

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**V) 40-42 FRIAR LANE**

Listed Building Consent [20160134](#)

Internal and external alterations

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**W) 3-5 GALLOWTREE GATE**

Listed Building Consent [20160103](#)

External shopfront alterations

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**X) 18 GALLOWTREE GATE**

Advertisement Consent [20160076](#)

New signs

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**Y) 10 PRINCESS ROAD WEST**

Planning Application [20160211](#)

Single storey rear extension

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**Z) 5-9 UPPER BROWN STREET**

Planning Application [20152365](#)

External staircase

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**AA) 20-40 NEW WALK**

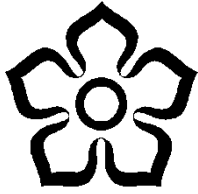
Planning Application [20160249](#)

Increase height of sprinkler tank

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Next Meeting – Wednesday 23<sup>rd</sup> March, G.02 Meeting Room 2, City Hall  
Meeting Ended – 18:25





Leicester  
City Council

CONSERVATION ADVISORY PANEL

27<sup>th</sup> April 2016

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## CURRENT DEVELOPMENT PROPOSALS

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### Report of the Director of Planning, Transportation and Economic Development

#### A) YORK STREET

Planning Application [20160610](#)

Seven storey student block

This application is for the development of a 7-storey building to provide student accommodation comprising 134 studio flats.

The site is adjacent to the Granby Street Conservation Area and adjacent to 2-12 York Street & 14-16 York Street; which are both on the local list.

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#### B) STAMFORD BUILDINGS, STAMFORD STREET

Planning application [20151730](#)

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

The application is for the change of use of the former factories to student accommodation, including the addition of a part 1-storey, part 2-storey roof extension and construction of a 4-storey side extension.

This is a revised scheme, following comments by the panel in October 2015. The buildings are on the Local List.

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#### C) 65-75 PRINCESS ROAD EAST

Planning Application [20160758](#)

New student development

This application is for a 1 & 4-storey development comprising 106 self-contained student flats (no use class).

This is a revised scheme following comments by officers and the panel on the scheme presented in January 2016 for a 1, 4, 5 and 6 storey development comprising 97 self-contained student flats ([20152314](#))

The site is within the New Walk Conservation Area and adjacent to New Walk; a grade II historic park & garden and 1-11 De Montfort Square; a grade II listed building.

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**D) ABBEY MEADOWS, SITE OF FORMER WOLSEY WORKS**

**Planning Application [20160614](#)**

**Demolition, redevelopment**

This application is for a residential development of 92 houses (2 bed x 45, 3 bed x 40, 4 bed x 7) and 96 apartments (1 bed x 66, 2 bed x 30); including the demolition of a chimney; associated parking and landscaping.

The existing water tower and 2 chimneys are on the local list and protected by an Article 4 Direction.

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**E) CORPORATION ROAD, ABBEY PUMPING STATION**

**Planning Application [20160483](#)**

**Events space, marquee**

This application is for an events space to accommodate a marquee. The proposal includes a foundation for the marquee and associated services.

The building is Grade II listed.

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**F) 12 APPLGATE, WYGSTON'S HOUSE**

**Planning Application [20160569](#)**

**Change of use, alterations**

This application is for the change of use of the listed building from a museum (class d1) to a restaurant (class a3). The proposal involves a new flue to the rear, internal and external alterations.

The building is Grade II\* listed and within the Grey Friars Conservation Area.

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**G) 52-56 HIGH STREET**

**Application [20160657](#)**

**Roof extension**

This application is for the creation of a fourth floor (roof) extension to provide three self-contained flats (3 x 1 bed) (class c3).

The building is within the High Street Conservation Area and is adjacent to 58 High Street; a Grade II listed building.

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

This application is for demolition of an existing garage to the side of the house and the development of the rear garden with a 2-storey detached house (4 bed) and 2-storey detached annex, with a ground floor garage and residential above (1x 1bed).

The proposal is within the Stoneygate Conservation Area.

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

This is a retrospective application for gate piers to the front of the house. The application also includes new gates.

The building is within the Stoneygate Conservation Area.

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**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 25th April 2016. Contact Justin Webber (454 4638) Jeremy Crooks (454 2972) Sam Peppin Vaughan (454 2973) or James F Simmins (454 2965).**

**J) SITE OF 27 WHARF STREET SOUTH**  
**Planning Application [20160361](#)**  
**Ten storey student block**

This application is for the variation of condition 13 (approved plans) of application 20071365 (10-storey block of flats) to create a 10-storey block of 70 flats (32 x studio, 38 x one bed) (class c3) with office (class b1) or cafe (class a3) to the ground floor.

The site is adjacent to the St George's Conservation Area.

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**K) 22 DEACON STREET**  
**Planning Application [20160270](#)**  
**New student development**

This application is for the development of two buildings to accommodate 30 student studio apartments (block a) and 19 residential studio apartments (block b) (class c3).

The site is adjacent to The Font PH, former Harrison & Hayes factory, which is on the Local List.

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**L) 14 DEACON STREET, LUKE TURNER FACTORY**  
**Listed Building Consent [20160300](#)**  
**Internal and external alterations**

This application is for minor amendments to the approved scheme for conversion to student accommodation.

The building is Grade II listed.

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**M) 1-9 POCKLINGTONS WALK**  
**Listed Building Consent [20160261](#)**  
**Relocation of previously approved new stairs**

This application is for amendments to the approved scheme to relocate one of the proposed stairs.

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

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**N) 3-5 POCKLINGTONS WALK**  
**Listed Building Consent [20160476](#)**  
**Change of use internal alterations**

This application is for amendments to the approved scheme to change the use of part of the building back into a commercial use.

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

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**O) R/O 6 SPRINGFIELD ROAD**  
**Planning Application [20160641](#)**  
**New dwellinghouse**

This application is for a new dwellinghouse. This is a revised scheme following comments made by officers and the panel.

The site is within the Stoneygate Conservation Area.

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**P) 25 WOODLAND AVENUE**  
**Planning Application [20160469](#)**  
**Single storey extension to front and rear, rear dormer.**

This application is for a single storey extension to the front and rear of the building and a dormer extension to the rear.

The building is within the Stoneygate Conservation Area.

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**Q) 8 BURLINGTON ROAD**  
**Planning Application [20160466](#)**  
**New Chimney**

This application is for a new chimney to the side of the bungalow.

The building is within the Stoneygate Conservation Area.

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**R) 66 STONEYGATE ROAD**  
**Planning Application [20160509](#)**  
**Rear extension, patio**

This application is for a single storey extension and patio area at rear of house.

The building is within the Stoneygate Conservation Area.

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

This application is for a two storey extension to the side of the house.

The building is within the Evington Footpath Conservation area.

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

This application is for a single storey extension to the rear of the school.

The building is on the Local List.

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

This application is for the bricking up of a rear window and new boundary fence.

The proposal is within the Knighton Village Conservation area.

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**V) UNIVERSITY ROAD, UNIVERSITY OF LEICESTER**

**Planning Application [20160572](#)**

**Change of use of car park to open space.**

This application is for change of use from car park to public open space.

The site is adjacent to the Fielding Johnson Building; a Grade II listed building.

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**W) 45 EAST BOND STREET, CHARLES BERRY HOUSE**

**Planning Application [20160386](#), Listed Building Consent [20160388](#)**

**Internal and external alterations, ramp, cycle store**

This application is for a new fire door and access ramp at the front of the doctor's surgery, cycle shelter and internal alterations including a new lift.

The building is Grade II listed and within the Church Gate Conservation area.

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**X) 4 ST MARTINS**

**Advertisement Consent [20160450](#), Listed Building Consent [20160595](#)**

**New signs**

This application is for new signage.

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

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**Y) 2-4 COLTON STREET**

**Planning Application [20160519](#)**

**Roof extension**

This application is for a 2-storey roof extension.

The building is within St George's Conservation Area and adjacent to 29 Rutland Street; a Grade II listed building.

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**Z) THE HIGH CROSS JUBILEE SQUARE**

**Listed Building Consent [20160619](#)**

**Repair work**

This application is for repair work to the high cross which was damaged during the temporary installation of the Ferris wheel located within the square over the Christmas period.

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

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

This application is for two illuminated signs to the BBC building.

The building is within the High Street Conservation Area.

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

This application is for an illuminated sign at upper floor level.

The building is on the Local List.

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

This application is for a new shop front.

The building is within the High Street Conservation Area.

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

This application is for the change of use of the building from educational (class d1) to houses in multiple occupation (class c4). The proposal involves new uPVC windows and the reduction in height of the chimneys.

The building is within the New Walk Conservation Area.

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

This application is for external alterations to this group of matching terraced houses. The proposal includes replacement timber windows and doors and new boundary walls.

The buildings are within the Spinney Hill Park Conservation Area.

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

This application is for new signs to the recently restored Mills.

The building is Grade II listed.

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

This application is for replacement fence at rear of nursery (class d1); cycle shed and canopy at rear.

The building is within the New Walk Conservation Area.

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

This application is for a variation of condition attached to planning permission 20150029: condition 9 (submitted plans) to allow change to size of the proposed sprinkler tank and boundary wall.

The original application was for replacement windows; sprinkler tank and pump chamber; air conditioning condenser units; bin store; access gates; electricity sub-station, trellis (class b1) (amended plans)

The building is within the New Walk Conservation Area.

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

This application is for alterations to roof; single and first floor extension at side; two storey extension at rear of house; alterations

The building is within the Stoneygate Conservation Area.

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

This application is for a two storey extension at side and rear to create three additional flats and alterations to an existing flat.

The building is within the Stoneygate Conservation Area.

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**AK) WEYMOUTH STREET, ST ALBANS CHURCH CENTRE**

**Planning Application [20160661](#)  
Extensions, external alterations**

This application is for single storey side extensions; cycle shed and external alterations to church.

The building is on the Local List.

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