



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 24 AUGUST 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 M. Unsworth

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	-	Royal Town Planning Institute
L. Blood	-	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
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

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

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 held on 20th July 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 Wednesday, 20 July 2016**

Meeting Started 5:15 pm

Attendees

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

Cllr M. Unsworth

S. Eppel

Rev. R. Curtis

D. Martin

M. Johnson

P. Ellis

D. Lyne

C. Sawday

C. Laughton

- Leicester Civic Society

- Leicester Diocesan Advisory Committee

- Leicestershire and Rutland Gardens Trust

- Leicestershire Archaeological & Historical Society

- Victorian Society

- Leicestershire Industrial History Society

Presenting Officers

J. Webber (LCC)

J. Crooks (LCC)

1. APOLOGIES FOR ABSENCE

Mike Queally and Nils Feldmann.

2. DECLARATIONS OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

4. CURRENT DEVELOPMENT PROPOSALS

**A) 24 RUTLAND STREET, ASSURANCE HOUSE
Planning Application [20161032](#)**

The panel were generally supportive of the proposal and did not object to the demolition of the existing building or the scale of the new build. As the building wraps around a corner with buildings fronting two streets, there was some

concern raised regarding the makeup of ground floor uses. Fears were raised that the single storey metal façade could become graffiti target and it was suggested that a different approach to that small element would be appropriate (they said a glazed shopfront in line with the others on Yeoman Street). Panel were content with the general materials and fenestration, particularly praising the green roof, but favoured a more traditional design for the new oriel window on the side elevation.

No objections.

B) 1 CONDUIT STREET

Planning application [20161019](#)

The panel supported the principle of creating a stronger building frontage on the corner site and liked the architectural style/materials. However, they considered it was at least one storey too tall. They thought it would impact on the setting of the Grade II Listed Station building, particularly views from the western side of London Road, and the conservation area. In particular they raised attention to the narrow street pattern off London Road and the impact of a building of this scale on the character of Glebe Street. With the proposed building height, the panel objected to the scheme.

Objection

C) 9-13 THE NEWARKE, NEWARKE HOUSES MUSEUM

Planning Application [20161208](#)

There was some support from members of the panel for the idea of a mural celebrating the sporting achievements of the football club, but the panel considered the location to be inappropriate. Although some panel members considered a temporary time limit was sufficient to ameliorate their concerns, the majority of members considered the mural could set a harmful precedent and lacked relevance to the context. Some concerns were expressed regarding the impact of paint on building fabric, but fundamental objection was to the impact on the setting of the listed building and conservation area. Suggestion of either using different location and/or putting the mural on freestanding timber boards.

Objection

D) 8 HIGHWOOD DRIVE

Planning Application 20161063, Listed Building Consent [20161064](#)

The panel were supportive of the proposed new use for the empty listed building and were comfortable with the principle of some extensions. However, they were concerned that the detailing, particularly the junction of roof extension to existing roof and details of façade materials, were inappropriate. Suggested planning officers seek design amendments.

Seek amendments

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

E) 2 ST MARTINS

Listed Building Consent [20161141](#), Planning Application 20161140

Feature lighting

F) 162-166 NEW WALK

Planning Application [20161195](#)

Change of use, external alterations

G) 21 ST MARTINS

Listed Building Consent [20160727](#)

Internal and external alterations

H) 81 STRETTON ROAD

Planning Application [20160492](#)

Change of use, external alterations

I) ST PETERS ROAD, MELBOURNE HALL EVANGELICAL FREE CHURCH

Listed Building Consent [20161264](#) Advertisement Consent [20161090](#)

Replacement signage

J) 76-80 LONDON ROAD

Listed Building Consent [20161218](#), Advertisement Consent 20161131

New sign

K) 17 SEYMOUR STREET

Planning Application [20161136](#)

Change of use

L) 24 AVENUE ROAD

Planning Application [20161207](#)

Extension to place of worship

M) 18A ELMFIELD AVENUE

Planning Application [20161210](#)

Replacement windows

N) 131 RATCLIFFE ROAD
Planning Application [20161154](#)
External alterations

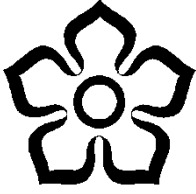
O) 191 LOUGHBOROUGH ROAD
Planning Application [20161199](#)
Change of use

P) 65 GEDDING ROAD
Listed Building Consent [20161243](#)
External alterations

Q) 50 HIGH STREET
Advertisement Consent [20161203](#)
New signs

Next Meeting – Wednesday 24th August, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:45



Leicester
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CONSERVATION ADVISORY PANEL

24th August 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) 57 NEW WALK, CAR PARK ADJACENT

Planning Application [20161047](#)

New student development

This application is for the development of a plot of land currently in use as a surface level car park. It is proposed to build a 4-storey residential building containing 54 self-contained student studio flats.

The site is within the New Walk Conservation Area.

B) 2 YEOMAN STREET

Planning application [20160062](#)

Change of use, extensions

The application is for the change of use of a 5-storey former industrial building for residential use (25 x 1 bed; 17 x studio and 1 x 2 bed). A three storey roof extension is proposed.

The site is located in the St George's Conservation Area and is adjacent to a Grade II Listed Building at 73-75 Humberstone Gate.

C) 36 ST JAMES ROAD

Planning Application [20161368](#)

Demolition, new development

This application is for the demolition of a garage to the side of 36 St James Road and the construction of a new 3 bed house.

The building is within the Evington Footpath Conservation Area.

D) LAND AT REAR OF 5-8 GLENWOOD CLOSE

Planning Application [20161384](#)

Demolition, new development

This application is for the demolition of a outhouse to the rear of 5-8 Glenwood Close and the construction of a new 1 bed house.

The site is within the Stoneygate Conservation Area.

E) 3 CROSS ROAD

Planning Application [20161552](#)

New development

This application is for an additional flat in the property (currently 3) and the construction of two 1 bed houses to the rear.

The site is 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 22nd August 2016. Contact Justin Webber (454 4638) or Sam Peppin Vaughan (454 2973).

F) 14 CROSS ROAD

Planning Application [20161353](#)

External alterations

This application is for the construction of a dormer extension to the rear of the property.

The building is within the Stoneygate Conservation Area.

G) 142 LONDON ROAD

Planning Application [20161379](#)

Change of use, external alterations

This application is for change of use from ancillary storage to residential use and a second floor rear extension.

The building is within the South Highfields Conservation Area.

H) 10-14 NEW STREET
Listed Building Consent [20161382](#)
Boundary wall alterations

This application is for alterations to the boundary wall attached to the Grade II Listed Building.

The site is within the West End Conservation Area and adjacent to a Grade II Listed Building.

I) 1A LIDSTER CLOSE
Planning Application [20161487](#)
Replacement windows

This application is for the replacement of windows at the flats.

The building is within the Old Humberstone Conservation Area.

J) 6 STRETTON ROAD
Planning Application [20161521](#)
Rear extension

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

The building is within the West End Conservation Area.

K) 24 DANESHILL ROAD
Planning Application [20161559](#)
Replacement windows

This application is for the replacement of windows at the front of the dwelling.

The building is within the West End Conservation Area.

L) 1 DARKER STREET
Planning Application [20161234](#)
New signs

This application is for installation of three non-illuminated signs on the side of the building.

The building is within the Churchgate Conservation Area.

M) 16 MALVERN ROAD
Planning Application [20161417](#)
New external flue

This application is for the installation of an external flue at the front of the dwelling.

The building is within the Stoneygate Conservation Area.

N) 16-26 OXFORD STREET, 28 NEWARKE STREET, ALLEN HOUSE
Planning Application [20161578](#)
New signs

This application is for installation of three internally illuminated signs on the side of the building.

The building is on the Local Heritage Asset Register.

O) SOUTHGATES, FAT BUDHA
Planning Application [20161494](#)
New sign

This application is for the installation of an internally illuminated digital hoarding on the side of the public house.

The building is on the Local Heritage Asset Register.
