

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 12 JULY 2017

TIME: 5:15 pm

PLACE: Meeting Room G.03, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

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

Cllr M. Unsworth

M. Richardson	-	Royal Town Planning Institute
L. Blood	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 th Century Society
M. Holland	-	Georgian Group
N. Stacey	-	Leicester School of Architecture

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, 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

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

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

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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.

BRILLE/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

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 10th May 2017 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, Development and Transportation 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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APPENDIX A

CONSERVATION ADVISORY PANEL
Presentation Suite G.04 – City Hall

10th May 2017

Meeting Notes

Meeting Started 17:20

Attendees

R. Gill (Chair), Cllr M. Unsworth, S. Eppel (LCS), P. Ellis (VS), S. Hartshorne (TCS), N. Feldman (LRSA), P. Draper (RICS), D. Martin (LRGT), M. Richardson, (RTPI), M. Holland (GG), N. Stacey (LSA), C. Laughton, C. Sawday

Presenting Officers

J. Webber (LCC)

Sarah Earney (Levitate Architects), John Morfey (Stephen George & Partners Architects), Gary Darby (Leach Rhodes Walker Architects), Stephen Bradwell (Trigpoint Conservation), Brian Mullins (Marrons Planning), Jo Murphy (Charles Street Builders), G. Butterworth (LCC), A. Provan (LCC)

Apologies

L. Blood (IHBC)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

A) JEWRY WALL MUSEUM 156 – 160 ST NICHOLAS CIRCLE

Planning Applications [20170856](#) & [20170857](#)

Internal alterations to a Grade II Listed Building

The panel raised no objections to the proposed works and welcomed the commitment of those involved to bring the building back into a more productive use. They supported the use of glazing to ensure the new classroom element would still

be read as a void and the revised location for the lift. The panel asked various questions regarding the detail of the design, such as retaining/matching materials, the methodology for cleaning/repairing building elements and the rationale for replacing the roof.

NO OBJECTIONS

B) GREAT CENTRAL SQUARE (GREAT CENTRAL STREET/HIGHCROSS STREET)

Pre-app

Construction of part 5 - 11-storey blocks

The panel were shown a presentation on the draft plans for the site and informal comments were made by the panel.

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

C) 78-80 LONDON ROAD

Listed Building Consent 20170596 & 20170592

Installation of one non-illuminated free standing sign of freemasons hall (class D2) and external alterations to Grade II listed building (class D2)

D) 136 WESTCOTES DRIVE, BRADGATE HOUSE

Planning Application 20162335

Change of use from care home (class C2) to 13 self-contained flats (13 x 1 bed) (class C3); third floor extension at rear; external alterations

E) 2 NEW STREET

Listed Building Consent 20170561

Listed building consent for internal and external alterations to a grade II listed building

F) ST MARGARETS WAY, ST MARGARETS CHURCH

Planning Application 20170546

Three non illuminated notice boards at church (class D1)

G) 108 LONDON ROAD

Planning Application 20170642

Change of use of first, second & third floors from two flats to five flats (2 x 1 bed, 3 x studio) (class C3); alterations

H) GWENDOLEN ROAD, CROWN HILLS COMMUNITY COLLEGE

Planning Application 20170720

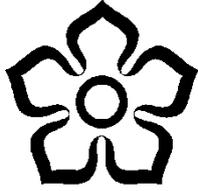
Installation of two storey temporary building at side of school (class D1)

I) 17 ST NICHOLAS PLACE, CIRCLE CARS

Planning Application 20170737 & 20170738

Installation of shopfront at front of taxi office (sui generis) and installation of one internally illuminated fascia sign to front of taxi office (sui generis)

Meeting Ended – 19:15



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APPENDIX B

CONSERVATION ADVISORY PANEL

12th July 2017

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Development and Transportation

A) LAND TO REAR OF 10-14 NEW STREET

Planning Application [20170967](#)

Construction of two houses (2 x 3 bed) (class C3); associated landscaping and parking

This application is for the construction of two semi-detached houses in former garden land to the rear of 10-14 New Street.

The site is located in the Greyfriars Conservation Area, while there are a number of Grade II Listed properties adjacent to the site.

B) GREAT CENTRAL SQUARE (GREAT CENTRAL STREET/HIGHCROSS STREET)

Planning Application [20171085](#)

Construction of part 5 - 11-storey blocks

This application is for a mixed use development (hotels/conference facilities/offices) on the former Stibbe factory site and the site of the former Great Central Station.

The proposal includes the former station building, which is a Local Heritage Asset, and is adjacent to the All Saints Conservation Area and Central House, which is a Local Heritage Asset.

C) LAND TO REAR OF 49-55 SANVEY LANE

Planning Application [20171168](#)

Construction of a two storey dwellinghouse (1 x 3 bed) (class C3)

This application is for the construction of a detached house in former garden land to the rear of 49-55 Sanvey Lane.

The site is located in the Aylestone Village Conservation Area and is close to the Grade II* Listed St Andrew's Church.

D) 1 ST ALBANS ROAD

Planning Application [20170973](#)

Demolition of part of building; change of use (class A2) and erection of 5 & 6 storey rear extension to form 75 student flats (25 x studio, 10 x 5 bed) (sui generis); alterations to existing building

This application is for a mixed use development (retail/student accommodation) on the site of an existing two storey building at the junction of St Albans Road and London Road.

The property is located in the South Highfields Conservation Area and is opposite a group of Grade II* Listed structures and a Grade II Registered Park.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 11th July 2017. Contact: Justin Webber (454 4638), Sam Peppin Vaughan (454 2973) or James F Simmins 4542965.

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

E) 34 VICTORIA PARK ROAD

Planning Application 20171018

Installation of 1.2m high bow top railings to front of house (class C3)

F) 3 MAIN STREET HUMBERSTONE

Planning Applications 20171122 & 20170986

External alterations to grade II listed building & construction of boundary wall at the front of office (class B1)

G) 10 HIGHFIELD STREET

Planning Application 20170806

Change of use from ground floor shop (class A1) to restaurant/cafe (class A3); installation of shopfront

H) 38 DANESHILL ROAD
Planning Application 20171035
Replacement windows and door to rear of house

I) 3A KNIGHTON PARK ROAD
Planning Application 20171069
Construction of basement extension at front and alterations to form new external access to basement of house (class C3)

J) 39-41HIGH STREET
Advertisement Application 20171023 & Planning Application 20171022
Installation of three externally illuminated fascia signs; one internally illuminated projecting sign to restaurant (class A3) & retrospective application for installation of shopfront to restaurant (class A3)

K) 11 STONEYGATE AVENUE
Planning Application 20170928
Construction of boundary wall and gates at front of house (class C3)

L) GRANBY ROAD, GRANBY PRIMARY SCHOOL
Planning Application 20171129
Construction of canopy at rear of school (class D1)

M) 9 NEWTOWN STREET
Planning Application 20171134
Construction of single storey extension at rear of house (class C3)

N) 30-32 SHAFTESBURY AVENUE, 88 NEWINGTON STREET
Planning Application 20171148
Alterations at front; two storey extension at side; single storey extensions and dormer extension at rear of residential care home (class C3)

O) 18 HIGHFIELD STREET
Planning Application 20170202

Change of use from offices (class B1) to restaurant/cafe on ground floor (class A3) and two flats (1x studio, 1x 1bed) on first and second

**P) 77 LONDON ROAD
Planning Application 20171151
Installation of ventilation flue at rear**

**Q) 18 PREBEND STREET, BRADGATE HOTEL
Planning Application 20171066
Alterations and partial demolition of existing hotel and construction of two storey extension with accommodation in roof to create 23 additional bedrooms with en suites (class C1)**

**Q) 7-9 POCKLINGTONS WALK
Planning Application 20171062
Installation of double doorway opening to front of building**

**R) 2 ST MARTINS
Listed Building Consent 20171061
External alterations to grade II* listed building**

**S) WHARF STREET SOUTH, TELEPHONE EXCHANGE
Planning Application 20171173
External alterations**

**T) 4-8 GRANBY STREET
Advertisement Application 20171196 & Planning Application 20171195
Installation of shopfront at front of restaurant (class A3) & installation of two internally illuminated fascia signs; one internally illuminated double-sided projecting sign; four internally illuminated signs**

**U) 58A LONDON ROAD
Planning Application 20171212**

Installation of two externally illuminated fascia signs
