



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 May 2018**

**Meeting Started 5:15 pm**

**Attendees**

R. Lawrence (Vice-Chair), Cllr M. Unsworth, M. Richardson (RTPI), N. Feldmann (LRSA), P. Draper (RICS), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), C. Laughton, D. Martin (LRGT)

Ian Palmer (Staniforth architects), Katarzyna Gryzkiewicz (Staniforth architects)

**Presenting Officers**

J. Simmins (LCC)

**65. APOLOGIES FOR ABSENCE**

R. Gill (Chair), S. Eppel (LCS), L. Blood (IHBC), C. Sawday

**66. DECLARATIONS OF INTEREST**

None.

**67. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**68. CURRENT DEVELOPMENT PROPOSALS**

**A) ALBION STREET, BLACK BOY**

**Pre-app**

A presentation was made by Ian Palmer of Staniforth Architects.

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**B) DE MONTFORT MEWS**

Planning Application [20180528](#)

**DEMOLITION OF BUILDINGS; CONSTRUCTION OF THREE / FOUR STOREY  
BUILDING TO PROVIDING 91 STUDENT STUDIO FLATS (SUI GENERIS)**

The proposal to reduce the height of the building to 3-storey (from the street) was welcomed by the panel, as this addressed concerns over the previous application

and the view that it was overdevelopment of the site.

It was considered regrettable that the recessed top floor (from the previous scheme) was removed, as the removal of a 'normal' floor would have resulted in a building of better visual interest. They did however accept that the approach proposed was probably due to viability considerations.

Although the panel accepted the general design of the scheme, it was felt that the larger window openings to the end bays, upper floors (above the entrances) appeared squat and that they would benefit from further vertical subdivision.

## **SEEK AMENDMENTS**

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### **C) 22 UPPERTON ROAD, LEICESTER COLLEGE BEDE ISLAND CENTRE Planning Application [20180530](#) CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3-4 STOREY DETACHED BUILDING AND EXTENSION. TO PROVIDE 45 X 1 BED STUDIO FLATS. (SUI GENERIS) & INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

The panel accepted the principle of the proposal, raising no objections to the construction of two new residential blocks, conversion of the curtilage listed building or demolition of the late-C20<sup>th</sup> single storey building.

A 4-storey block fronting Upperton Road and a 3-storey building fronting Bruce Street were considered to be acceptable heights for both streets. It was however recommended that the 4-storey block should have a matching mock-mansard top floor (as per the 3-storey block), as this would add visual interest and break-up the massing.

It was considered that the view from the principal grade II listed former school was important and that as the gable ends of both new blocks were likely to remain visible for a number of years, that the blank elevations needed revising; it was suggested that a number of window openings to match the front elevations should be proposed.

The panel would like the Council to carefully control through conditions the material of the mock-mansard roof, as this material would determine the successfulness of the scheme. It was also recommended that all original windows to the converted curtilage listed building should be retained, with new windows to match the existing.

## **SEEK AMENDMENTS**

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### **D) 39-41 CASTLE STREET Planning Application [20180604](#) DEMOLITION OF EXISTING TWO STOREY OFFICE BUILDING (CLASS B1)**

**AND REDEVELOPMENT OF SITE TO PROVIDE A PART 3, PART 4, AND PART 5 STOREY BUILDING COMPRISING 20 CLUSTER FLATS (122 STUDENT BEDROOMS) AND 3 X 1 BED STUDENT STUDIO FLATS) (SUI-GENERIS).**

There are no concerns over the demolition of the existing C20<sup>th</sup> office building and the redevelopment of the site for residential accommodation.

Although the site was noted to be in a sensitive location, adjacent to multiple highly-graded heritage assets, it was considered by the panel that a 3 to 5 storey development as proposed would be acceptable, as it would preserve the views of St Mary De Castro and is an improvement on the existing building. Furthermore it was noted that the scheme will screen the adjacent Victoria Halls development, which was considered to be a poor scheme.

The panel welcomed the set-back building line, but did note that there were concerns over the accuracies of the 3d views submitted.

It was considered that the building had a good level of architectural detail, with deep windows reveals that are important to the success of the elevations. Reservations were raised over whether the applicant could deliver such intricate detailing successfully; but the panel accepted that the Council can control this through careful conditioning.

**NO OBJECTIONS**

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**E) 176-180 LOUGHBOROUGH ROAD**

Planning Application [20180499](#)

**CHANGE OF USE OF FORMER POLICE STATION (SUI GENERIS) TO RESIDENTIAL, AND PART DEMOLITION. CONSTRUCTION OF 4 STOREY SIDE AND REAR EXTENSION. PROVISION OF SEVENTEEN FLATS (9 X 1BED, 8 X 2BED) (CLASS C3); LANDSCAPING; PARKING AND BIN STORE; ALTERATIONS.**

The panel accepted the principle of converting the original building to residential accommodation, but raised strong objections to the current scheme.

The original building was considered to be well-designed and well-proportioned; the side/rear extension proposed would undermine these key characteristics, introducing an extension that is out of scale and of an inferior design.

A discussion was had over whether or not the construction of a 1<sup>st</sup> floor infill to the front central section of the building was acceptable. The majority of the panel felt that it wasn't acceptable in principle, and that the windows proposed would undermine the architectural detailing of the existing parapet.

The side/rear extension proposed was noted as being too tall, of a poor, flat & generic design and that the materials failed to relate to the original building. It was also noted that the drawings submitted were not accurate.

## **OBJECTIONS**

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### **F) QUEEN STREET, SPA BUILDINGS**

Planning Application [20180532](#)

#### **CONSTRUCTION OF ONE STOREY ROOF EXTENSION TO EXISTING BUILDING TO PROVIDE 3 SELF CONTAINED APARTMENTS (2X1BED AND 1X2BED) (CLASS C3)**

The panel raised no objections to increasing the height of the building by an additional storey, feeling that it was an incremental rise to the building that would give it better proportions.

It was noted that the extension would be most prominent from Wimbledon Street and that it would appear out of scale with the adjacent 2-storey Spa Buildings. It was suggested that this impact could be reduced by introducing a set-back to the side elevations, similar to that currently proposed to the front elevation of the extension.

## **SEEK AMENDMENTS**

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

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

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### **G) GRANVILLE ROAD, DE MONTFORT HALL**

Planning Application 20180930

#### **CREATION OF TWO COACH PARKING SPACES AND EXTENSION OF EXISTING CAR PARK AT REAR; LANDSCAPING; ALTERATIONS**

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### **H) 3 DARKER STREET**

Planning Application/ Listed Building Consent 20180795 & 20180796

#### **DEMOLITION OF PART OF BUILDING; CHANGE OF USE FROM FACTORY TO RECORDING STUDIO (SUI GENERIS) AND ONE SELF CONTAINED FLAT (1 X 2 BED) (CLASS C3); ALTERATIONS**

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**I) 96 NEW WALK**

**Planning Application 20180567**

**CHANGE OF USE FROM CLINIC (CLASS D1) AND OFFICES (CLASS B1) TO TWENTY TWO STUDIO FLATS (22 X 1 BED) (CLASS C3)**

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**J) 10 WOODLAND AVENUE**

**Planning Application 20180504**

**DEMOLITION OF EXISTING GARAGE; ALTERATIONS AND CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE OF HOUSE (CLASS C3)**

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**K) 17 GOTHAM STREET**

**Planning Application 20180517**

**CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR OF HOUSE (CLASS C3)**

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**L) OXFORD STREET, CLEPHAN BUILDING**

**Planning Application 20180484**

**INSTALLATION OF GAS BOILER FLUE TO REAR OF UNIVERSITY BUILDING (CLASS D1); ALTERATIONS**

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**M) 5 CASTLE VIEW**

**Planning Application/ Listed Building Consent 20180522 & 20180818**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & INSTALLATION OF CCTV CAMERA AT SIDE OF OFFICE (CLASS B1)**

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**N) 7 CASTLE VIEW**

**Planning Application/ Listed Building Consent 20180523 & 20180817**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & INSTALLATION OF CCTV CAMERA TO SIDE OF NON-RESIDENTIAL INSTITUTION (CLASS D1)**

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**O) 250 BELGRAVE GATE, WOODSMAN PUB**

**Planning Application 20180205**

**CHANGE OF USE FROM PUBLIC HOUSE WITH LIVING ACCOMODATION (CLASS A4/C3) TO RESTAURANT/DESSERT PARLOUR ON GROUND FLOOR WITH SHISHA TERRACE ON FIRST FLOOR (CLASS A3); SINGLE STOREY EXTENSION AT FRONT AND SINGLE STOREY AND FIRST FLOOR COVERED AREAS AT FRONT, SIDE AND REAR; ALTERATIONS**

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**P) 50 NEW WALK**

**Planning Application 20180534**

**INSTALLATION OF GATE AT FRONT ELEVATION (CLASS D1)**

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**Q) 4A HOTEL STREET**

**Planning Application 20180024**

**RETROSPECTIVE APPLICATION FOR INSTALLATION OF FIVE AIR  
CONDITIONING UNITS TO REAR OF RETAIL, RESTUARANT, CAFE AND  
DRINKING ESTABLISHMENT (SUI GENERIS)**

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**R) 35 ELMS ROAD**

**Planning Application 20180511**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE  
(CLASS C3); ALTERATION**

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**S) 10-14 LOSEBY LANE**

**Planning Application/ Listed Building Consent 20180390 & 20180618**

**EXTERNAL ALTERATION TO GRADE II LISTED BUILDING & INSTALLATION  
OF ONE NON ILLUMINATED FASCIA SIGN TO FRONT OF NON-RESIDENTIAL  
INSTITUTION AND TRAINING CENTRE (CLASS D1)**

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**T) 10 ELMFIELD GARDENS, ELMFIELD AVENUE**

**Planning Application 20180623**

**INSTALLATION OF REPLACEMENT UPVC WINDOWS TO REAR OF FLAT  
(CLASS C3)**

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**U) 134 MERE ROAD**

**Planning Application 20180798**

**REPLACEMENT WINDOWS TO FRONT OF HOUSE (CLASS C3)**

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**V) 199 LOUGHBOROUGH ROAD**

**Planning Application 20180184**

**CONSTRUCTION OF TWO STOREY EXTENSION AT REAR OF COACH HOUSE  
AT REAR OF HOUSE TO FORM RESIDENTIAL ANNEX (2 BEDROOMS) (CLASS  
C3); ALTERATIONS**

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**W) YEOMAN LANE, CAR PARK AT REAR OF 60 CHARLES STREET**

**Planning Application 20180456**

**CONSTRUCTION OF SIX STOREY BUILDING TO PROVIDE FOURTEEN FLATS  
(8 X 1BED, 6 X 2BED)(CLASS C3)**

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**X) 92 QUEENS ROAD**

**Planning Application 20180438**

**CHANGE OF USE OF FIRST FLOOR FROM BANK (CLASS A2) TO TWO FLATS (2 X 1 BED); CONSTRUCTION OF SECOND AND THIRD FLOOR EXTENSION TO FORM FOUR FLATS (4 X 1 BED); ALTERATION**

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**Y) 5 GRANVILLE ROAD**

**Planning Application 20180606**

**INSTALLATION OF VENTILATION FLUE TO SIDE OF PLACE OF WORSHIP (CLASS D1)**

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**Z) 11-19 GRANGE LANE, GOSLING COURT**

**Planning Application 20180550**

**EXTENSION TO ROOF OF TWO STOREY BLOCK TO CREATE THREE ADDITIONAL FLOORS OF STUDENT ACCOMMODATION RESULTING IN A FIVE STOREY BLOCK (38 X STUDIO FLATS) (NO USE CLASS); SINGLE STOREY EXTENSION; ALTERATIONS**

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**Z1) THE NEWARKE, TRINITY HOUSE**

**Planning Application/ Listed Building Consent 20180486 & 20180487**

**INSTALLATION OF GAS BOILER FLUE AND DEMOLITION OF CHIMNEY TO SIDE OF UNIVERSITY BUILDING (CLASS D1); ALTERATION & PART DEMOLITION AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**Z2) 156 UPPER NEW WALK, ABBOTSBURY HOUSE**

**Planning Application 20180420**

**DEMOLITION OF SINGLE STOREY; CONSTRUCTION OF TWO STOREY EXTENSION AT REAR; CHANGE OF USE FROM OFFICES (CLASS B1) TO 13 STUDIO APARTMENTS (CLASS C3)**

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**Z3) MIDLAND STREET, CAR PARK ADJACENT 7**

**Planning Application 20180218**

**CONSTRUCTION OF 6 STOREY BLOCK TO PROVIDE AN OFFICE (CLASS B1) ON THE GROUND FLOOR; TEN APARTMENTS (10 X 2 BED) (CLASS C3); BASEMENT AND GROUND FLOOR PARKING**

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**Z4) 4-8 HORSEFAIR STREET**

**Planning Application 20180329**

**CHANGE OF USE FROM BANK (CLASS A2) TO 10 SELF-CONTAINED FLATS**

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**(7 x 1 BED, 3 x 2 BED) (CLASS C3); ALTERATIONS**

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**Z5) 18 HIGHFIELD STREET**

**Planning Application 20180551 & 20180555**

**INSTALLATION OF SHOP FRONT (CLASS A1) & INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN TO FRONT OF RESTAURANT/CAFE (CLASS A3)**

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**Z6) 8-10 HIGHFIELD STREET**

**Planning Application 20180619**

**CONSTRUCTION OF WALL; CLADDING OF EXISTING FLUE (CLASS A3)**

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**Z7) 20 FRIAR LANE, CITY CRIMINAL LAWYERS LTD**

**Planning Application/ Listed Building Consent 20180548 & 20180549**

**ALTERATIONS AT FRONT OF OFFICE (CLASS B1(a)) & EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**Z8) 8-14 HIGH STREET**

**Planning Application 20180423**

**INSTALLATION OF NEW SHOPFRONT (CLASS A1) & INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND PROJECTING SIGN TO FRONT OF SHOP (CLASS A1)**

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**Z9) 8-14 HIGH STREET**

**Planning Application 20180416**

**CHANGE OF USE OF GROUND AND PART OF FIRST FLOORS TO RETAIL AND CAFE (CLASSES A1 & A3); ALTERATIONS TO THE SHOPFRONT**

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**Z10) 8-9 CASTLE VIEW**

**Listed Building Consent 20180762**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**Z11) 7 CASTLE VIEW**

**Listed Building Consent 20180763**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**Z12) 1 AVENUE ROAD EXTENSION**

**Planning Application 20180563**

**INSTALLATION OF FENCE AT FRONT OF HOUSE (CLASS C3)**

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**Z13) 45 STRETTON ROAD  
Planning Application 20180541  
INSTALLATION OF REPLACEMENT WINDOWS TO FRONT OF HOUSE (CLASS  
C3)**

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**Z14) 72 STONEYGATE ROAD  
Planning Application 20172034  
REPLACEMENT SASHES TO GROUND FLOOR FRONT BAY WINDOW TO FIT  
14MM DOUBLE GLAZED UNITS**

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**Z15) 1 MILL LANE, THE PHILIP TASKER BUILDING  
Listed Building Consent 20180807  
EXTERNAL ALTERATION WITHIN CURTILAGE OF GRADE II LISTED  
BUILDING**

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**Z16) 24 OLD CHURCH STREET, THE HALL  
Listed Building Consent /Planning Application 20180471 & 20180472  
CONSTRUCTION OF OUTBUILDING TO REAR OF DWELLING (CLASS C3)**

**NEXT MEETING – Wednesday 13<sup>th</sup> June 2018, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:45**

**Future CAP meeting dates –**

**Wednesday 11<sup>th</sup> July 2018  
Wednesday 15<sup>th</sup> August 2018  
Wednesday 12<sup>th</sup> September 2018  
Wednesday 17<sup>th</sup> October 2018  
Wednesday 14<sup>th</sup> November 2018  
Wednesday 5<sup>th</sup> December 2018  
Wednesday 16<sup>th</sup> January 2019  
Wednesday 13<sup>th</sup> February 2019  
Wednesday 20<sup>th</sup> March 2019**

**(all meetings in G.02 unless otherwise stated)**

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