



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 13 September 2017

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), S. Eppel (LCS), D. Martin (LRGT), S. Hartshorne (TCS), P. Ellis (VS), C. Laughton, C. Hossack (LIHS), N. Stacey (LSA), S. Cheung (LRSA), R. Woolford (LRSA), P. Draper (RICS)

Presenting Officers

J. Webber (LCC)

1. APOLOGIES FOR ABSENCE

R. Gill, L. Blood (IHBC), C. Sawday, M. Richardson (RTPI), M. Holland (GG), Cllr M. Unsworth, N. Feldman (LRSA)

2. DECLARATIONS OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

Before the meeting, there was a short discussion about the proposed CAP Terms of Reference. The Chair proposed that members would look at the document and report back any comments at the next meeting.

4. CURRENT DEVELOPMENT PROPOSALS

A) 223 EVINGTON LANE

Planning Application [20171381](#)

Construction of single and two storey side extension; single storey and three storey rear extension; alterations and addition of third storey to part of existing house (class C3)

The Panel were concerned that the house would look overly dominant in relation to its plot, both in terms of height and width. The design was considered to be too flat

and boxy. They did not object to the principle of demolishing the existing property and concluded it was of modest interest. They were also comfortable with a modern style for the new property, but were concerned the extent of render was oppressive and lighter touch would be more modern looking. As such they recommended more of the front elevation was given over to glazing. They also favoured more set-backs.

SEEK AMENDMENTS

B) 221-223 BELGRAVE GATE

Planning Application [20170823](#)

Four storey extension to roof of two storey mixed use building (retail unit and 8 x 1bed flats (class C3)) to create twenty flats (20 x 1bed and 13 x studio)

The panel did not feel the proposed development would preserve or enhance the setting of nearby heritage assets. The panel did not object to the principle of additional development on the site. Concerns were though raised over the proposed building height and the appropriateness of the materials. The design was not considered to be of a high quality and the lack of images showing the streetscene was considered as a point that made assessment more difficult.

The panel were not convinced the proposed front elevation would sit well alongside the adjacent attached property and considered that the colour palette did not unify the design well. The high parapet wall was considered to create an uncomfortable appearance. The panel suggested the design be fully reconsidered.

OBJECTIONS

C) 122-132 BELGRAVE GATE AND 1 GARDEN STREET

Planning Application [20171396](#)

Demolition of existing buildings; one, four and seven storey block with three retails units (class A1), one warehouse (class B8) and one office (class B1) or general industrial (class B2) unit on the the ground floor and twenty flats on upper floors (4 x studios, 8 x 1bed, 6 x 2bed, 2 x 4bed) (class C3)

The panel were supportive of the principle of some development on the site and there were a variety of views as to whether the existing properties should be retained. The panel broadly agreed that the buildings were of historic interest, rather than having strong visual interest and that their current condition was heavily compromised.

The panel considered that the proposed massing worked but there was lack of relationship between the architectural detailing of the new development and its context. The panel also thought a more comprehensive scheme, featuring the whole block would be beneficial. More articulation on the side elevations was proposed and greater variety and depth in the fenestration more generally. Concern was

raised over the lack of cohesiveness between the shopfronts and the upper storeys, while the appearance was considered to be disappointingly bland.

SEEK AMENDMENTS

D) 19 & 21 LANCASTER PLACE

Listed Building Consent [20171425](#) & [20171427](#)

Internal and external alterations to grade II listed building

The panel strongly objected to the proposed development, which they considered to be harmful to the setting of the group of listed buildings. The cohesiveness of the various houses and their relationship to the fire station were considered to be an important aspect in their heritage significance and the loss of garden space was considered harmful to the established layout.

OBJECTIONS

The panel had no objections/observations on the following applications (with the exception of item 'U'):

E) 208 KNIGHTON ROAD

Planning Application 20171338

Resurfacing of drive and forecourt; installation of CCTV camera to office (class B1)

F) 24 SPRINGFIELD ROAD

Planning Application 20171241

Demolition of existing conservatory and construction of single storey extension at rear of house (class C3)

G) JUBILEE SQUARE

Planning Application 20171606

Installation of 35 metre high temporary ferris wheel on public square

H) EAST AVENUE, ST JOHN THE BAPTIST C OF E PRIMARY SCHOOL

Planning Application 20170526

Construction of three single storey extensions to school (class D1); alterations

I) 229 AYLESTONE ROAD

Planning Applications 20171512 & 20171513

Replacement windows to front and rear of house (class C3) & external

alterations to grade II listed building

J) 289 LONDON ROAD

Planning Application 20171454

Construction of single storey outbuilding to rear of dwellinghouse for use as gym and storage; replacement fencing to boundary with Toller Road and London Road; alterations to vehicle

K) 274-276 LOUGHBOROUGH ROAD

Planning Application 20171481

Change of use of ground floor shop (class A1) to two self-contained flats (2 x 1 bed); single storey extension at the rear; alterations at front; external stair at the rear and 2m high fence at rear at first floor level (class C3)

L) LEICESTER GENERAL MARKET, MARKET PLACE

Planning Application 20171679

Installation of 3 metre statue with plinth

M) 38 KNIGHTON ROAD

Planning Application 20171519

Installation of replacement of four windows and one bay window at front of house (class C3)

N) 12A LANDSCAPE DRIVE

Planning Application 20171439

Alterations and addition of first floor, two storey side and rear extension and alterations to existing bungalow (class C3); two storey detached outbuilding for use as garage, workshop

O) 107 GRANBY STREET, LAST PLANTAGENET

Planning Application 20171448

Change of use of first to fourth floor offices (class B1) to 38 bed hotel (class C1)

P) 2B FRANCIS STREET

Planning Application 20171543

Change of use from shop (class A1) to educational establishment (class D1)

on ground floor

Q) ST MARGARETS WAY, CITYGATE HOUSE
Planning Application 20171538
Installation of two non-illuminated fascia signs

R) 11 UPPER KING STREET
Listed Building Consent 20171595
External alterations to grade II listed building

S) GRANVILLE ROAD, DE MONTFORT HALL
Planning Application 20171737
External alterations to grade II listed building

T) 156-160 ST NICHOLAS CIRCLE, JEWRY WALL MUSEUM
Planning Application 20170857
Internal and external alterations to grade ii listed building (amended plans 16/8/17)

U) 7 STANLEY ROAD, EASTFIELD HALL *N.b. This will go the next meeting of the Conservation Advisory Panel
Planning Application 20171650
Internal alterations to listed building to facilitate change of use from care home (class C2) to residential (class C3) (1 x 4 bed house) and works to install CCTV equipment on front, side and rear

V) 55-59 HUMBERSTONE GATE
Planning Application 20171626
Installation of new windows to first and second floor of front of shop (class A1)

W) 41 GUILDHALL LANE, MANSION HOUSE
Planning Application 20171637
Replacement windows to office (B1(a))

X) LONDON ROAD, OUTSIDE LEICESTER RAILWAY STATION

Planning Application 20171640

Internal alterations to grade ii listed telephone kiosk

Y) 3 WESTHILL ROAD

Planning Application 20171557

Residential development for one dwelling (class C3) (outline application including access, layout and scale all other matters reserved)

Z) 122-124 GRANBY STREET

Planning Application 20171670

Change of use of part of ground floor from shop (class A1) to hot food takeaway (class A5), installation of ventilation flue at rear

A1) 16 NEWMARKET STREET

Planning Application 20171668

Construction of dormer extension at rear and installation of rooflights at front of house (class C3)

A2) CORPORATION ROAD, ABBEY PUMPING STATION MUSEUM

Planning Application 20171594

Demolition of outbuilding and removal of oil storage tanks and screen fencing within curtilage of grade II listed building

A3) RATCLIFFE ROAD, MARY GEE HOUSES

Planning Application 20171735

Demolition of building to rear; external alterations to student accommodation (sui generis)

A4) 2-4 HUMBERSTONE GATE & 1-3 HAYMARKET

Planning Application 20171688 & 20171687

Installation of ten internally illuminated fascia signs; four internally illuminated logo signs, six internally illuminated window signs and four internally illuminated atm signs (class A2) & installation of shopfront and atm; external alterations (class A2)

Next Meeting – Wednesday 11th October 2017, G.03 Meeting Room 3, City Hall

Meeting Ended – 18:45

