



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 April 2018**

Meeting Started 5:00 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice-Chair), M. Richardson (RTPI), D. Martin (LRGT), P. Ellis (VS), S. Hartshorne (TCS), C. Jordan (LAHS), C. Sawday, C. Hossack (LIHS), C. Laughton, N. Knight (LCS), S. Cheung (LRSA)

G. Butterworth (LCC)

P. Hobson (Leicester Cathedral), J. McCosh & Y. Lee (van Heyningen and Haward Architects)

B. Sread (University of Leicester), R. Goddard (Sheppard Robson Architects) B. Leech (Equitix)

Presenting Officers

J. Webber, J. Simmins (LCC)

61. APOLOGIES FOR ABSENCE

S. Eppel (LCS), Cllr M. Unsworth, L. Blood (IHBC), N. Feldmann (LRSA), C. Walker,

62. DECLARATIONS OF INTEREST

None.

63. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

64. CURRENT DEVELOPMENT PROPOSALS

A) LEICESTER CATHEDRAL

Pre-app

A presentation was made by Josh McCosh (van Heyningen and Haward Architects).

B) WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON

COURT Planning Applications 20180562 & 20180450

The panel were broadly supportive of the scheme as they considered it would result in benefits to the condition of the listed building and its immediate setting without damage to longer views of other heritage assets. The proposed rear extension to the listed building and new landscaping were supported.

There was some debate regarding the height for the proposed multi-storey carpark and concerns were raised regarding the materials for it and how it would relate to the listed cottages, with questions raised regarding the durability of the metal and whether images submitted captured the likely appearance of the elevational treatment and its visual impact on the listed building from a range of locations. More detail was desired in terms of the treatment in terms of its detailing, pattern, profile and application

They did not object to the scale of the wider development and were keen for it to integrate fully with the wider area. It was noted that the teaching & learning building was well-designed, with good detail and proportions.

SEEK AMENDMENTS

C) FLEET HOUSE, FLEET STREET

Planning Application 20172677 & 20172678

DEMOLITION OF BUILDINGS; CONSTRUCTION OF 10 AND 11 STOREY BUILDING COMPRISING 210 FLATS (74 X 1 BED; 136 X 2 BED) (CLASS C3); ANCILLARY COMMUNAL ANCIALLRY FACILITIES; 238 SQM OF FLEXIBLE SPACE TO BE USED FOR A RANGE OF USES (CLASS A1, A2, A3, A4, A5, B1A); 163 SQM OF LEISURE (GYM) USE (CLASS D2); LANDSCAPING AMENITY SPACE; NEW VEHICLE AND PEDESTRIAN ACCESS & DEMOLITION OF BUILDINGS; CONSTRUCTION OF 8 AND 11 STOREY BUILDING COMPRISING 227 FLATS (111 X 1 BED; 89 X 2 BED; 27 X STUDIOS); ANCILLARY USES COMPRISING:COMMUNAL FACILITIES; 71 SQM OF STORAGE USE (CLASS B8) AND CRECHE (CLASS D1); LANDSCAPING AMENITY SPACE; NEW VEHICLE AND PEDESTRIAN ACCESS

The panel were strongly opposed to both schemes as they would harm the significance of the Local Heritage Asset and collectively involve the total loss of the Local Heritage Asset. They raised attention to the awkward relationship between the two proposed developments, such that if only one was to be approved, the junction with the retained building elements in the other plot would be problematic – both practically and visually. They confirmed that they did not have an objection to the loss of later extensions and that their primary concern was the oldest part of the existing building – particularly the front wing.

They were critical of the quality of the visual material provided and argued that this made assessment more challenging. They raised concern with the scale of the

proposed new builds, but felt more detailed comments would not be appropriate in the absence of better quality material, such as accurate 3d visuals.

OBECTIONS

D) LEE CIRCLE, CITY INDUSTRIAL UNITS

Planning Application [20180097](#)

DEMOLITION OF BUILDINGS AND CONSTRUCTION OF 7-11 STOREY BUILDING WITH 143 FLATS (14 X STUDIO, 65 X 1-BED AND 64 X 2-BED)

The panel did not object to the loss of the existing buildings or to the general principle of development on the site. There were a range of views on the proposed materials, with some panel members arguing that the use of brick tied the development in with other buildings nearby, while others proposed a more uniform finish of metal.

However, they were concerned that the proposed building height would be excessive and would harm the setting of nearby heritage assets. They recommended a maximum of seven storeys across the site and in other emerging developments adjacent or close to the remaining heritage assets in the area.

OBJECTIONS

E) 20 ELMS ROAD, LAND ADJ

Planning Application [20180215](#)

VARIATION OF CONDITION 12 (SUBMITTED PLANS) ATTACHED TO PLANNING PERMISSION 20150301 (TWO DWELLINGS (CLASS C3) (1 4 BED; 1 X 5 BED) (TO ALLOW STONE COLUMNS AND MOCK SASH WINDOWS)

The panel felt that the windows as installed did not match that of the approved plans and that those installed are unbecoming the Stoneygate conservation area. Concerns were also raised with the front entrance columns and how they don't align with the door.

The panel agreed that if this application were allowed, it would set a dangerous precedence, which is not acceptable.

OBJECTIONS

F) 33 CHURCH ROAD

Planning Application [20171828](#) & [20172394](#)

CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3) & EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

The panel unanimously agreed that a rear conservatory was unacceptable, as it

would undermine the well-considered elevation of the former stable block. This elevation forms part of a key view from Belgrave Hall Gardens and should be left as existing.

OBJECTIONS

T) 19 ST JOHNS ROAD [LATE ITEM]

Planning Application 20180273

DEMOLITION OF BUILDINGS USED FOR MEDICAL PRACTICE (CLASS D1); CONSTRUCTION OF SINGLE AND THREE STOREY BUILDING TO CREATE TWO DWELLINGS (2X 4BED) (CLASS C3); HARDSURFACING; FORECOURT PARKING WITH ACCESS FROM ST. JOHN'S ROAD; FENCING AND GATES

Concerns were raised over the loss of the original building, which the panel considered positively contributed to the conservation area.

It was recommended that the applicant convert the building back into residential use, whilst the modern side extensions could be demolished and replaced with a new detached house, of an honest design.

OBJECTIONS

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>

G) CORNER OF CAMDEN ST AND EARL ST, CAR PARK

Planning Application 20170180

CONSTRUCTION OF SIX STOREY BLOCK OF ELEVEN FLATS (1 X 1BED AND 10 X 2BED) (CLASS C3) (AMENDED PLANS 19/3/18)

H) 52 REGENT ROAD

Planning Application 20172602

INSTALLATION OF REPLACEMENT DOORS AND WINDOWS AT FRONT AND REAR OF SHELTERED ACCOMMODATION; ALTERATIONS

I) 15 ST NICHOLAS PLACE, HOTEL MAIYANGO

Planning Application 20172455

INSTALLATION OF TWO WINDOW OPENINGS TO REAR ELEVATION OF

HOTEL; ALTERATIONS (CLASS C1)

J) 151 LONDON ROAD

Planning Applications 20180121 & 20180122

INSTALLATION OF ATM AT FRONT OF SHOP (CLASS A1) & INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN TO FRONT OF SHOP (CLASS A1)

K) 4 KNIGHTON DRIVE

Planning Application 20180135

CHANGE OF USE OF FORMER COACH HOUSE TO DWELLINGHOUSE (1 X 2 BED) (CLASS C3); DORMER EXTENSION AT SIDE AND REAR; ALTERATIONS TO FORM NEW WINDOW AT SIDE

L) 8-10 HIGHFIELD STREET, SUPERSAVE

Planning Application 20180177

INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE INTERNALLY ILLUMINATED PROJECTING SIGN AT FRONT OF RESTAURANT (CLASS A3)

M) INGLE STREET, INGLEHURST JUNIOR SCHOOL

Planning Application 20180188

CONSTRUCTION OF A SINGLE STOREY EXTENSION TO SIDE OF SCHOOL (CLASS D1); ALTERATIONS

N) 590 GIPSY LANE, LANGDALE VIEW

Planning Application/ Listed Building Consent 20180181 & 20180182

INTERNAL AND EXTERNAL ALTERATION TO GRADE II LISTED BUILDING (CLASS C2) & CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF CARE HOME (CLASS C2)

O) 8-14 HIGH STREET

Listed Building Consent 20180191

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

P) 84-86 GRANBY STREET

Planning Application 20180199

INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN; ONE INTERNALLY ILLUMINATED PROJECTING SIGN; ONE INTERNALLY ILLUMINATED WALL MOUNTED SIGN AND ONE NON-ILLUMINATED AWNING SIGN AT FRONT OF RESTAURANT (CLASS A3)

Q) 15 GILLIVER STREET

Planning Application 20180238

CONSTRUCTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS; ALTERATIONS AND CONVERSION OF GARAGE TO HABITABLE ROOM; NEW STEPS AND RETAINING WALLS AT FRONT OF HOUSE (CLASS C3)

R) 58 STOUGHTON ROAD, SCOUT HUT 9TH LEICESTER

Planning Application 20180066

CONSTRUCTION OF SINGLE STOREY STORAGE BUILDING AND INSTALLATION OF RAISED DECKING AT REAR OF SCOUT HUT (CLASS D1)

S) 131 RATCLIFFE ROAD

Planning Application 20180277

CONSTRUCTION OF PORCH TO FRONT OF HOUSE (CLASS C3)

U) 1 GRANBY STREET

Planning Application/ Listed Building Consent 20180222 & 20180223

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & INSTALLATION OF LADDER TO REAR OF BANK (CLASS A2); ALTERATIONS

V) 8-9 CASTLE VIEW

Listed Building Consent 20180165

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

W) 78 WELFORD ROAD, THE BRICKLAYERS

Planning Application 20180231 & 20180431

INSTALLATION OF TWO EXTERNALLY ILLUMINATED FASCIA SIGNS; TWO NON-ILLUMINATED FASCIA SIGNS; ONE EXTERNALLY ILLUMINATED HANGING SIGN AND FOUR EXTERNALLY ILLUMINATED WALL SIGNS TO FRONT AND SIDE OF PUBLIC HOUSE (CLASS A4) & INSTALLATION OF SEVEN LED FLOODLIGHTS AT FRONT AND SIDE OF PUBLIC HOUSE (CLASS A4)

X) 29-31 WHARF STREET SOUTH

Planning Application 20180265

DEMOLITION OF BUILDINGS; CONSTRUCTION OF 7 STOREY BUILDING FOR 16 FLATS (7 X STUDIO, 5 X 1BED, 4 X 2BED) (CLASS C3)

Y) 18 FRIAR LANE

**Listed Building Consent 20180287
INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

**Z) 368 LONDON ROAD, GABLES HOTEL
Planning Application 20180285
INSTALLATION OF ONE NON ILLUMINATED SIGN TO FORECOURT**

**Z1) 28 FOSSE ROAD SOUTH
Planning Application 20180054
REPLACEMENT WINDOW TO GROUND FLOOR OF FRONT ELEVATION;
ALTERATIONS**

**Z2) UNIVERSITY OF LEICESTER, UNIVERSITY ROAD AND VICTORIA PARK,
LONDON ROAD
Planning Application 20180216
INSTALLATION OF THREE CCTV CAMERAS AT FRONT OF UNIVERSITY
BUILDINGS (CLASS D1) AND ONE CCTV CAMERA IN PARK**

**Z3) 6 HOTEL STREET
Planning Application 20180322
THREE EXTERNALLY ILLUMINATED FASCIA SIGNS AND TWO HANGING
SIGNS; DISPLAY WINDOW SCREENING**

**Z4) NEW STREET, LAND ADJACENT
Planning Application 20172013
REPLACEMENT SURFACING TO CARPARK; CONSTRUCTION OF BOUNDARY
WALL TO FRONT**

**Z5) UNIVERSITY ROAD, ENGINEERING BUILDING
Listed Building Consent 20180245
INTERNAL ALTERATIONS GRADE II* LISTED BUILDING**

**Z6) SPENCEFIELD LANE, KRISHNA AVANTI PRIMARY SCHOOL
Listed Building Consent 20180336
INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS D1)**

**Z7) 9A TICHBORNE STREET
Planning Application 20180327
INSTALLATION OF TWO REPLACEMENT BAY WINDOWS AT FRONT OF**

HOUSE (CLASS C3)

Z8) 5-7 CHEAPSIDE

Planning Application 20180384 & 20180385

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

Z9) 8-14 HIGH STREET

Planning Application 20180416

INSTALLATION OF TWO AWNINGS, SIX NON-ILLUMINATED FASCIA SIGNS, TWO NON-ILLUMINATED PROJECTING SIGNS AND VARIOUS WINDOW SIGNS TO SHOP (CLASS A1)

Z10) 62 FOSSE ROAD SOUTH

Planning Application 20180346

DEMOLITION OF BUILDING; CONSTRUCTION OF TWO STOREY BUILDING FOR USE AS TWO FLATS (2 x 1 BED) (CLASS C3)

Z11) 53 PARK VALE ROAD

Planning Application 20180361

CONSTRUCTION OF SINGLE STOREY EXTENSION AND DEMOLITION OF OUTBUILDING AT REAR OF HOUSE (CLASS C3)

Z12) 17-19 MARKET STREET, THE REYNARD

Planning Application 20180337

INSTALLATION OF THREE INTERNALLY ILLUMINATED FASCIA SIGNS; ONE INTERNALLY ILLUMINATED PROJECTING SIGN; TWO INTERNALLY ILLUMINATED MENU WALL SIGNS; ONE NON-ILLUMINATED WALL PLAQUE; FIVE WALL LIGHTS; FIVE UP/DOWN WALL LIGHTS; AND TWO CANOPIES AT FRONT OF PUBLIC HOUSE (CLASS A4)

Z13) 190 ST SAVIOURS ROAD

Planning Application 20180305

CONSTRUCTION OF TWO STOREY EXTENSION AT REAR OF HOUSE (CLASS C3)

Z14) 49A GALLOWTREE GATE

Planning Application 20180383

CHANGE OF USE OF UNIT TO SHOP (CLASS A1); INSTALLATION OF SHOPFRONT

NEXT MEETING – Wednesday 16th May 2018, G.03 Meeting Room 3, City Hall

Meeting Ended – 19:15
