

CITY PLANS PANEL

THURSDAY, 23RD AUGUST, 2018

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, C Campbell,
A Garthwaite, E Nash, P Carlill, J Goddard,
B Anderson, P Wadsworth, D Ragan,
K Ritchie, R. Stephenson and A Hutchison

A Member's site visit was held in connection with the following applications:
Application Nos: 18/02735/FU and 18/02736/LI – Opera North, 46 New
Briggate, Leeds and PREAPP 18/00067 – Leonardo Building, Thoresby
House and 2 Great George Street, Leeds and was attended by the following
Councillors: J Mckenna, E Nash, C Campbell, B Anderson, P Wadsworth,
D Blackburn, P Carlill, K Ritchie, R Stephenson and A Hutchison.

34 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

35 Exempt Information - Possible Exclusion of Press and Public

There were no items identified where it was considered necessary to exclude
the press or public from the meeting due to the confidential nature of the
business to be transacted.

36 Late Items

There were no late items of business to be considered.

37 Declarations of Disclosable Pecuniary Interests

There were no declarations of any disclosable pecuniary interests made at the
meeting.

38 Apologies for Absence

Apologies for absence were received from Councillor: A Khan, C Gruen, D
Cohen and T Leadley

Councillors: D Ragan, K Ritchie, R Stephenson and A Hutchinson were in
attendance as substitute Members

39 Minutes of the Previous Meeting

The Minutes of the previous meeting held on 12th July 2018 were submitted
for comment / approval.

Draft minutes to be approved at the meeting
to be held on Thursday, 13th September, 2018

RESOLVED – That the minutes of the previous meeting held on 12th July 2018 be accepted as a true and correct record.

40 Matters Arising from the Minutes

Application No.18/02523 – Construction of new Teaching Block at the University of Leeds Campus, Cloberry Street, Leeds (Minute No.32 referred) In offering comment Councillor Nash said it was important that the building line of Lyddon Terrace should be protected.

41 Application No.18/01711/FU - Erection of a part 6 No. / part 16 No. storey student accommodation building with ground floor commercial units (Use Class A1, A2, A3, A4, B1 and D2) and associated landscaping works at land at Portland Crescent, Leeds LS2 8BL

With reference to the meetings of 23rd November 2017 and 15th February 2018 when Members received a pre-application presentation in respect of this site.

The Chief Planning Officer now submitted a report which set out details of an application which sought the erection of a Part 6 No./ Part 16 No. storey student accommodation building with ground floor commercial units (use Class A1, A2, A3, A4 B2 and D2) and associated landscaping works to land at Portland Crescent, Leeds, LS2 8BL.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

Planning Officers together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The proposal is for 312 student studios ranging in size from 18sqm to 56sqm in a part six, part sixteen storey student accommodation building with a ground floor and commercial unit (flexible use classes A1, A2, A3, A4, B1 or D2) and associated landscaping works. It is proposed to add two additional storeys to the approved tower element of the building (14 storeys) such that the tower would be 16 storeys in height. The lower wing would remain at 6 storeys. The existing foundations and precast concrete frame can be reused, with the completion of necessary remedial works.
- There are a number of relatively minor changes from the partially built extant hotel planning approval however the updated proposal would retain the overall design principles including:
 - Reuse of the existing part constructed concrete frame
 - Double storey podium
 - Chequered window pattern
 - Building line set-back at 5th Floor level

- Limestone cladding
 - Glazed vertical window slot (former roof top bar lift)
 - Window detailing and contrasting stone banding at floor levels
 - Glazed ground floor active frontages
- The hotel “sky bar” is no longer proposed as there would not be public access to the upper floors of the building. The set-back fifth floor which was previously intended to be a gym and plant room for the hotel would now provide 21 studio flats.
 - Dedicated amenity space for students would be provided in the communal ‘Hub’ space at basement and ground floor level facing onto Portland Crescent. Other ground floor space would be occupied as flexible use retail/food and drink/office/leisure accommodation, which would face onto Woodhouse Lane, Portland Crescent and Cookridge Street.
 - The external space around the building is public highway and would be laid out to compliment the new public realm presently coming forward at the junction of Woodhouse Lane / Clay Pit Lane / Cookridge Street. This would incorporate contrasting concrete paving to adoptable standards, three small-leaved Lime trees (*Tilia Cordata* “Greenspire”) in bespoke tree grilles with uplighters, nine Sheffield cycle stands and five metal lattice wind baffle structures, approximately 2m x 2.5m in size.

Members raised the following questions:

- Were there any proposals for waste management for the building
- Could advertising/ use of corporate branding be controlled in respect of the ground floor retail outlets
- Referring to the Section 106 Agreement, how was compensation (£20,470) from the loss of 2 pay & Display bays calculated
- The proposals for public realm, would they match the adjoining scheme
- Was there a management plan for student arrivals
- In respect of the landscape proposals what species of trees were proposed
- Were Highway Officers satisfied with the proposed pedestrian route around the building

In responding to the issues raised, the applicant’s representative and council officers said:

- It was confirmed that an on-site team would be responsible for waste management of the building
- The Central Area Team Leader confirmed that advertising consent would be required for signs to the ground floor commercial units

- Highways Officers confirmed that the compensation figure was based on the loss of 1 year's income for parking in the vicinity.
- The Central Area Team Leader said the intention was that the surface materials would match the works to the rest of the Woodhouse Lane/Claypit Lane junction
- The applicant confirmed that a management plan for the arrival of student would be developed, each student being allocated with a specific time slot for arrival
- The applicant indicated that small leafed lime trees would be included in the landscaping proposals
- Highway officers confirmed the proposed pedestrian scheme was acceptable, it was also in line with the rest of the junction works

(There were no issues raised under Comments)

In summing up the Chair thanked all parties for their attendance and contributions suggesting Members appeared to be supportive of the application.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions set out in Appendix No. 1 of the submitted report (and any others which he might consider appropriate) and following the completion of a Section 106 agreement to include the following obligations:

- Restriction on occupancy to full-time students only
- Restriction on student car parking
- Travel plan monitoring fee £3560
- Revenue compensation for loss of 2 Pay & Display bays £20,470
- Contribution to cost of Traffic Regulation Order for a loading bay £7,500
- Cooperation with local jobs and skills initiatives
- Management fee £1500

In the event of the Section 106 Agreement having not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

- 42 Applications Nos:18/02735/FU and 18/02736/LI - Change of use of 4 retail units to a single A3 restaurant unit (including substantial facade restoration), the creation of a new circulation atrium to serve Opera North's Howard Assembly Room and supplementary internal alterations, the refurbishment of the existing Premier House office building, including facade re-modelling and the introduction of a new Education Suite at ground floor level, an associated linkage to, and two-storey extension of, the adjacent Linacre / Harewood studio within Premier House, at Opera North, the Grand Theatre, 46 New Briggate, Leeds, LS1 6NU.**

With reference to the meetings of 29th March 2018 when Members received a pre-application presentation in respect of this site.

The Chief Planning Officer now submitted a report which set out details of an application which sought the change of use of 4 retail units to a single A3 restaurant unit (including substantial facade restoration), the creation of a new circulation atrium to serve Opera North's Howard Assembly Room and supplementary internal alterations, the refurbishment of the existing Premier House office building, including facade re-modelling and the introduction of a new Education Suite at ground floor level, an associated linkage to, and two-storey extension of, the adjacent Linacre / Harewood studio within Premier House, at Opera North, the Grand Theatre, 46 New Briggate, Leeds, LS1 6NU.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

Planning Officers together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The proposed development seeks a change of use of the ground floor vacant former shop units from A1 retail units to one combined A3 restaurant, with internal alterations to the basement, ground floor and upper floors in the Howard Assembly Room of Opera North and an external terrace to the rear of the former shop units. In addition the proposal also involves an office refurbishment including facade remodelling and two storey rehearsal studio extension to roof of existing 5 storey Premier House building, and the provision of ground floor education suite.
- The principle changes for the Howard Assembly Room would result in the reconfiguration of the existing ground floor entrance lobby to Opera North's areas, such that new routes would be created inside the lobby area leading to the Assembly Room above as well as directly to the restaurant. In addition a new platform lift would be inserted into the lobby area. The proposals would also involve the reconfiguration of some internal first floor rooms including the removal of an existing storage room to create a new anti-space for patrons to utilise. The existing male artist WCs will be repositioned at stage level to allow the removed storage area to be relocated backstage. In addition a new disabled WC and a grand piano storage area would be created at first floor level. A new internal feature door is proposed at the existing main entrance within the building between Grand Theatre and Howard Assembly Room. This will involve the removal of an area of existing historic encaustic tiles in the interior of the existing entrance lobby. These removed tiles are to be retained and reused in a different location at the site.
- The basement and ground floor to the former retail units within the Grade II* Listed Opera North building would also be altered, with the

removal of internal walls and a section of flooring to create a new restaurant with partitioning for WCs, a cloakroom and a dumb waiter. Externally the shopfronts to New Briggate would be reordered to create a series of large glazed windows. Some of which may double as openable doors, and all will be set in reinstated stone pilasters and red brick arches to echo the original façade of the building. The existing art deco stained glass panels above the current shopfronts is to be removed for these proposals. These are to be retained and reused as a feature within the scheme in a different area of the site.

- It is also proposed to create an attractive, useable glass roofed atrium terrace space in the existing rear service yard, where the restaurant and its bar can spill out onto. This space would also connect through to the Assembly Room and Grand Theatre to allow the patrons of these two venues to use the break out areas. Rising through this atrium to meet the roof it is proposed to site a sculptural metal tree like feature which would address extract ducting requirements for the new restaurant use. Perforated metal cladding will be installed to sit in front of the most damaged areas of the southern service yard wall, to hide poor brickwork and existing retained pipework and extract plant
- The proposals for Premier House would involve a refurbishment of the building, including a recladding of the facades and a two storey rehearsal studio extension to the roof of existing 5 storey building, with a mixture of punched and projecting windows. In addition the proposal would create a ground floor education suite. The new cladding would be a high quality bronze rain screen panelling facing the main Harrison Street and rear service yard façades, with the upper areas of the new extension being brick to match the existing brickwork below. The proposal to introduce an education suite at ground floor level will allow the introduction of a significant area of new clear glazed windows facing Harrison Street

Members raised the following questions:

- The larger of the two bridges on Harrison Street (the scenery bridge) looks tired and cluttered. Could this area be refreshed as part of the scheme
- Could the exposed brickwork to the atrium wall be retained
- The cladding materials to be used, would these be in accordance with the latest fire safety standards
- Were there any plans for the pedestrianisation of New Briggate
- The windows to the atrium wall, could they be restored and cleaned

In responding to the issues raised, the applicant's representative and council officers said:

- Members were informed the scenery bridge was in the ownership of the Grand Theatre and was not part of the proposed scheme

- The Architect representing the applicant reported that the brickwork to the Victorian Façade was of a poor standard and if retained would reveal a lot of clutter. The use of cladding would provide an opportunity for the use of absorbent acoustic panels
- The Central Area Team Leader confirmed that fire safety measures would be addressed through Building Control.
- New Briggate was a major entertainment district, it was understood a report was currently being prepared for Executive Board on future proposals for the area. The Chief Planning Officer reported that a Townscape Heritage Bid had recently been rejected for the New Briggate area, the bid was currently being redrafted with a view to resubmission.
- The applicant confirmed that all the windows for the atrium would be replaced as part of the scheme

In offering comments Members raised the following issues:

- Members welcomed the application and were supportive of the proposals

In summing up the Chair thanked all parties for their attendance and contributions suggesting that the restoration works would further enhance the Leeds Grand Theatre and be a great asset to the city.

RESOLVED –

- (i) That Application No. 18/02735/FU be deferred and delegated to the Chief Planning Officer for approval subject to the conditions set out in Appendix No. 1 of the submitted report (and any others which he might consider appropriate)
- (ii) That Application No. 18/02736/LI be deferred and delegated to the Chief Planning Officer for approval subject to the conditions set out in Appendix No. 1 of the submitted report (and any others which he might consider appropriate)

43 PREAPP/18/00067 - Partial demolition and rebuilding of the Leonardo Building, the conversion of Thoresby Building and 2 Great George Street for a change of use from offices to a mix of hotel, office, restaurant/café and bar uses and the extension of existing buildings, with a new build hotel on car park site at The Leonardo Building, Thoresby House and 2 Great George Street, Leeds, LS2 8HD

With reference to the meeting of 10th May 2018 when Members received a pre-application presentation in respect of this site.

The Chief Planning Officer now submitted a report which presented an evolving scheme which sought the partial demolition and rebuilding of the

Leonardo Building, the conversion of Thoresby Building and 2 Great George Street for a change of use from offices to a mix of hotel, office, restaurant/café and bar uses and the extension of existing buildings, with a new build hotel on the car park site at The Leonardo Building, Thoresby House and 2 Great George Street, Leeds, LS2 8HD

Site photographs and plans were displayed and referred to throughout the discussion of the application.

Planning Officers together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The proposals involves the regeneration and extension of the Grade II Listed Thoresby and Leonardo Buildings and No. Great George Street and the creation of a new third building between the two historic buildings. All proposed works would facilitate a change of use from offices to a mix of hotel, office, restaurant/café and bar uses across the site. Following the meeting of the City Plans Panel on 10th May 2018 the scheme had been revised such that all building heights had been reduced by one storey, the central new building had been remodelled allowing it to become more contextually relevant, the new corner building to the Leonardo building has been redesigned, the roof top extension to No.2 Great George Street has been amended from a curved to a rectilinear form and the depth of the public space between the new building and Thoresby House had increased to some 16.8 metres in width. The changes seek to enhance both the scheme and the setting of the existing and proposed buildings within their heritage rich location.
- The changes to the Thoresby Building would require demolition of the attached 20th century Leonardo Building (but not the older part of the Leonardo Building) and the roof of the Listed Thoresby Building. A new extension would be built to replace the removed part of the Leonardo Building as well as a second extension across the top of the retained part of the Leonardo Building and the Thoresby Building. The regenerated set of buildings would be put into use as office space, with ground floor A1 retail, A3 (restaurant and café) and A4 (bar) uses. A large new entrance point would be created to the east face of the building, to sit between the two existing stone detailed doorways, which would link into the building's retained atrium.
- The Listed No. 2 Great George Street would be altered internally with the addition of a mezzanine to add in an extra floor space for the creation of a new premium hotel. In addition, the existing 20th century entrance portal will be removed and a new entrance to the west face of the building will be created. In addition a new glass extension would be added to the roof top of the building. To the ground floor level a mix of A3 (restaurant and café) and A4 (bar) uses is proposed

- On the car park in the middle of the site it is proposed to create a new third building to house a second hotel. This would be a contemporary building which would be scaled and detailed to take account of the site's historic context. At the ground floor level a mix of A3 (restaurant and café) and A4 (bar) uses are proposed with the aim being that users can access any and all of the ground floor uses across the three buildings.
- Between the three buildings new publicly accessible open landscaped spaces are to be created. These would be accessed from north south routes through them or from east west routes running between the three buildings.

Members raised the following questions:

- Had the closure of Rossington Street and the creation of a pedestrian area been considered
- The roof top extension to 2 Great George Street was too solid, more glass was required
- Is there a lighting scheme for the public realm areas
- Would the developer engage with the Council in respect of co-ordinating planned events on Millennium Square and the proposed public realm

In responding to the issues raised, the applicant's representatives said:

- The applicant confirmed that Rossington Street provided access to the proposed site and other nearby premises and it was important to have some form of drop off point
- The applicant reported that long hard discussions had taken place about the design of the roof top extension. It had to fulfil the functional requirements of the proposed hotel use as well as provide an appropriate high quality appearance. It was considered that a proud statement of confidence was required and the design sought to achieve that
- The applicant confirmed there was a lighting plan for the public realm areas, the intention was to co-ordinate with and complement planned events on Millennium Square

In offering comments Members raised the following issues:

- All Members were of the view that the roof top extension proposal to 2 Great George street was unacceptable. Further redesign was required including the use of more glass
- The massing and form of the proposed new contemporary hotel, located in the middle of the site had improved. Members provided a mix of comments on its appearance with some supportive of the emerging details and others stating that a more glassy appearance would be preferable

- Members were supportive of the proposals for the Leonardo Building

In drawing the discussion to a conclusion Members provided the following feedback;

- Members were supportive of the progressing scale, massing and design of the proposals, however further design work to the roof top extension to 2 Great George Street was required

The Chair thanked the developers for their attendance and presentation suggesting that real progress had been achieved but we were not quite there yet.

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation

44 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday, 13th September 2018 at 1.30pm in the Civic Hall, Leeds.