



Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 18 AUGUST 2021**  
**TIME: 5:15 pm**  
**PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

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

Elected Member Position – Cllr Susan Barton

M. Richardson	-	Royal Town Planning Institute
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
L. Gonsalves	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 <sup>th</sup> Century Society
N. Stacey	-	Leicester School of Architecture
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee
M. Taylor	-	Institute of Historic Building Conservation

C. Laughton - Person 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, Paula Burbicka, Daniel Evans**  
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638 / 1703 / 4076)  
Email: [planning@leicester.gov.uk](mailto: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>

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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.

### BRAILLE/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](mailto:Justin.Webber@leicester.gov.uk)

Paula Burbicka 4541703 [Paula.Burbicka@leicester.gov.uk](mailto:Paula.Burbicka@leicester.gov.uk)

Daniel Evans 4544076 [Daniel.Evans@leicester.gov.uk](mailto:Daniel.Evans@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 14<sup>th</sup> July 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**

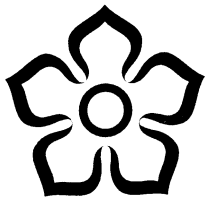
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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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**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 July 2021**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), P. Ellis (VS), N Feldmann (LRSA), S. Hartshorne (TCS), C. Laughton, S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), S. Eppel (LCS), C. Jordan (LAHS), D. Martin (LRGT), L. Gonsalves (RICS)

T. Boxford, M. Rhodes, J. Tebutt

G Butterworth (LCC), P. Kumar (LCC), P. Burbicka (LCC), J. Webber (LCC)

**173. APOLOGIES FOR ABSENCE**

M. Richardson (RTPI)

**174. DECLARATIONS OF INTEREST**

None.

**175. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**176. CURRENT DEVELOPMENT PROPOSALS**

**A) Pre-application presentation on Corah site**

A scheme was presented and commented on.

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**B) 28 St Barnabas Road, Barnabas Hall  
Planning Application 20211288**

**Internal and external alterations to Grade II listed building**

The members criticised the level of detail of the application, with no statement of significance of heritage statement submitted. The junction detail was considered insufficient to accurately assess how the connection between the new built and the existing church will be resolved, including the accommodation

of new services proposed. Further details and drawings were requested.

Considering the design of the new toilet block, it was noted that this follows the design and quality of the existing single storey extension. Whilst it was noted that the design could be improved, it was agreed that the works would be reversible, with limited impact on the historic fabric and special significance of the Grade II Listed Church.

## **SEEK AMENDMENTS / MORE INFORMATION**

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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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2 Poppy Close  
Planning Application 20210923

Construction of single storey extension at rear; alterations to house, conservatory, and garage (Class C3)

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17 Horsefair Street  
Planning Application 20211232

External alterations to Grade II listed building

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Northgate Street, Soar Lane, Leicester Waterside  
Planning Application 20211107

Details of access, appearance, layout and scale for the canal side retaining wall structure and footpath/cycle path ramps connecting to Soar Lane. (Being matters reserved by outline planning permission 20172480)

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31 Daneshill Road  
Planning Application 20211365

Replacement of timber sash windows at front, side, and rear of house (Class C3)

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59 South Kingsmead Road  
Planning Application 20211026

Construction of single storey extension at rear of house (Class C3).

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130 London Road  
Planning Application 20211102

Change of use from retail shop (Class E) to shop (Class E) and house in multiple occupation (10 x 1 bed) (Class C4); construction of one dormer at front and rear; two dormers at side; access via ground floor; alterations

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81 Clarendon Park Road  
Planning Application 20211085

Construction of single storey extension at rear; basement conversion and associated access at front; alterations to house (Class C3)

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2 Memory Lane  
Planning Application 20210606

Retrospective application for construction of single storey extension at rear of restaurant (Class E) and take away (Sui Generis)

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31 Stoneygate Court, 298 London Road  
Planning Application 20210792

Installation of replacement windows with UPVC to match rest of building (Class C3)

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11 Knighton Road  
Planning Application 20211369

Construction of single storey extension at rear of house (Class C3)

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42 Portland Road  
Planning Application 20211492

Installation of 3 rooflights at front and 1 rooflight at rear of house (Class C3)

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29 Albion Street & 22-32 Wellington Street, Wellington House  
Planning Application 20211204

Facade alterations to building

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58 Stoneygate Road  
Planning Application 20201190

Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of dormers; associated works. (Amended plans and information received).

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Development Site Between Alexander Street and All Saints Road  
Planning Application 20210908

Installation 3 internally illuminated fascia signs; 1 internally illuminated projecting sign to front and side of residential accommodation building (Class C3)

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5 Bowling Green Street  
Planning Application 20211305

Change of use from office (Class E) to 5-bedroom house in multiple occupation (HMO) (Class C4); alterations

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Hallam Crescent East, Caldecote Community Primary School  
Planning Application 20210684

Installation of replacement windows at a school (Class F1)

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20 Stoughton Road  
Planning Application 20211455

Construction of single storey extension at rear; alterations to house (Class C3)

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6 Stoneygate Avenue  
Planning Application 20211509

Construction of dormer extension at rear; removal of chimney of house (Class C3); alterations

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University Road, University Of Leicester, Attenborough Building  
Planning Application 20211182

Installation of external artwork on north-east elevation of university building (Class F1)



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5 Lee Street, The Exchange  
Planning Application 20211153

Installation of ventilation louvres to ground floor west elevation (Sui Generis)

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49 Abbey Park Road, The Shoe Factory  
Planning Application 20211514

Demolition of factory; construction of 14 houses (14x 3bed) (Class C3) with associated parking and access

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18 Scott Street, Millgate School  
Planning Application 20210772

Construction of sports court to front of school (Class F1)

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31 Charter Street, Leicester Community Sports Arena  
Planning Application 20211317

Construction of double height events hall (Class E); entrance lobby to existing sports hall; installation of hard sports court areas; installation of hard surfaced parking and landscaping

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31 Charter Street, Leicester Community Sports Arena  
Planning Application 20211317

Construction of double height events hall (Class E); entrance lobby to existing sports hall; installation of hard sports court areas; installation of hard surfaced parking and landscaping

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43-45 Granby Street  
Planning Application 20211269

Proposed change of use from vacant cafe/restaurant (Class E) to betting office (Sui Generis); installation of new shopfront; replacement air conditioning condenser units; satellite dishes to roof

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43-45 Granby Street  
Planning Application 20211270

Installation of one static internally illuminated fascia sign and one internally

illuminated projecting sign to front of betting shop (Sui Generis)

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Thurcaston Road, 2 Crabtree Cottage  
Planning Application 20211520

Alterations at side of house (Class C3)

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127 Letchworth Road  
Planning Application 20211503

Construction of a dormer windows to rear of house (Class C3); alterations

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Gwendolen Road, Crown Hills Community College  
Planning Application 20211534

Installation of outdoor sports equipment/facilities within the grounds of school (Class F1)

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2 Ashleigh Road  
Planning Application 20211592

Retrospective planning application for reduction of two chimney stacks and repainting of timber framing to front elevations, in conservation area (Class C3)

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25 De Montfort Street, Halford House  
Planning Application 20211274

Change of use from four self-contained flats (2 x 1 bed; 2 x 2 bed) (Class C3) to seven self-contained flats (2 x studio; 4 x 1 bed; 1 x 2 bed) (Class C3); alterations

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St Barnabas C Of E Primary School  
Planning Application 20211042

Replacement of windows to school (Class F1)

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Ventnor Street, Spinney Hill Primary School and Community Centre  
Planning Application 20210763

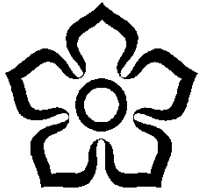
Installation of replacement wooden windows to school and community centre (Class F1)

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**NEXT MEETING – Wednesday 15<sup>th</sup> August 2021**

**Meeting Ended – 18:00**





Leicester  
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# APPENDIX B

CONSERVATION ADVISORY PANEL

18<sup>th</sup> August 2021

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## CURRENT DEVELOPMENT PROPOSALS

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**A) 170 London Road**  
Planning Application [20211424](#) and [20211425](#)

**Change of use from offices (Class E) to 6 student flats (sui generis); alterations**

**Retrospective application for internal and external alterations to Grade II Listed Building to enable change of use from offices (Class E) to 6 student flats (Sui generis)**

The building is a Grade II Listed Building, located in the Evington Footpath Conservation Area, immediately adjacent the Listed 172 & 174 London Road. The application is a part-retrospective proposal for internal and external alterations to the Listed Building, including some rectification and reinstatement works.

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**B) Lee Circle, City Industrial Units**  
Planning Application [20211339](#)

**Demolition of buildings; Construction of a 5 and 6 storey building comprising of 93 flats (15 x studios, 45 x 1 bed, 33 x 2 bed); substation; communal amenity space and facilities**

The building is located in close proximity to a number of non-designated and designated heritage assets, including Fleet House and Lee Circle Car Park. The proposal is to demolish the existing industrial buildings on the site and construct a new 5-6 storey residential block.

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**C) 20 St Peter's Lane, Former Debenhams Highcross**  
Planning Application [20210461](#)

**Demolition of vacant retail store and the removal of existing car parking spaces; construction of 12, 11 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 305 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping. (Amended 23/7/2021)**

The site under consideration is located just outside the Church Gate Conservation Area, in close proximity to the Grade II Listed Timber Warehouse, Great Meeting Unitarian Chapel, School and wall to north of the Unitarian Chapel. It is currently occupied by part of the Highcross Centre, a 20<sup>th</sup> century commercial development.

The scheme is for a multi-storey residential block on site of the existing former Debenhams unit, associated with hard and soft landscaping works.

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**D) Abbey Park Road, Land North East of River Soar Bridge  
Planning Application [20211869](#)**

**Construction of new pedestrian and cycle footbridge across the River Soar to North of road bridge (Sui Generis)**

The bridge is a Grade II Listed structure, located immediately adjacent the Grade II\* Registered Abbey Park, with several designated and non-designated assets located within the park's grounds. The application is for a new pedestrian and cycle footbridge immediately adjacent the Grade II Listed bridge.

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**E) 2 Ratcliffe Road  
Planning Application [20211767](#)**

**Demolition of single-storey garage and conservatory; construction of a two storey extension at rear of house (Class C3)**

The building is located in the Stoneygate Conservation Area, marking one of the primary entries into the area. Originally constructed as a lodge to Knighton Hayes, it dates from 1885. The application is for the demolition of the existing single storey extensions and construction of a two storey extension fronting onto London Road.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday the 16<sup>th</sup> August 2021. Please contact Justin Webber (4544638) or Paula Burbicka (4541703).**

**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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8 Church Road  
Planning Application 20211306

Construction of single storey extension at front, single storey extension at rear, two rooflight at rear; notification of proposed felling of two (2) trees in Evington Village conservation area; alterations to house (Class C3).

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57 Knighton Drive  
Planning Application 20211544

Construction of single storey extension at rear of house (Class C3); and alterations

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86-92 Regent Road, Enkalon House, Existing base station  
Planning Application 20211495

Removal of 6 antennas; installation of 12 replacement antennas; 2 x 300mm dishes;  
2 x 600mm dishes; ancillary development

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25 Springfield Road  
Planning Application 20211090

Construction of single storey extension at side of house (Class C3)

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2 Colton Square  
Planning Application 20211422

Internal alterations to Grade II listed building

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5 Fox Lane  
Planning Application 20211359

Change of use on first and second floors from cafe (Class E) to three self-contained  
flats (2x 1bed, 1x 2bed) (Class C3); alterations

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University Road  
Planning Application 20211328

Installation of 20m high monopole; associated ancillary works

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Loughborough Road, Outdoor Pursuits Centre  
Planning Application 20211650

Installation of a 20m lattice tower supporting six (6) antennas; ancillary development

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58 Stretton Road  
Planning Application 20211389

Proposed change of use from house in multiple occupation (6 bed) (Class C4) to a House in multiple occupation for more than six people (7 bed) (Sui Generis)

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Aikman Avenue  
Planning Application 20211690

Installation of 20m high monopole; ancillary works.

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60 Charles Street, Midland House  
Planning Application 20211635

Notification of proposed installation of assorted steelwork to support 6 antenna apertures; 6 cabinets; 4 dishes; ancillary works

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201 Knighton Road, Cradock Arms  
Planning Application 20210985

Construction of outbuilding and installation of decking to external seating area of public house (Sui Generis); felling of one tree

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19 East Avenue  
Planning Application 20211792

Change of use from house in multiple occupation (10 beds) (Class C4) to seven flats (6 x 1 bed, 1 x 2 bed) (Class C3); demolition of the existing outbuilding

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22-24 Pocklingtons Walk  
Planning Application 20211412

Installation of ventilation flue at rear of restaurant (Class E)

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Number 117 And A Half Loughborough Road, The Royal Air Forces Association  
Planning Application 20211743

Change of use from Offices (Class E) to become an extension to Darul Uloom School (Class F1).

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Newarke Street, Multi Storey Car Park  
Planning Application 20211400

Installation of solar PV panels and canopies to roof of carpark (Sui Generis)

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38 Bruce Street  
Planning Application 20211439

Construction of dormer extensions at front and rear; single storey extension at rear of house (Class C3); alterations

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2 Ratcliffe Road  
Planning Application 20211767

Demolition of single-storey garage and conservatory; construction of a two storey extension at rear of house (Class C3)

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28 Mill Hill Lane  
Planning Application 20211314

Change of use from house (Class C3) to two flats (2 x 1 bed) (Class C3); construction of single storey extension at rear; alterations

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3 Avenue Road  
Planning Application 20210887

Change of use from garage (Class C3) to communal sitting area for five flats (Class C3)

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105 London Road  
Planning Application 20211009

Installation of shopfront and alterations to shop (Class E).

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2 Disraeli Street  
Planning Application 20211487

Demolition of buildings and chimney; construction of 19 dwellings (13 x 2 bed, 6 x 4 bed) (Class C3); substation; associated parking and landscaping

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1 St James Road  
Planning Application 20211846

Part demolition at rear; change of use from bridge club (Class F2) on ground floor and two flats (2x1 bed) on first and second floors (Class C3) to house in multiple occupation for more than 6 persons (9 bedroom) (Sui Generis); bin and bike store at rear

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Phoenix Square, 4 Midland Street / 11 Morledge Street / 9 Burton Street  
Planning Application 20211827

Removal of existing external materials (brick, render, timber, rainwater goods and cladding panels) and installation of replacement materials to walls and balconies on all elevations of the building