



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 December 2021

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), L. Gonsalves (RICS), S. Hartshorne (TCS), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Laughton, D. Martin (LRGT), M. Richardson (RTPI), M. Davies (DMU), B. McNeil (LCS)

Observing: G. Butterworth (LCC), G. Appleby (LCC)

Presenting Officers

J. Webber (LCC), D. Evans (LCC)

185. APOLOGIES FOR ABSENCE

C. Jordan (LAHS), R. Allsop (LCS)

186. DECLARATIONS OF INTEREST

None.

187. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

188. CURRENT DEVELOPMENT PROPOSALS

**A) St Peters Lane and Churchgate, Land at corner
Planning Application [20210727](#)**

Construction of four storey building to include one retail unit (Class E) to ground floor and flats (8 x 1 Bed; 7 x 2 Bed) from ground to third floor (Class C3) (amended plans)

The panel welcomed changes made to the design of the proposed new mixed use development in the Churchgate Conservation Area. The potential loss of the existing trees and the seasonal view towards the Grade II Listed timber warehouse to the north were noted as negative factors, but not of sufficient harm to prevent any redevelopment of the site. They assessed that the scale

and massing of the new building was broadly acceptable and the set-back from the existing building adjacent was a positive aspect. A Heritage Statement had now been submitted to support the application and the issue with the blank elevation at the rear had been resolved. The revised roof form was an improvement over the previous iteration and was considered acceptable. The horizontal emphasis on fenestration on the St Peters Lane elevation was raised as a concern but taken as a whole the design was considered to enhance the Conservation Area by providing stronger street frontage on the corner site.

NO OBJECTIONS

B) Filbert Way, Land at and adjacent to the King Power Football Stadium Planning Application [20212673](#)

Hybrid application comprising: FULL application for the extension of the East Stand of the King Power Stadium to provide additional seating capacity with ancillary facilities; associated works to the North and South Stands and public realm / hard landscaping works; and OUTLINE application for new club retail store, hotel, commercial office space and food & beverage uses, residential block, multi-purpose arena, multi-storey car park and energy centre; with associated public realm / hard landscaping works (with all matters reserved except for site access).

Full planning application:

The panel remarked that the extension to the football stadium would impact on the setting of some nearby designated and non-designated heritage assets due to its form and scale. The Raw Dykes being the nearest designated heritage asset, with longer range views of the stand impacting on Welford Road Cemetery and the Aylestone Road Gasworks site in particular. However, the panel felt that that the status of the football stadium as a sporting venue of international significance was one that justified being signalled by a landmark structure. The panel concluded that there was architectural merit to the proposed form and they did not comment on the related lower level public realm works adjacent. They considered that its impact on the city could be justified in terms of the setting of related heritage assets.

NO OBJECTIONS

Outline planning application:

Whilst the stadium extension was deemed acceptable in terms of scale and form, the proposed 'bulky high-rise' hotel and apartment blocks were deemed by the panel to have a more harmful impact on the heritage assets and the wider city skyline. The panel acknowledged the precedents of recent high rise developments such as development at the University of Leicester, but concluded that the proposed blocks visually detracted from the stadium's landmark new stand and would cause significant harm to the setting of various heritage assets, such as the Raw Dykes and Welford Road Cemetery.

The panel discussed the height of the blocks adjacent the Raw Dykes scheduled monument and expressed concern over the wider landscaping scheme, which did not convincingly engage with the monument. The panel also highlighted the archaeological significance of the Raw Dykes and how this might be investigated and better protected through a more sensitive scheme. Concern was expressed that the group of buildings taken as a whole did not represent a coherent and contextually responsive piece of urban design.

The panel did not comment in detail on the lower scale buildings proposed.

OBJECTIONS

C) 101-107 Ratcliffe Road, Mary Gee Houses Halls Of Residence Planning Application 20212255

Demolition of existing buildings. Construction of specialist accommodation for the elderly consisting of apartments with care (Use Class C2), communal facilities, parking

The scheme was assessed as being largely similar to the previous application for the site. Where the design had not been amended, the elements that had previously been of concern were considered to still be so. Changes to the detailing and materials of the main elevation were considered to be mixed in terms of impact. The change in the materials of the frontage windows from UPVC to metal was considered positive, but the panel suggested all elevations should be subject to this change. The design of the upper part of the central element was considered to be top heavy and a harmful change, while the balconies and detailing remained somewhat incoherent.

COMMENT DEFERRED

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>

The Lansdowne, 123 London Road Planning Application 20212297

Installation of two internally illuminated fascia signs and one internally illuminated projecting sign (Class A3)

**17 Granby Street
Planning Application 20212262**

Installation of one internally illuminated fascia sign; one non-illuminated fascia sign; one internally illuminated double sided projection sign (Class E)

**Spencefield Lane
Planning Application 20212363**

Installation of 20m telecommunications monopole to replace existing monopole; ancillary development

**23-25 Highfield Street
Planning Application 20212245**

Change of use from industrial/storage (Class B2/B8) to dark kitchen (Sui Generis); installation of ventilation flue

**695A Aylestone Road
Planning Application 20211596**

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

**42 Market Place
Planning Application 20212134**

Change of use of first and second floors from two self-contained flats (2x2 bed) (Class C3) to two self-contained flats (2x3 bed) (Class C3); construction of third floor extension to create one self-contained flat (1x2 bed) (Class C3); and associated alterations to the ground floor access area.

**18 Linton Street
Planning Application 20212055**

Construction of single storey outbuilding to side of house (Class C3)

**25 St Nicholas Place
Planning Application 20212405**

Construction of two storey roof top extension to use as office space

(Class E)

**Home Farm Close
Planning Application 20212582**

Installation of 18m high telecommunications monopole; associated ancillary works

**225 Evington Lane
Planning Application 20212393**

Construction of a two storey extension to side and first floor extension to rear of house (Class C3)

**23 Shirley Road
Planning Application 20212189**

Construction of two storey extension at side and rear of house (Class C3); Alterations

**2 French Road, St Barnabas Library
Planning Application 20211830**

Installation of 2 no additional extract fans on side elevation; installation of extract grills on side elevation to a Grade II Listed library (Class F1)

**8 St Johns Road
Planning Application 20212392**

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

**1A Portland Towers
Planning Application 20211320**

Retrospective application for conversion of one self-contained flat (2bed) (Class C3) on ground floor to form two self-contained flats (2 X 1bed) (Class C3)); alterations to front door

**43 Shirley Road
Planning Application 20212076**

Demolition of garage at side; raised ridge height; construction of single

storey extension at front; single and two storey extensions at side; single and two storey extensions at rear; detached carport at front of house (Class C3); alterations

**55 Granby Street
Planning Application 20212104**

Retrospective application for installation of three internally illuminated fascia signs and two internally illuminated projecting signs to hot food takeaway (Sui Generis)

**Orton Square
Planning Application 20212616**

Installation of temporary Art Exhibition (Class F1(b))

**35 Devonshire Road
Planning Application 20211942**

Retrospective installation for seven internally illuminated fascia signs to front side and rear of retail unit; three non-illuminated fascia signs to the front and side; one internally illuminated double sided free-standing sign to front of site; seven non-illuminated free standing signs to front, side, and rear of site (Class E)

**36 Mantle Road
Planning Application 20212272**

Conversion of existing garage to provide additional living space; construction of first floor extension at rear of flats (Class C3); alterations

**22-32 Wellington Street, Wellington House
Planning Application 20212627**

Non-material amendment to planning permission 20211204 (minor change to facade)

**7-9 Victoria Mews, De Montfort Place
Planning Application 20212002**

Construction of a second storey extension to create two new flats (2 x 1 bed) (Class C3); alterations

**28-30 Market Street
Planning Application 20212314**

Installation of new shopfront to shop to provide two retail spaces (Class E)

**213 Mere Road
Planning Application 20212526**

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

**Waterloo Way, Bus Shelter Outside Peat House
Planning Application 20212296**

Installation of double-sided internally illuminated digital display to bus shelter (No use class)

**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); alterations (Amended 13/10/2021)

**15 Knighton Park Road
Planning Application 20212258**

Construction of hardstanding at front and side; 1.8m high brick boundary wall at side; 1.8m high pillar at front; installation of 1.8m high timber fence; 1.8m high sliding timber electric gate at side of house (Class C3)

**Melbourne Hall Evangelical Free Church, St Peters Road
Planning Application 20212453 & 20212454**

Installation of handrails and construction of replacement ramp to front; installation of lighting, bollards, hard surfacing and 1.4m high railings and construction of 0.3m high walls to front and sides; installation of 1.1m high railings and reconstruction of retaining walls to side and construction of ramp and steps to rear of place of worship (Class F1); works to trees covered by tree preservation order; alterations & Internal and External Alterations to Grade II* Listed Building

**178 Mere Road
Planning Application 20212520**

Replacement of front and side windows and front door to Timber and rear windows and rear door to UPVC (Class C3)

**25A Stoughton Street South
Planning Application 20212367**

Construction of two 2.5 storey houses (2x3 bed) (Class C3)

**28 Knighton Drive
Planning Application 20212408**

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; installation of rooflights at front and rear; replacement of sash windows with double glazed windows; refurbishment of front door; demolition of front boundary wall and hardsurfacing of forecourt and formation of vehicle access to create off-street car parking at front of house (Class C3)

**184-186 Gipsy Lane
Planning Application 20212558**

Alterations to shop front; change of use from betting office (Sui Generis) and flat (Class C3) to restaurant (Class E); installation of external flue pipe at rear

**113-117 London Road
Planning Application 20212274**

Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (15 x studios, 4 x 1 bed, 3 x 2 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations

**3 Berridge Street, Phoenix House
Planning Application 20211955**

Installation of replacement windows to front and rear of flats (Class C3)

**2 Stoneygate Road, De Montfort Court, Flat 4 & 5
Planning Application 20212286**

**Installation of roof access; replacement of stairwell enclosure to flats
(Class C3)**

**University Road, Engineering Building University Of Leicester
Planning Application 20212450**

**External alterations to listed building to partially remove and rebuild to a
lower height 2 chimney stacks to the North East elevation of the
Engineering Design Laboratory.**

**54 Ratcliffe Road, The Knowle
Planning Application 20212807**

**Demolition of single storey outbuildings at side and rear; construction of
single and two storey extension at side, single storey extension at rear of
house (Class C3)**

NEXT MEETING – Wednesday 19th January 2022

Meeting Ended – 18:30