



Leicester  
City Council

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

**DATE: WEDNESDAY, 15 DECEMBER 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
R. Allsop	-	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

M. Davies, C. Laughton - Persons 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, Daniel Evans**

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638 / 4076)*

*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

## INFORMATION FOR MEMBERS OF THE PUBLIC

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<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)

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 20<sup>th</sup> October 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**

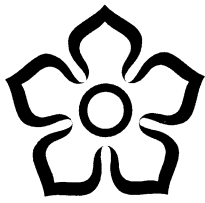
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 20 October 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. Jordan (LAHS), C. Laughton.

**Presenting Officers**

P. Burbicka (LCC), D. Evans (LCC)

**181. APOLOGIES FOR ABSENCE**

D. Martin (LRGT), M. Richardson (RTPI), M. Davies (DMU)

**182. DECLARATIONS OF INTEREST**

None.

**183. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**184. CURRENT DEVELOPMENT PROPOSALS**

**A) Charter Street, Kapital Buildings  
Planning Application [20200293](#)**

**Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement).**

Whilst the member did acknowledge that the scheme has been improved, in terms of design and articulation, it was noted that the elevations of the proposed elevations of the new built remain strikingly flat, with inadequate architectural references to the existing building. The lack of horizontality was also highlighted, considered to be a core characteristic of the locally listed asset. The lack of updated AVR's and a Heritage Statement was criticised.

The new block was considered as overtly monolithic and monotonous, showing regrettable lack of modulation between its different elements and elevations.

It was concluded that the application fails to preserve or enhance the non-designated asset, with the scheme inadequately referencing and reflecting the significance and architectural interest of the existing complex. The proposed scheme was considered to be of inadequate quality to justify partial loss of the locally listed asset.

## **OBJECTIONS**

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### **B) 115 Aylestone Road Planning Application [20211974](#)**

#### **Construction of 3, 5 and 6 storey purpose-built student accommodation comprising student studios and cluster flats (student bedrooms) (Sui Generis); communal area; landscaping and parking**

The panel concluded that the scheme adequately relates to the existing Grade II\* Listed Church and the Grade II Listed former rectory, in massing and materiality, with no damage to the setting of these heritage assets. The stepped down height was particularly appreciated. It was also concluded that there will be no impact on the special significance of the Grade II Listed gates to the former Cattle Market as derived from their setting.

However, concerns were raised over the pronounced rise in height of the complex as viewed from the open cricket ground, impacting the setting of the locally listed Sports Pavilion. It was requested that the massing and composition of the proposed scheme are reconsidered, with special consideration of the impact on the important open space of the cricket ground and the non-designated heritage asset. The members requested that an AVR looking across the cricket ground towards the new build is submitted.

Some members expressed concerns over the 'grim' appearance of the grey blocks, due to the use of grey brickwork in conjunction with dark brown or grey cladding.

## **SEEK AMENDMENTS**

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### **C) Aylestone Road, Gas Site Planning Application [20212095](#)**

#### **Demolition of single storey office building (Class E); construction of two storey office building (Class E); alterations**

The members considered the scheme to be acceptable in its context. They noted that the new building will be barely visible from the immediate setting of

the Grade II Listed assets, as well as the main highway, and will not affect the group legibility of the heritage assets on site. The design and materials were commended as adequately referencing the designated and non-designated heritage assets on site, without sacrificing the modern appearance of the scheme.

## **NO OBJECTIONS**

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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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6 East Gates, Unit SU64  
Planning Application 20211805

Installation of one internally illuminated fascia sign and one internally illuminated projecting sign to shop (Class E)

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213 Mere Road  
Planning Application 20211964

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

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Main Street, Humberstone, Humberstone Infant Academy  
Planning Application 20211417

Demolition of single storey extension; construction of single storey extension to school; installation of replacement timber windows with uPVC (Class F.1) (Amended plans received 12/07/2021)

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Jubilee Square  
Planning Application 20211768

Installation of temporary building and plant for use as ice rink on public square

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Falmouth Road, Carrick Point, Existing Base Station  
Planning Application 20211991

Installation of 6 no. replacement antennas and 6 no. new antennas; ancillary development

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St Hugh's Church, Sturdee Road  
Planning Application 20212020

Installation of 6 no. replacement antennas and 12 no. new antennas; ancillary development

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The Sanctuary Workshops, 9 Sanvey Lane  
Planning Application 20211712

Part change of use of place of worship, hall and workshop (Class F1) to create one self-contained flat (Class C3); reinstatement of front stonewall boundary; alterations

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Gipsy Lane, Towers Hospital  
Planning Application 20211376

Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout

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Highcross Street, Great Central Street and All Highcross Street, Great Central Street and All Saints Open  
Planning Application 20210523

Construction of 8 storey student accommodation to provide 53 flats providing 210 bedspaces (18 x studio, 18 x 5 bed, 17 x 6 bed) (Sui Generis) with communal ancillary space and roof terrace.(Amended plans)

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St Augustine Road, former car park  
Planning Application 20211944

RETENTION OF 3 TEMPORARY TEACHING BLOCKS, HARD PLAY AREAS, CYCLE PARKING AND STAFF CAR PARK

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68 High Street  
Planning Application 20211629

Retrospective application for change of use from retail (Class E) with ancillary offices to cafe/bar (Class E) and performing arts venue (Sui Generis) with ancillary offices

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6 East Gates, Unit SU64, Highcross Shopping Centre



Planning Application 20211952

Alterations to shop front of ground floor commercial unit (Class E)

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4 St Martins

Planning Application 20211658

Internal and external alterations to Grade II listed building including installation of various signages and awnings

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7-9 Market Place

Planning Application 20211820

External alterations to Grade II Listed building

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6 Bath Street, Bulls Head

Planning Application 20211901

Retrospective application for change of use from drinking establishment (Sui Generis) to four self-contained flats (2x2 bed, 2x1bed); installation of timber windows and doors and associated alterations (Class C3)

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32-40 Market Street, The Gresham

Planning Application 20211815

Installation of 12 internally illuminated signs; 6 non-illuminated signs; and 10 internally illuminated projecting signs to building

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32-40 Market Street, The Gresham

Planning Application 20211819

External alterations to Grade II Listed Building for installation of various signage

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45 Sanvey Lane

Planning Application 20211858

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

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8 Seymour Street

Planning Application 20211931

Installation of replacement windows to house (Class C3); alterations

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8 Knighton Road  
Planning Application 20211903

Construction of first storey extension at side; two rooflights at rear of house (Class C3); alterations

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12 Severn Street  
Planning Application 20211950

Installation of replacement timber windows to front; replacement white upvc double glazed windows to side and windows and door to rear of house (Class C3)

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14 Market Street  
Planning Application 20211803

Change of use from retail with ancillary storage (Class E) to cafe (Class E) and two self-contained flats (Class C3) (1 x 2 bed & 1 x studio); installation of shopfront; ventilation flue at rear; alterations

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56 Dumbleton Avenue  
Planning Application 20212024

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

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31 Granby Street  
Planning Application 20211997

Internal and external alterations to Grade II\* Listed Building

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Upperton Road  
Planning Application 20212318

Installation of 20m high telecommunications monopole; associated works

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305 Uppingham Road  
Planning Application 20211902

Construction of dwelling house (1x4bed) to rear of property (Class C3)

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153-155 London Road & Rear Coach House  
Planning Application 20211630

Change of use of ground floor from shop (Class E) to mixed use restaurant and takeaway; change of use of first and second floor HiMOs (2x4 bed) (Class C4) to mixed use restaurant/takeaway (Class E/Sui Generis); change of use of outbuilding from hairdressers (Class E) to mixed use restaurant/takeaway; construction of single storey extension at rear; installation of two ventilation flues to the rear; reconfiguration of external staircase at rear; alterations

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225 Loughborough Road  
Planning Application 20212083

Construction of single storey extension at rear; removal of chimney and installation of four roof lights at rear of house (Class C3); alterations

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Jubilee Square  
Planning Application 20212015

Installation of 35m high temporary Ferris Wheel on Public Square

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314 Welford Road  
Planning Application 20211661

Change of use of ground floor office (Class E) and first floor self-contained flat (Class C3) to Social Club/Bar on ground floor and ancillary living accommodation on first floor (Sui Generis)

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28 Eastfield Road  
Planning Application 20212003

Construction of a single storey extension at side and rear; one rooflight at rear of house (Class C3); alterations

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2 Springfield Road, Springfield House  
Planning Application 20212054

Internal and external alterations to Grade II listed building to facilitate change of use from house to residential care home

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2 Springfield Road, Springfield House

Planning Application 20212053

Change of use from dwelling house (Class C3) to residential care home (Class C2); internal and external alterations

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Gipsy Lane, Towers Hospital  
Planning Application 20211376

Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout

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53 New Walk, New Walk Museum  
Planning Application 20212156

Installation of Louvres and ventilation system to windows on side and rear of museum (Class F1); External alterations

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53 New Walk, New Walk Museum  
Planning Application 20212157

Internal and external alterations to Grade II listed building

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123 London Road, The Lansdowne  
Planning Application 20212148

Installation of extendable awning above window height; 3D panels to form arch and exterior lights to columns (Class E); and colour render to walls

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228 Fosse Road South  
Planning Application 20212082

Proposed change of use from garage to flat (Class C3); construction of single storey extension to garage at rear; construction of detached single storey office annexe at rear of house (Class C3); alterations

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1 Pocklingtons Walk  
Planning Application 20210537

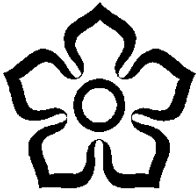
Internal and external alterations to Grade II listed building to facilitate partial conversion to ten flats

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**NEXT MEETING – Wednesday 17<sup>th</sup> November 2021**

**Meeting Ended – 18:15**





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# APPENDIX B

CONSERVATION ADVISORY PANEL

15<sup>th</sup> December 2021

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## CURRENT DEVELOPMENT PROPOSALS

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### **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 site is located within the Church Gate Conservation Area, on a prominent junction of Church Gate and St Peter's Lane at the core of the CA. The plot is cleared, with a number of mature trees. There is a range of designated assets in close proximity to the site, including the Grade II Listed Great Meeting School, the Grade II Great Meeting Unitarian Chapel and the Grade II Timber Warehouse r/o 66 Church Gate.

The application is for a four-storey residential development.

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### **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).**

The site is located adjacent to the Raw Dykes Scheduled Monument.

The application is for an extensions to a sports stadium and associated public realm works, alongside a series of new buildings of up to 60.5m height comprising retail,

office space, hotel, residential accommodation, energy centre and multi-purpose arena.

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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 13<sup>th</sup> December 2021. Please contact Justin Webber (4544638).**

**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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**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**

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**The Lansdowne, 123 London Road  
Planning Application 20212297**

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

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**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)**

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**Spencefield Lane  
Planning Application 20212363**

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

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**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**

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**695A Aylestone Road  
Planning Application 20211596**

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

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**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.**

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**18 Linton Street  
Planning Application 20212055**

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

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**25 St Nicholas Place  
Planning Application 20212405**

**Construction of two storey roof top extension to use as office space (Class E)**

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**Home Farm Close  
Planning Application 20212582**

**Installation of 18m high telecommunications monopole; associated ancillary works**

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**225 Evington Lane  
Planning Application 20212393**

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

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**23 Shirley Road  
Planning Application 20212189**

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

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**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)**

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**8 St Johns Road  
Planning Application 20212392**

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

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**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**

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**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**

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**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)**

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**Orton Square  
Planning Application 20212616**

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

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**35 Devonshire Road  
Planning Application 20211942**

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**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)**

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**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**

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

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

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**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**

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

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

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**213 Mere Road  
Planning Application 20212526**

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

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

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

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**19 East Avenue**

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**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)**

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**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)**

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**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**

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**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)**

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

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

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**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)**

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**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**

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**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**

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

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

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

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

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**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.**

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**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)**

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