



Leicester  
City Council

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

**DATE: WEDNESDAY, 11 MAY 2022**  
**TIME: 5:15 pm**  
**PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

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

Cllr M. Unsworth

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
M. Richardson	-	Royal Town Planning Institute
N. Stacey	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
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***

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

*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)

## **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**

The Minutes of the meeting held on 16<sup>th</sup> February 2022 are attached and the Panel is asked to confirm them as a correct record.

### **4. MATTERS ARISING FROM THE MINUTES**

### **5. CURRENT DEVELOPMENT PROPOSALS**

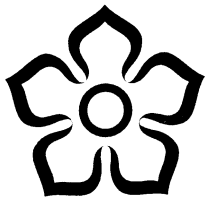
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

### **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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City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 February 2022**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Laughton, R. Allsop (LCS) M. Richardson (RTPI)

**Presenting Officers**

J. Webber (LCC)

**Pre-app Presenters**

G. Masterson, A. Robertson, K. Dhande, B. Carr, T. Mead, V. Miller

**In attendance**

G. Butterworth (LCC)

S. Hartshorne (LCC)

**193. APOLOGIES FOR ABSENCE**

C. Jordan (LAHS), R. Lawrence (Vice Chair), D. Martin (LRGT)

**194. DECLARATIONS OF INTEREST**

None.

**195. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**196. CURRENT DEVELOPMENT PROPOSALS**

**A) 100 Churchgate**

**Pre-app**

The Panel made comments on a pre-app scheme.

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**B) 15 Carisbrooke Road**  
**Planning Application [20220007](#)**

**Construction of two 2.5 storey detached dwellings (2x5 bed) (Class C3);  
new access and associated infrastructure**

The site is located in the Knighton Conservation Area.

The panel noted that this was the only point on Carisbrooke Road where the parkland/less built-up aspect of the Conservation Area character is retained. Although the panel queried whether there was a policy against building in gardens, it was noted that development has taken place in gardens in the last decade. The panel discussed the close proximity of the two buildings and felt that from certain angles they would read as one building surrounded by greenery, which was broadly welcomed. The points the panel felt needed further consideration were the boundary treatment and the retention of existing trees.

The boundary treatment was not considered to be in keeping with the character of the Conservation Area. The panel recommended that the amount of brick and the square piers were replaced by a more open transparent treatment. They referred to examples of the gates at Herrick House and the more subtle relationship that presently exists between the mature hedge and existing fencing at the boundary to Carisbrooke Road. The panel was keen to ensure that existing trees were not removed from the site where they add to the character of the area and do not sit under the proposed building footprint. Particular concern was raised regarding the retention of tree no.10 on the plan as this is a significant tree. It is a tall and unusually shaped tree which informs the skyline. The panel welcomed the modern approach and high standard of architecture. Whilst the materials palette did not speak to the historic materiality of the Conservation Area the panel felt it would enhance it.

**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>

**St George's Way, St Georges Retail Park  
Planning Application 20212839**

**Construction of hardsurfaced area and canopy to provide covered car parking spaces; installation of electric vehicle charging points and associated plant rooms; relocation**

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**230 Narborough Road  
Planning Application 20212851**

**Construction of single storey extension to front of shop (Class E)**

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**82-84 Humberstone Gate, 2-2A Wharf Street South  
Planning Application 20212461**

**Change of use of ground floor from cluster accommodation to shop (Class E); conversion of part ground, first and second floor to eight flats (8 x 1 bed) (Class C3)**

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**6 Highfield Street  
Planning Application 20212672**

**Change of use from retail shop (Class E) to 2 x hot food takeaways (Sui Generis) on ground floor and basement, and to 2 x studio flats (Class C3) on first and second floors; installation of new shopfronts and entrance to flats on ground floor front elevation; construction of basement extension at rear; alterations to raise of roof, construction of dormer roof extension at rear and installation of rooflights at front; installation of replacement windows; installation of extract flue at rear; external alterations at rear**

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**Kenwood Road, Carisbrooke Tennis Club  
Planning Application 20212459**

**Partial demolition of existing clubhouse and removal of shed; construction of extension to clubhouse and raised terrace; alterations to existing clubhouse of Tennis Club (Class F2)**

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**59A Evington Road  
Planning Application 20212548**

**Installation of roller shutters at front and side of cafe (Class E)**

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**8 Newarke Close, Newarke Point  
Planning Application 20212476**

**Installation of external re-cladding and remedial facade works (Sui Generis)**

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**1 Pocklingtons Walk  
Planning Application 20210536**

**Change of use from Offices to 10 flats; alterations.**

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**1 Garrick Walk, Haymarket Theatre  
Planning Application 20220088**

**Installation of replacement entrance screen and windows to stair tower;  
security fencing to roof / car park deck areas of theatre (Sui Generis)**

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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) (Amendments received 13 January 2021)**

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**96 Letchworth Road  
Planning Application 20212629**

**Installation of replacement door to front; windows to front and rear;  
external staircase to side; construction of raised decking to rear; &  
installation of replacement rain water goods to locally listed  
dwellinghouse**

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**Falmouth Road, Carrick Point  
Planning Application 20213055**

**Installation of 6 telecommunications antennas to rooftop to replace 3  
existing antennas; ancillary works**

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**22-32 Wellington Street, Wellington House  
Planning Application 20212963**

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

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**Melbourne Hall Evangelical Free Church, St Peters Road  
Listed Building Consent 20212454**

**Internal and External Alterations to Grade II\* Listed Building (amended  
plans received 18/01/2022)**

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



**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**

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**Grobby Road, Glenfield Hospital N H S Trust  
Planning Application 20212883**

**Construction of two-story modular extension to the existing recreational hall building (Class F1)**

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**169 Ratcliffe Road  
Planning Application 20212967**

**Construction of canopy and single storey structure at rear of garage, balcony at side of garage, roof lights at side and alterations to house (Class C3)**

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**Abbey Park Road, Abbey Corner Bridge  
Planning Application 20220237**

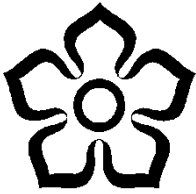
**Alterations to Grade II Listed Bridge**

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**NEXT MEETING – Wednesday 16<sup>th</sup> March 2022**

**Meeting Ended – 18:50**





Leicester  
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# APPENDIX B

CONSERVATION ADVISORY PANEL

11 May 2022

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## CURRENT DEVELOPMENT PROPOSALS

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**A) 5 Pendene Road**  
**Planning Application [20220701](#)**

**Demolition of garage and construction of two storey dwellinghouse (1 bed) (Class C3); installation of gates/fence and hard surfacing and removal of gate and fence to front.**

Site is within the Stoneygate Conservation Area

An application ([20202152](#)) at the same site for demolition of the garage and replacement with a new two-storey dwelling was refused in April 2021 for 3 reasons including on the impact on the character and appearance of the conservation area.

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**B) 125 London Road, Park Hotel**  
**Planning Application [20220558](#)**

**Change of use from hotel (Class C1) to cafe (Class E) in basement and nine flats (9 x 1bed) (Class C3) on ground, first, second, third and within roof; two dormer windows and a balcony; aluminium doors & windows; alterations**

The site is located within the South Highfields Conservation Area and is opposite the 7<sup>th</sup> Day Adventists Church and War Memorial, which are grade II listed buildings.

An application ([20191082](#)) for the conversion of this property (along with adjacent property 1 University Road) was approved in June 2020.

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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 9<sup>th</sup> May 2022. 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>

580 Gipsy Lane

Planning Application 20212831

Change of use from house (3 bed) (Class C3) to two flats(1 x 1 bed, 1 x 2 bed) (Class C3); demolition of outbuilding; installation of 1.8 metre high fence; dropped kerb; alterations (new window at rear)

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9B St Johns Road, The Gables

Planning Application 20213051

CHANGE OF USE OF A DWELLING AND GARAGE (CLASS C3) TO HMO (9 BED) (Sui Genres); REPLACEMENT OF EXTERNAL TIMBER DOORS AND WINDOWS; Alterations

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28 Knighton Drive

Planning Application 20212408

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with double glazed windows; installation of rooflights at front and rear of house (Class C3) (AMENDED PLANS RECEIVED)

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94 Halstead Street

Planning Application 20220259

Change of use from light industrial factory (Class E) to six self-contained flats (4 x 1 bed; 2 x 2 bed) (Class C3); alterations

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Flat 4, 8 Sandown Road

Planning Application 20220310

Construction of first floor extension at rear of flat (Class C3)

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59 London Road

Planning Application 20220213

Retrospective application for construction of one 3-storey house (1 x 3 bed) at rear

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University Road, Engineering Building University of Leicester

Planning Application 20220468

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**External alterations to grade II listed building**

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**23 Morland Avenue  
Planning Application 20220480**

**Demolition of existing conservatory, alterations and construction of single storey extensions and raised patio at side and rear of house (Class C3)**

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**31 Westleigh Road  
Planning Application 20220469**

**Installation of replacement windows and doors at rear of dwellinghouse (Class C3)**

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**225 Evington Lane  
Planning Application 20220484**

**Construction of single storey extension at side and first floor extension at rear of house (Class C3)**

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**130 London Road  
Planning Application 20220446**

**Approval of Details Reserved by Conditions 2 (Windows), 3 (Railings, Roof Details & Brickwork), 4 (Retention of Timber Frame Windows) and 5 (Noise Survey) of Planning Permission (20211102)**

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**58 Stoneygate Road  
Planning Application 20220105**

**Internal and external alterations to Grade II Listed Building to facilitate conversion to 15 flats**

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**19 Granby Street  
Planning Application 20220483**

**Retrospective application for installation of internally illuminate advertisement to restaurant (Class E)**

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**89-101 Belgrave Road  
Planning Application 20220423**

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**Installation of vehicular access gate; entrance gate at front of building**

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**52 Meadvale Road  
Listed Building Consent 20220412**

**Removal of condition 3 (dormer materials to match roof) attached to planning permission 20210326: Construction of first floor extension at side; dormer at rear; alterations to house (Class C3) (amendments received 4 May 2021)**

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**Doncaster Road Substation  
Planning Application 20220665**

**Installation of replacement antennas to rooftop of locally listed building (x3); ancillary works**

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**82-84 Humberstone Gate, 2-2A Wharf Street South  
Planning Application 20220467**

**Retrospective application for change of use of ground floor from cluster accommodation to shop (Class E)**

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**Kerrysdale Avenue, Wyvern Arms  
Planning Application 20220293**

**Replacement of existing first floor windows and doors; external alterations (Class C3)**

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**322 London Road, Kirk Lodge  
Planning Application 20220492**

**Installation of two air conditioning units to sides at first floor roof level (Class C2A)**

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**Thurcaston Road, Land East of  
Planning Application 20220711**

**Construction of Industrial Unit (Use Classes B2 and B8); associated facilities, gatehouse, parking and landscaping; access road; plateauing of future development plot on west side**

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**6 Burlington Road**

**Planning application 20220580**

**Construction of dormer roof extension at rear, installation of rooflights and alterations at front of house (Class C3)**

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**144A New Walk**

**Planning application 20220430**

**Alterations and construction of second floor extension to consultant and practitioners' office (Class E)**

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**288 Evington Road**

**Planning application 20220164**

**Demolition of conservatory and construction of two storey extension at side and extension of roof including dormer at rear of house (Class C3)**

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**18 Bath House Lane**

**Planning application 20220651**

**Installation of four internally illuminated fascia signs; one internally illuminated projection sign; two internally illuminated roundel signs**

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**1 Foxon Street**

**Planning application 20220202**

**Installation of 16 new signs and 9 new led floodlights (Sui Generis)**

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