



Leicester  
City Council

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

**DATE: WEDNESDAY, 12 APRIL 2023**

**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. Bowyer	-	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
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee
M. Taylor	-	Institute of Historic Building Conservation
M. Davies	-	De Montfort University
D. Fountain	-	Leicester School of Architecture
C. Sanliturk	-	Loughborough University

A. Murakhovski– student member of the panel

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

**Officer contact: Justin Webber, Sam Peppin-Vaughan, Andrea Brislane**  
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638; 0116 454 6204)  
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 15<sup>th</sup> February 2023 are attached and the Panel is asked to confirm them as a correct record.

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

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

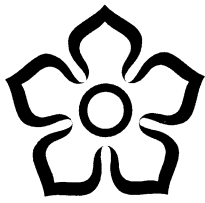
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

### **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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**Minutes of the Meeting of the**

**CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 February 2023**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), N. Feldmann, (LRSA), S. Bowyer (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Hartshorne (TCS), C. Hossack (LHIS), S. Bird (DAC), M. Richardson (RTPI), D. Fountain (LSA).

**Presenting Officers**

J. Webber (LCC), S. Peppin Vaughan (LCC)

**217. APOLOGIES FOR ABSENCE**

C. Jordan (LHAS), D. Martin (LRGT), M. Davies (DMU), C. Sanliturk (LU), A. Al Touqi (student), A. Murakhovski (student).

**218. DECLARATIONS OF INTEREST**

None.

**219. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**220. CURRENT DEVELOPMENT PROPOSALS**

**A) 71 Princess Road West-Waterloo House, 80 Regent Road-Regent House & Land South of Regent Road between Tigers Way and West Street**

**Planning Application [20222167](#)**

**Change of use from Offices (Class E (g) i) and construction of single and two storey roof extensions to provide student accommodation (270 beds)(Sui Generis); and construction of new five storey student accommodation block (57 beds) (Sui Generis) on existing car park site; associated parking and landscaping**

**Listed Building Consent [20222168](#)**

**Internal and external works to Listed Building (Grade II).**

The panel noted the high-quality urban environment in this part of the

Conservation Area and the landmark quality of the Grade II Listed Building sitting within the proposed development site. The uniformity of parapet lines along Regent Road was noted and that this had been respected in new developments in the area. The panel focussed initially on the extension to the Listed Building and concluded that the proposed two storey mansard would severely undermine the character and architectural integrity of the building and the wider area both with respect of increased massing and a discordant architectural style. They were critical both of the scale of the extension and also its detailing, which exacerbated its visual dominance and incompatibility as a new element read subserviently to the host building. The panel contended that the existing parapet and the silhouette it presented on the skyline were important and additional mass in this section were not compatible with the most significant and sensitive elevation of the Listed Building. The panel considered the existing rear extension to the Listed Building to be of more modest architectural quality and concluded that a single-storey mansard extension would be less harmful here as this element might help define it as more distinct development, helping give it a stronger apex.

The panel considered the existing landscaped car park space to the south to have a strong function in terms of the character of the area, providing both key views across it to the wider townscape and being compatible with the wider morphology of New Walk. It was noted that it had historically been garden space and that the boundary walls and trees were complementary to the historic character of the area. They considered that a development proposal here was constrained and that the scheme proposed related poorly to its context. The panel were critical of the scale of the block proposed, which would be harmful to the character and appearance of the Conservation Area. Concern was expressed about the setting of the adjacent Listed Building, the southfield cottages and the row of houses on West Street. It was further felt that a tunnelling impact would be created along Regent Road and that long-distance views of the spire of the Grade II listed Holy Trinity Church would be negatively impacted on. The architectural response was considered to be unauthentic to its local setting, with a form and detailing that exacerbated its visual discordance.

Overall, it was felt that the submitted proposal would have a harmful impact on the Conservation Area and the other surrounding heritage assets.

## **OBJECTIONS**

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### **B) Old Church Street, Land adjacent to Meadow Court Planning Application [20222349](#)**

#### **Construction of flats (4 x 2 bed); associated car parking and landscaping (Class C3).**

The panel had no objection to the principle of developing this plot of land and considered that the general scale and massing were reasonable. They considered that the layout addressed the junction positively and the overall height was appropriate. However, they raised concerns about the quality of the

material submitted and various aspects of design detail. The panel were not satisfied that sufficient information had been provided to allow a proper consideration of the proposal, particularly in relation to materials, such as brick types. The panel raised concerns about the scale of the proposed gable features noting they would be taller and larger than others within the street scene. Concern was also raised about the scale of the void extending into the gables. It was felt there was a lack of detailing and articulation throughout the design with the large, blank side elevations being of particular concern. The front boundary treatment was noted as potentially being somewhat oppressive due to its height and form. More work was needed on the detailing, particularly on the highly visible side elevations.

## **SEEK AMENDMENTS**

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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>

**1 Lineker Road, Filbert Village  
Planning Application 20222355**

**Installation of external re-cladding and remedial facade works to student accommodation**

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**21 Elms Road  
Planning Application 20222405**

**Installation of replacement of windows on front elevation of house (Class C3)**

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**37 Sanvey Lane  
Planning Application 20222277**

**Demolition of outbuilding at rear; alterations; construction of single storey extension at rear and two storey extensions at side and rear of house (Class C3); widening of vehicular access at front**

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**28 St Barnabas Road, Barnabas Hall  
Planning Application 20221839**

**Variation of condition 6 (plans); approval of details for condition 2 (details) attached to planning permission 20211287**

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**1-5 Market Place, Market Tavern  
Planning Application 20222285**

**External alterations to Grade II listed building**

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**Highcross Street, Great Central Street and All Saints Open  
Planning Application 20222242**

**Variation of conditions 3 (accommodation approved), condition 4 (approved heights), condition 10 (cycle parking), condition 13 (SuDs), condition 14 (drainage condition), condition 24 (waste management) and condition 27 (approved plans) attached to planning permission 20210523: (Construction of purpose built student accommodation (Sui Generis) with communal ancillary space and roof terrace.(Amended plans)(S106 agreement)): To increase number of student rooms, add a sub-station, reconfigure the entrance, move and increase size of plant room and cycle store, adjust bin store and revise the drainage strategy.**

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**176-178 Highcross Street  
Planning Application 20222241**

**Change of use from retail (Class E) to student accommodation (13x studio flats) (Sui Generis); ancillary gym, construction of dormer extension.**

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**77 Braunstone Gate  
Planning Application 20222240**

**Installation of one internally illuminated fascia sign (Class E)**

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**11 East Gates  
Planning Application 20222467**

**Installation of 2 Internally illuminated replacement fascia signs; 1 internally illuminated replacement strapline to front and side of restaurant (Class E)**

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**58 Fosse Road South  
Planning Application 20222474**

**Change of use from house (Class C3) to two flats (1 x 2 Bed & 1 x 3 Bed) (Class C3)**



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**14 Salisbury Road  
Planning Application 20221382**

**Change of use from education facility (Class F1) to four flats (1 x 1 bed, 2 x 2 bed & 1 x studio); construction of single storey extension at rear; alterations; ancillary bin storage and cycle storage (amended plans 27/01/2023)**

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**68 High Street  
Planning Application 20222344**

**Installation of one internally illuminated fascia sign; replacement panels for one internally-illuminated projecting sign**

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**86-92 Regent Road, Enkalon House  
Planning Application 20222299**

**Change of use of ground, first, fourth and fifth floors from office use (Class E) to a mixed use comprising educational use and office use (Sui Generis)**

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**15 King Street  
Planning Application 20221224**

**Installation of awning at front of cafe (Class E)**

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**10 Frog Island, One Centre  
Planning Application 20222430**

**Installation of canopy and disabled access along with reconfiguration of existing staircase to front; installation of 2m high fence and gates to side and rear; construction of single and two storey extension to rear of place of worship (Class F1); Alterations**

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**159 Mere Road  
Planning Application 20221830**

**Construction of fourth floor extension to form one flat (1 x studio) (Class C3)**

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**84 - 86 Granby Street, Pavement outside**

**Planning Application 20230048**

**Installation of double sided, internally illuminated free standing digital sign**

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**Unit 1a Ground Floor Faraday Works, Temple Road  
Planning Application 20230001**

**Change of use from retail unit (Class E) to function hall (Class F2)**

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**21 Samuel Street  
Planning Application 20230051 & 20230054**

**Discharge of conditions attached to planning approval 20220046: condition 2 (Materials) & Discharge of conditions attached to planning approval 20220045: Conditions 3 (Drainage), 4 (Signage Details), 5 (Roller Shutters to Remain Open), 6 (Parking/Service Area Retained) & 7 (Provision of Footway Crossings)**

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**3 De Montfort Street  
Planning Application 20230125**

**Change of use from offices (Class E) to house in multiple occupation (7 persons) (Sui-Generis); replacement of existing windows; external alterations; installation of fence, gates, cycle shelter and bin store at rear**

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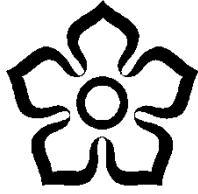
**10 Talbot Lane  
Planning Application 20230102 & 20230103**

**Change of use from house in multiple occupation (11 bed) (sui generis) to six self-contained flats (5 x 1 bed, 1 x 2 bed) (Class C3); installation of six velux windows at front and rear; solar panels at rear; reinstatement of an existing basement window  
&  
Internal and external alterations to grade II listed building**

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**NEXT MEETING – Wednesday 15th March 2023**

**Meeting Ended – 18:45**



Leicester  
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# APPENDIX B

CONSERVATION ADVISORY PANEL

12<sup>th</sup> April 2023

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## CURRENT DEVELOPMENT PROPOSALS

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### A) Leicester Museum & Art Gallery, New Walk (pre-app)

The site is located within the New Walk Conservation Area and the building is Grade II Listed. A presentation from the project architect will take place.

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### B) Leicester Cycle Storage & Amenity Space Design Guide

A presentation on the draft design guide will take place. [Consultation page](#)

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### C) Abbey Park Road, Land to north Planning Application [20230062](#)

**Construction of 61 dwellings (26 x 2bed, 30 x 3bed, 5 x 4bed) (Class C3); 4 two storey maisonettes (8 x 1bed) (Class C3); four storey building comprising 41 flats (30 x 1bed, 11 x 2bed) (Class C3); associated access; roads; parking; landscaping).**

The site is located opposite Abbey Park, which is Grade II\* Registered, and West Lodge, which is Grade II Listed.

The application is for a new housing estate on a cleared plot, with parking and landscaping.

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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 10<sup>th</sup> April 2023. 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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**77 Braunstone Gate  
Planning Application 20222239**

**Installation of shopfront (Class E)**

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**Canning Place, Leeson Building  
Planning Application 20222369**

**Change of Use from industrial building to eight storage and distribution units (Class B8) and one retail unit (Class E) on the ground floor and ten office units on the first**

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**116 Granby Street  
Planning Application 20222340**

**Change of use from storage (Class B8) to five self contained student flats (5x1 Bed) (Sui Generis)**

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**Hanover Close, land at rear  
Planning Application 20222409**

**Installation of wooden cabin to the rear of flats (Class C3); associated works**

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**2 Central Avenue  
Planning Application 20222120**

**Replacement of timber windows with new white timber heritage casement windows (Class C3)**

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**St Mary's Church Hall, Lidster Close  
Planning Application 20222291**

**Installation of replacement windows, doors and rooflight; construction of replacement access ramp at side and rear; alterations to church hall (Class F2)**

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**1 Garrick Walk, Haymarket Theatre  
Planning Application 20222432**

**Replacement of existing security gate and railings at Ground Floor (Street) level to Stage Door entrance staircase with new glazed screen and glazing (Class Su Generis)**

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**2-4 St Georges Way  
Planning Application 20222453**

**Change of use from offices (Class E) to hotel (14 Bed) (Class C1); construction of additional storey to create two additional bedrooms**

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**1-5 Market Place, Market Tavern  
Planning Application 20222284**

**Installation of door at front of shop (Class A1)**

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**29 Upper King Street  
Planning Application 20230050**

**External alterations to Grade II listed building**

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**28 Knighton Drive  
Planning Application 20230037**

**Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; refurbishment of sash windows; installation of rooflights at front and rear; and demolition of chimney stack at rear of house (Class C3)**

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**179 Granby Street  
Planning Application 20230141**

**Internal and external alterations to Grade II Listed Building**

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**8 Ratcliffe Road  
Planning Application 20230172**

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

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**292 Victoria Park Road  
Planning Application 20230161**

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

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**15 Elms Road, Lester Hall Apartments  
Planning Application 20230063**

**Replacement of brick pillars and gates at front of care home (Class C2)**

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**5 Lee Street, Telecommunications Exchange  
Planning Application 20230273**

**Installation of ventilation louvres to ground floors of the east and west elevation (Sui Generis)**

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**14 Toller Road  
Planning Application 20230359**

**Alternations to the single storey at rear; Raise the eaves at rear and Installation of solar panels to rear of house (Class C3)**

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**90 Highcross Street  
Advertisement Application 20230241**

**Installation of seven internally illuminated fascia signs; three non illuminated fascia sign and two internally illuminated projecting signs to west, north and east elevations of casino (Sui Generis).**

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**1-13 Granby Street  
Listed Building Consent / Advertisement Application 20230339 & 20230335**

**Internal and external alterations to Grade II listed building / Installation of 4 x internally illuminated fascia signs, 2 x internally illuminated projecting signs; 2 x opening times signs, 1 x digital display screen and 6 x vinyl window screens**

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**33 Westleigh Road  
Planning Application 20230132**

**Replacement of ground and first floor windows at front with timber double glazed windows; replacement of second floor windows at front and all windows on side and rear elevations with UPVC double glazed windows; replacement of existing timber door and panel over with UPVC double glazed door and panel over at rear**

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**Unit 4 Haymarket Towers, 17 Humberstone Gate  
Advertisement Application 20230382**

**Installation of one externally illuminated fascia sign; one internally illuminated projecting sign; installation of two internally illuminated free standing signs; Installation of one external window vinyl (Sui generis).**

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**25 Southernhay Close  
Planning Application 20230304**

**Construction of single storey extension at front; dormer window to the front; single storey extension at rear of bungalow and alterations (Class C3)**

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**16 East Park Road  
Planning Application 20230212**

**Construction of extension at side of industrial building (Class B2)**

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**6 Salisbury Road  
Planning Application 20230357**

**Change of use from Education facility (Class F1) to four self-contained flats (3x1 bed; 1x2 bed) (Class C3); removal of tree at front; alterations**

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**22-24 Market Street  
Advertisement Application 20230145**

**Installation of four non illuminated fascia signs; one externally illuminated hanging sign (Class E)**

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**18 Elmfield Avenue  
Advertisement Application 20230396**

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

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