

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 17 MAY 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 th 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

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

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 12th April 2023 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

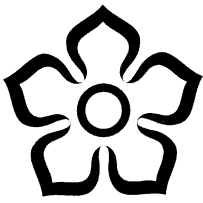
5. CURRENT DEVELOPMENT PROPOSALS

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, 12 April 2023**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Hartshorne (TCS), S. Bird (DAC), M. Richardson (RTPI), D. Fountain (LSA), C. Jordan (LHAS), A. Murakhovski (student)

Presenting Officers

S. Peppin Vaughan (LCC), A. Brislane (LCC)

G. Butterworth (LCC)
Adam Longbottom (Levitate)

221. APOLOGIES FOR ABSENCE

N. Feldmann, (LRSA), C. Hossack (LHIS), M. Davies (DMU), D. Martin (LRGT)

222. DECLARATIONS OF INTEREST

None.

223. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

224. CURRENT DEVELOPMENT PROPOSALS

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

A presentation was made and the case was discussed.

B) Leicester Cycle Storage & Amenity Space Design Guide

Sam Peppin-Vaughan gave a brief presentation on the Council's new Cycle Storage & Amenity Space Design Guide, which is currently out for public consultation before formal adoption.

The members agreed it was an excellent resource for the Council to produce. They recognised that there is currently a challenging dilemma between heritage and

sustainability and agreed that the discussed facilities could prove to be intrusive in some circumstances.

Members experienced some issues with downloading the guidance document from the Council website. They noted that the website was not clear or straightforward, and many were unable to access the document at all.

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 panel agreed that that the principal of development in this location would not have a detrimental impact on the surrounding built heritage, however they felt that the proposed scheme lacked a high quality design that responded positively to its context.

Members acknowledged that the development fronting Abbey Park Road is consistent with the modern development associated with the Shoe Factory site further along. However, given this site's greater proximity to the Grade II Listed Gate Lodges, they felt an opportunity had been missed to really celebrate them as a very significant group of buildings. They expressed a desire to see a greater amount of the site's history as the location of the city's 20th century Tram and Bus Depot incorporated into the development, such as street names and heritage panels. Members also felt the impact of the proposed apartment building on the locally listed Abbey Mill was difficult to fully appreciate without a street elevation drawing showing their spatial relationship.

Overall, the panel felt that the scheme lacked imagination and could be improved, with greater reference made to the surrounding heritage context. They mentioned the success of any scheme in this location would come down to details, such as fenestration and boundary treatments.

SEEKING AMENDMENTS

The panel made no comments on the following:

77 Braunstone Gate
Planning Application 20222239

Installation of shopfront (Class E)

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

**116 Granby Street
Planning Application 20222340**

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

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

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

**2 Central Avenue
Planning Application 20222120**

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

**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)

**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)

**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

1-5 Market Place, Market Tavern

Planning Application 20222284

Installation of door at front of shop (Class A1)

**29 Upper King Street
Planning Application 20230050**

External alterations to Grade II listed building

**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)

**179 Granby Street
Planning Application 20230141**

Internal and external alterations to Grade II Listed Building

**8 Ratcliffe Road
Planning Application 20230172**

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

**292 Victoria Park Road
Planning Application 20230161**

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

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

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

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

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

**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)

**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).

**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

**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

**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).

**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)

**16 East Park Road
Planning Application 20230212**

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

**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

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

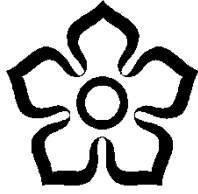
Installation of four non illuminated fascia signs; one externally illuminated hanging sign (Class E)

**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)

NEXT MEETING – Wednesday 10th May 2023

Meeting Ended – 18:45



Leicester
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APPENDIX B

CONSERVATION ADVISORY PANEL

17th May 2023

CURRENT DEVELOPMENT PROPOSALS

A) Market Place, Leicester Market Planning Application [20230426](#)

Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.

The application relates to the remodelling of Leicester Market, which is within the Market Place Conservation Area. The proposal also affects the setting of a number of listed buildings including the Corn Exchange (Grade II*) and the Statue of the Duke of Rutland (Grade II)

The application is a development of the City Council.

B) 160 Hinckley Road, Wyggestons Hospital Planning Application [20230569](#)

Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works

The application is within the West End Conservation Area and affects the setting of Sykefield and its walls and gates, and Westcotes House which are all Grade II listed buildings.

C) 140 Queens Road, and garages to rear of 35 Portland Road Planning Application [20230456](#)

Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)

The application is a major development immediately adjacent to the Stoneygate Conservation Area.

D) 3 St James Street

Planning Application [20230179](#) & [20230299](#)

Change of use from place of worship (Class F1) to mixed commercial uses (Class E) and shisha cafe (Sui Generis); construction of second floor and rooftop extension to Earl Street elevation to provide commercial use; mezzanine floor between ground floor and first floor level; canopy at second floor level; alterations

Internal and external alterations to a listed building

The part of the building fronting St James Street is Grade II listed, the whole building is within the St George's Conservation Area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 15th May 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>

66 Church Gate

Planning Application 20230274

Approval of details pursuant to conditions 2 (joinery) and 3 (sound insulation) of listed building consent 20192294 dated 17/04/2020 (ADDITIONAL DETAILS RECEIVED 06/04/2023)

Town Hall Square, Town Hall

Planning Application 20230047

Installation of five flags and one banner to town hall (Class F1)

1 Riverside Drive

Planning Application 20230265

Retrospective application for pergola at side and rear of house and proposed alterations to dwelling (Class C3)

31 Horsefair Street, Permanent House, Ground Part First Third And Fifth Floors

Planning Application 20230535

Change of use of Second, Third, Fourth and Fifth Floors and part of basement from Commercial (Class E) to 19 self-contained flats with ancillary spaces (Class C3). Retain existing Ground to First Floor commercial (Class E). Basement floor to be retained a

15 Upper King Street

Planning Application 20230384

External alteration to a grade II listed building

Stoughton Lane, Sunnydale

Planning Application 20230520

Demolition of existing dwelling; construction of two storey detached dwelling with basement and roofspace accommodation (1 x 7 Bedrooms) (Class C3) and raised patio at rear; construction of detached double garage at front

Land at junction of Vaughan Way and St. Margaret's Way

Planning Application 20230634

Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.

10 Talbot Lane

Planning Application 20230102

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 rooflight at front and rear; solar panels at rear; reinstatement of an existing basement window

10 Talbot Lane

Planning Application 20230103

Internal and external alterations to grade II listed building

56 Vicarage Lane, Land Adjacent

Planning Application 20230463

Construction of one two-storey dwelling (1x4 bed) (Class C3)

160 Hinckley Road, Wyggestons Hospital

Planning Application 20230569

Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works

Market Place, Leicester Market

Planning Application 20230426

Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey cafe(Class E (b)). Ass

Land at rear of 51-57 Sanvey Lane

Planning Application 20230501

Approval of details reserved by conditions 2 (materials), 3 (suds details and management plan) & 4 (drainage), 9 (landscape and ecological management plan, 10 (wildlife protected species) and 12 (lighting) attached to planning permission 20192110

108 Belgrave Gate

Planning Application 20230639

Installation of one internally illuminated fascia sign at front; one non-illuminated fascia sign at side of financial and professional service (Class E)

140 Queens Road, and garages to rear of 35 Portland Road

Planning Application 20230456

Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)

14 Market Street

Planning Application 20230449

Installation of extraction flue at rear (Class E)

University Road, University Of Leicester, Engineering Building

Planning Application 20230686

Internal and external alterations to Grade II* listed building

28 Knighton Drive

Planning Application 20230037

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with timber framed triple glazed sash windows at front; replacement of dormer windows with timber framed triple glazed

18 Elmfield Avenue

Planning Application 20230396

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