



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 NOVEMBER 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 S. Barton

M. Taylor	-	Institute of Historic Building Conservation
S. Bowyer	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
N. Finn	-	Leicestershire Archaeological & Historical Society
L. Gonsalves	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
D. Fountain	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
M. Davies	-	De Montfort University
C. Sanliturk	-	Loughborough University

J. Aspey – 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; 0116 454 6291)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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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

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 11th October 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

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.



Leicester
City Council

11th October 2023

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), S. Bowyer (LCS), M. Taylor (IHBC), P. Ellis (VS), S. Hartshorne (TCS), N. Feldmann, (LRSA), D. Fountain (DMU), C. Hossack (LIHS), Cllr S. Barton, J. Aspey (student).

Apologies

M. Davies (DMU), D. Martin (LRGT), C. Sanliturk (LU), S. Bird (DAC).

Presenting Officers

J. Webber (LCC).
A. Brislane (LCC).

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

None

A) Rear of 38 St James Road Planning Application 20231592

The Panel acknowledged that there is an established character of backland development in this part of the city and did not oppose the principle of development on the site. They further acknowledged that other than the historic brick boundary wall, which is to be retained, the vacant nature of the site as existing did not make a positive contribution to the character and appearance of the Conservation Area. Members debated the impact of the proposed ridge height on views from Abingdon Road and commented that site sections would have been beneficial to ascertain the

level of visual impact on this part of the Conservation Area. Some members raised queries about trees within the site and were advised that it was mostly clear of more mature vegetation.

Comments were made in relation to an aspiration for a higher quality contemporary expression of architecture, which could look to enhance the character of the area, while the use of UPVC products for detailing was criticised. After some discussion, members agreed that, given the context of the site, the existing tight development grain and history of backland development, coupled with the restricted views available from the public realm that the proposed scheme would maintain the existing character and appearance of the Evington Footpath Conservation Area.

The Panel agreed that the current scheme represents an overdevelopment of the site, and it would benefit from a reduction in scale. However, they felt that a smaller scheme would have a broadly similar impact on the character of the area and resolved not to formally request amendments.

NO OBJECTIONS

The panel made no comments on the following:

160 Hinckley Road, Wyggestons Hospital

Planning Application 20231106

Construction of single storey extension, external alterations and installation of new windows to William House (Class C2)

8 College Ave

Planning Application 20231311

Demolition of existing building, alterations to garden level and construction of single storey extension at rear of house (Class C3)

29-33 New Bond Street

Planning Application 20231459

Change of use from nightclub/function room (Sui Generis) to eight flats (2 x studio, 4 x 1bed, 2 x 2bed) (Class C3); construction of rear dormer roof extension; installation of skylights at rear and rooflights at front; installation of replacement windows and alterations on front and rear elevations

34-36 Church Gate

Planning Application 20231528

Change of use of part of ground floor from retail (Class E) to flat (1 x 1 bed) (Class C3); alterations including installation of new windows and rooflights at rear

5 Springfield Road

Planning Application 20231339

Change of use from care home (Class C2) to dwellinghouse (Class C3); construction of extension to roof, alterations and removal of external escape stairs at rear; installation of rooflights at sides and rear; installation of railings and electronically operated sliding metal gates and formation of new vehicle access at front

39 & 39A Belvoir Street

Planning Application 20231485

Change of use of ground floor rear, first and second floors from retail (class E) to student studio flats (Sui Generis) (22x studio flats); construction of second and third floor side extension; dormer extension at rear; and associated facilities.

102 London Road

Planning Application 20231529

Retrospective application for change of use of first, second and third floors from house in multiple occupations (9 bedrooms) (Sui Generis) to two self-contained flats (1x2 bed & 1x4 Bed) (Class C3)

16-20 Loseby Lane, O Neills

Listed Building Consent Application 20231730

External alterations to grade II listed buildings

103-105 Princess Road East

Planning Application 20231567

Notification of proposed conversion from offices (Class E) to 28 Apartments (Class C3)

5A Knighton Park Road

Planning Application 20231563

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

46 Severn Street

Planning Application 20231710

Removal of chimney stack, alterations to house (Class C3)

203 Welford Road, The Donkey

Planning Application 20231688

Repainting to public house (Sui Generis)

35-37 Church Gate

Planning Application 20231568

**Change of use from shop (Class E) to hot food takeaway (Sui Generis/E);
installation of external flue at rear**

7 Peacock Lane, St Martins House

Planning Application 20231683

**Installation of external railings and brick piers to enclose three-sided courtyard
to a Grade II listed building**

44 Oxford Street, The Bowling Green

Planning Application 20231671

**Installation of one externally illuminated fascia sign; one externally illuminated
projecting sign; two non-illuminated wall signs**

1 The Avenue

Planning Application 20231560

**Installation of replacement external glazing at front and side and rear of first
floor of house (Class C3)**

38 Ratcliffe Road, Ava House

Listed Building Consent Application 20231646

External alterations to Grade II listed building

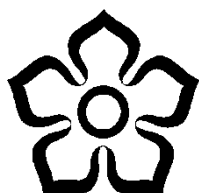
The Gateway, De Montfort University, Campus Centre

Planning Application 20231839

**Construction of detached building and installation of means of enclosure and
equipment to form energy centre; landscaping works; and laying of pipes,
cables and ductwork below ground to form district heating network for
university buildings (Class F1)**

NEXT MEETING – Wednesday 15th November 2023

Meeting Ended – 18:00



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

15th November 2023

CURRENT DEVELOPMENT PROPOSALS

A) Relocation of Duke of Rutland Statue Pre-Application Presentation by LCC

The Duke of Rutland Statue is a Grade II Listed Building located in the Market Place Conservation Area. It is adjacent to, and forms part of the setting of, several nationally listed buildings the most significant of which is the Corn Exchange (Grade II*).

A) 1 – 4 Glenwood Close Planning Application [20231764](#)

Construction of second floor extension atop existing block of flats to create two additional flats (2 x 2 bed) (Class C3) with hipped roof over and upward extension of existing chimney stacks

The site is located in the Stoneygate Conservation Area.

C) 185 Ratcliffe Road, Dover Court Planning Application [20231960](#)

Demolition of garages; construction of single and two storey extensions at side and rear of house (Class C3); extension to roof; alterations to house and boundary

The site sits opposite the Stoneygate Conservation Area and is close to the Knighton Village Conservation Area and the Grade II Listed Ratcliffe Lodge at 56 Ratcliffe Road.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 13th November 2023. Please contact Andrea Brislane (4546291) or 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>

179 Granby Street

Planning Application 20231868

Internal alterations to Grade II Listed Building

Fleet Street, Fleet House

Planning Application 20231692

Non-material amendment to planning permission 20200942 (External alterations to Blocks A, C and D (formerly A1) including altered materials to walls/fenestration/balustrades and alterations to size/positioning of fenestration)

15, 17, 21 & 23 Abingdon Road

Planning Application 20231875

Replacement of timber to UPVC windows and doors to flats (Class C3)

University Road, Wyggeston and Queen Elizabeth I College

Planning Application 20231814

Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (Class F1)

8 College Avenue

Planning Application 20231311

Demolition of existing building, alterations to garden level and construction of single storey extension at rear of house; installation of replacement windows at rear of house (Class C3) (AMENDED PLAN RECEIVED 10/10/2023)

186 Welford Road

Planning Application 20231484

Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 3&4 storey) for student accommodation (Sui Generis) to provide 50 studio flats

Hinckley Road, Western Park car park

Planning Application 20221507

Demolition of Parkfield and club house. Construction of 20 houses (2 x 2 bedroom; 12 x 3 bedroom; 6 x 4 bedroom) (Class C3); meeting place (Class F.2) associated access road, car parking, landscaping and drainage. (Amended plans)

123 Letchworth Road

Listed Building Consent Application 20231923

Construction of one detached two storey dwelling (1 x 2 bed); associated parking and landscaping (Class C3); installation of vehicular access; construction of boundary walls

Ground Floor Bank, 94a London Road

Planning Application 20231366

Installation of new shopfront; replacement aluminium windows to the side; installation of external extraction unit and temporary fridge/freezer to rear; (Class E)

7 Peacock Lane, St Martins House

Planning Application 20231684

External alterations to Grade II listed building

26-28 Belvoir Street

Planning Application 20231698

Installation of two internally illuminated fascia sign; one internally illuminated projecting sign; six replacement awning signs at front of restaurant (Class E)

O'Neills, 16-20 Loseby Lane

Planning Application 20231735

Installation of three non-illuminated fascia signs; three non-illuminated projecting signs to front and side of public house (Sui Generis)

17 Halford Street

Planning Application 20231861

Alterations to shop front; construction of second floor extension at rear (Class E)

109 Catherine Street, The Woolpack

Planning Application 20231718

Change of use from first floor flat (ancillary to ground floor pub) to self-contained house in multiple occupation (6 persons) (Class C4)

15 Humberstone Gate, Units 1-3 Haymarket Towers

Planning Application 20231591

Installation of new door at front of bank (Class E); removal of three ATM machines at front of bank

107 Granby Street, The Last Plantagenet

Planning Application 20232035

Installation of one internally illuminated projecting sign to building (Class E)

77 Knighton Drive

Planning Application 20231928

Replacement of timber windows and doors to UPVC windows and doors at rear of flats (Class C3)

20-22 Gotham Street

Planning Application 20231939

Replacement of timber windows and doors to UPVC windows and doors to flats (Class C3)

29 St Albans Road

Planning Application 20231927

Replacement of timber windows and doors to UPVC windows and doors at side and rear of flats (Class C3)

10 Albion Street

Planning Application 20231606

Change of use of all of the lower ground floor, ground floor & loft floor and parts of the first floor & second floor from 5 flats with 22 bedrooms (Class C3) (3 x 4bed & 2 x 5bed) to 10 flats with 15 bedrooms (Class C3) (2 x studio, 4 x 1bed, 3 x 2bed, 1 x 3bed); replacement of front entrance with window; new entrance through former warehouse/factory goods entrance

1 Cademan Close, Brookside Court

Planning Application 20231807

External alterations to all elevations of care home including replacement external materials and alterations to fenestration; installation of portable cabin, smoking shelter, bin store and gate to rear; installation of electric vehicle charging point and new hardscaping/parking (Class C2)

University Road, Wyggeston and Queen Elizabeth I College

Listed Building Consent Application 20231815

Internal and external alterations to Grade II listed building

20 Highfield Street

Planning Application 20231614

Change of use from part-ground floor laundrette (Sui Generis) and part-ground, first and second floor house in multiple occupation (Class C4) to house in multiple occupation (Class C4); removal of external staircase at rear; installation of wall, windows and door at front

18 Knighton Park Road

Planning Application 20231757

Installation of an air source heat pump at front; replacement timber windows to front and side; velux window at side; light tunnel at rear; solar panels to roof of house (Class C3)

59 Church Gate

Planning Application 20231967

Change of use from first floor (Class E) to three flats (3 x 1 bed) (Class C3); subdivision of ground floor retail shop into three retail shops (Class E) and alterations to shopfront; alterations

208 Knighton Road, Knighton Hall, Stable Cottage

Planning Application 20231756

Installation of freestanding EV charging point in car park

1, 3 & 5 St Peters Road

Planning Application 20231890

Replacement of timber windows and doors with UPVC windows and doors at rear of flats (Class C3)

3 Alexandra Road

Planning Application 20231909

**Change of use from two storey outbuilding (class C3) to one dwelling (1 X 1 bed)
(Class C3); Alterations**

5 Gallowtree Gate

Planning Application 20232067

**Installation of one internally illuminated fascia sign and one internally illuminated
projecting sign at front**