



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 June 2024

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), M. Taylor (IHBC), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), C. Hossack (LIHS), Cllr S. Barton, P. Ellis (VS), S. Sharma (DMU), M. Davies (RICS), I. Johnson (student).

Presenting Officers

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

269. APOLOGIES FOR ABSENCE

S. Bird (DAC), N. Finn (LAHS), D. Fountain (DMU), D. Martin (LRGT).

270. DECLARATIONS OF INTEREST

None.

271. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

272. CURRENT DEVELOPMENT PROPOSALS

**London Road, Leicester Railway Station, Midland Main Line
Planning and Listed Building Applications [20240594](#) & [20240595](#)**

The panel had a considered debate about the potential merits of the proposal. Some members expressed concern about the works to the porte cochere with some members welcoming its re-purposing while others expressed concern about the change of character and experience for station users. There was general concern about the potential visual impact of the rear elevations of new structures in the porte cochere on the external appearance of the structure, especially when viewed through the openings onto London Road. The need for rigorous control on the appearance of the 'back' of units was requested and the avoidance of any clutter in the void space between them and the historic outer wall.

The panel debated the appropriateness and design of the canopy, with a range of views expressed. Some panel members felt a more distinctive design would be appropriate while others felt it was superfluous and should be removed. The visitor experience was then discussed with concerns raised as many station users would no longer experience the porte cochere - the historic station entrance, as their entry point which was regrettable. However, some others argued there still were entrances through the structure and ancillary uses in it would support the viability of the complex as a whole. Some members expressed concern about the experience when being dropped-off or getting a cab, noting the lack of cover relative to being in the porte cochere. Some sort of bus shelter type facility at the taxi rank was suggested, while others argued the removal of taxis/cars and the associated pollution was beneficial to the heritage asset.

The panel were broadly comfortable with the principle of moving the historic gate piers but felt they should be relocated in a more prominent location to restore their historic function as gateway markers – closer to the new ramp. They re-iterated their previous point about marking the historic location of the piers in the new paving. Members also sought assurances that the existing heritage interpretation panels located within the porte cochere would be re-located as part of the scheme.

SEEK AMENDMENTS

B) 11 Cank Street (first, second and third floors) and 9-15 Cank Street (ground floor) Planning Application [20240299](#)

The panel noted that the street has a special character that is not typically reflected elsewhere in the city and that the potential new Council led link scheme into the street would increase focus on it. Although they welcomed investment in the buildings and considered the current appearance had some deficiencies, the design of the proposed new building was not high quality and one that adequately responded to its context. A primary concern raised was the loss of the tighter urban grain and historic building plots currently presented on site with and the introduction of a more monolithic block. The panel were positive about the proposed timber shopfronts at ground floor level but critical of the proposed use of UPVC windows and the ‘voids’ presented by the design of the metal windows on part of the building group. There were a range of views expressed about whether the existing upper storey features were worthy of retention and about the acceptability of a new mansard roof. The latter aspect was considered harmful in terms of emphasising the monolithic appearance detailed above, but was requested to be properly tested with a verified view.

OBJECTIONS

The panel made no comments on the following:

Gwendolen Road, Leicester General Hospital

1 Sanvey Gate

Planning Application 20232381

Change of use from industrial and warehouse units, construction of mezzanine floor, new windows, doors and changes to elevational treatment, to create a place of worship (Class F.1) with ancillary residential accommodation for ministers (4 bedrooms)

347 Catherine Street

Planning Application 20232268

Construction of single storey extension at front, side and rear; two storey extension at side and rear of restaurant (Class E); ramp at front; alterations

119 Loughborough Road

Planning Application 20240291

Installation of galvanized steel fencing/gates & twin wire mesh fencing to curtilage of Darul Uloom School (Class F1); & external alterations to the rear block including new blockwork, windows and air conditioning units

41 King Street, Pilot House

Planning Application 20240393

Variation of condition 18 (approved plans condition) attached to planning permission 20222176 (Change of use of mixed use Pilot House site (Sui Generis), including refurbishment of most buildings for office use (with ancillary cafe) (Class E); use of existing parking area to the south of the site (Duke St Depot) for servicing and vehicle parking; removal of small Duke St loading bay and construction of an atrium space; new pedestrian accesses to King Street and Duke Street; associated landscaping; alterations) to provide substation access from Duke Street Elevation; alterations

Corporation Road, Abbey Pumping Station Museum

Planning Application 20240095

Construction of detached building with accessible bathroom and changing facilities (Class F2)

115 Evington Valley Road, Dunlop Business Centre

Planning Application 20240227

Change of use of part of industrial building (Class B2) to retail shop (Class E)

9-15 Princess Road West, Bosworth House

Planning Application 20240464

Change of Use from class E use to C3 use to create 58 no. residential dwellings.

51 Evington Road

Planning Application 20240276
Construction of two storey extension at rear to provide 2 flats (2 x 1 Bed)
(Class C3)

Painter Street, Leicester College Abbey Park Campus
Planning Application 20240180
Installation of 2.0m high boundary fence with vehicle and pedestrian
access gates; along Memory Lane, Painter Street, and Belgrave Gate

87 High Street
Planning Application 20240269
Installation of awning on shop front elevation; alterations at shopfront
(Class E)

58-62 Humberstone Gate
Planning Application 20240082
Demolition to part of rear (Lee Street elevation); installation of new
shopfronts to Humberstone Gate elevation and Lee Street elevation;
installation of two flues; landscaping to rear of shop (Class E)

45 Chatham Street, Flat 6
Planning Application 20240412
Construction of two pitched dormers at side to Flat 6 (Class C3)

266 London Road, University of Leicester, Brookfield Campus
Planning Application 20240655
Installation of one internally illuminated freestanding digital sign and four
non-illuminated freestanding signs

32 Ratcliffe Road
Listed Building Consent Application 20240540
External alterations to Grade II listed building

Rutland Street, Athena
Listed Building Consent 20240064
Installation of solar panels to the flat roof areas Grade II Listed building
(Class F1)

270 East Park Road
Planning Application 20240411
Change of use from dwellinghouse (5 bed) (Class C3) to four self
contained flats (4 x 1 bed) (Class C3); construction of single storey
extension at rear; dormers at rear; alterations

5 School Lane
Planning Application 20240727
Retrospective application for installation of external wall insulation to
sides and rear; Installation of brick slips to side and rear of house (Class
C3)

8 Ratcliffe Road
Planning Application 20240687
Retrospective application for change of use from detached outbuilding to annexe; construction of dormer extension to side (Class C3)

20 Ashleigh Road
Planning Application 20240196
Replacement of all windows and doors in block of flats from timber and pvc to pvc (Class C3)

82-84 Humberstone Gate & 2-2A Wharf Street South
Planning Application 20240647
Change of use of first and second floors from former hotel accommodation to five flats (4 x 1 bed & 1 x 2 bed) (Class C3); provision of communal garden, cycle store and bin store at rear

43 Shirley Road
Planning Application 20240207
Construction of two storey extension at side, single storey and first floor extension at side and rear of house; alterations (Class C3)

28 Mill Hill Lane
Planning Application 20240280
Construction of single storey extension at rear and installation of roof lights at front and rear of house (Class C3)

25 Gotham Street
Planning Application 20240067
Construction of dormer extension at rear; installation of two skylights at front; conversion of basement to store room and Installation of window at front and rear of basement; alterations to house (Class C3) (Amended plans received 08/04/2024)

38 Ratcliffe Road, Ava House
Listed Building Consent 20240233
External alterations to Grade II listed building (Class C3)

46 Main Street
Planning Application 20240442
Retrospective installation of external wall insulation to house (Class C3)

10 Silver Walk
Planning Application 20240524
Installation of extraction flue at rear of shop (Class E)

2-4 Haymarket
Planning Application 20240638
Installation of one freestanding digital sign to inside of bank (Class E)

6-8 St Martins & 17 New Street

**Listed Building Consent 20240875
Internal alterations to Grade II Listed Building**

**6-8 St Martins & 17 New Street
Planning Application 20240857**

Change of use from centre for religious community (sui generis) to a mixed use of supported living accommodation for the homeless, facilities for volunteer and community activities, and offices for charity for the homeless (sui generis)

**337 Narborough Road
Planning Application 20240518**

Retrospective application for construction of single storey extension to front of house (Class C3)

**Lee Circle, Fleet House
Planning Application 20240264**

Variation of conditions 27 (quantum and mix of residential units) & 28 (approved plans) attached to planning permission 20200942 (Part demolition, conversion and extension of Fleet House & construction of five 5 - 6.5 storey buildings comprising residential flats; ancillary works) to allow alterations to building footprints, ridge heights, internal layouts, building materials, fenestration, landscaping, courtyard layout and land levels; & to agree details required by conditions 14 (sample panel), 16 (footway surfacing), 17 (footway crossing works), 20 (travel pack) & 21 (management plan)

**13 King Street
Planning Application 20240429**

Retrospective application for the change of use from Commercial, Business and Service (Class E) to Bar (Sui Generis)

**Ulverscroft Road former railway bridge
Planning Application 20240888
Infilling of the Ulverscroft Road Bridge**

**Rutland Street, Athena
Planning Application 20240723**

Installation of solar panels to flat roof of events venue (Sui Generis)

NEXT MEETING – Wednesday 17th July 2024

Meeting Ended – 18:40