



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 September 2024

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), C. Hossack (LIHS), P. Ellis (VS), S. Bird (DAC), S. Sharma (DMU), D. Martin (LRGT), M. Richardson (RTPI), I. Johnson.

Presenting Officers

J. Webber (LCC)

A. Brislane (LCC)

277. APOLOGIES FOR ABSENCE

R. Gill, M. Taylor (IHBC), N. Finn (LAHS). M. Davies (RICS)

278. DECLARATIONS OF INTEREST

None.

279. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

280. CURRENT DEVELOPMENT PROPOSALS

**A) New Walk Place, Welford Road, New Walk
Planning Applications [20240947](#)**

Installation of a piece of public art to public square

The Panel were supportive of the application and noted they were happy to see more street art throughout the city. Some members requested more information on the type of stone proposed for the column, and whether it would be a single monolith or made up several different sections. They advised this element will be crucial, and the materials should be well chosen. Subject to satisfying this query, the Panel were in full support of this proposal.

NO OBJECTIONS

B) 150 St Nicholas Circle, 1-7 and 13 Bath Lane

Planning Application [20221210](#)

Demolition of existing buildings, Construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats)(Sui Generis) with associated communal, amenity and ancillary space. (Amended plans)

The Panel continued to harbour reservations about this scheme, citing its key gateway location as pivotal to their consideration. They acknowledged that progress had been made with the proposed design, principally taking into account previous comments regarding turning the corner and the Castle Gardens elevation. However, members maintained concerns about the massing and composition, feeling it remains insufficient given the sensitivities of the site. They suggested AVR views should be set further west along St Augustine Road, to take in the full context of the Holiday Inn. Overall, while the currently proposed scheme represents an improvement compared to previous iterations, the Panel felt it does not go far enough to resolve the initial objections raised in September 2022 and February 2024. Based on this, they maintained an objection.

OBJECTIONS

C) 3A Sandown Road Planning Application [20241161](#)

Demolition of part of single storey extension; construction of single storey extension at side; wall insulation; rooflights; gate and wall to front; alterations to house (Class C3)

The Panel were generally supportive of the application. Some questions were raised regarding elements of the scheme such as materials and the position of the proposed boundary wall. Overall, members agreed the scale of the alterations were in keeping with the area and due to its set back nature, would have no negative impact on the character and appearance of the Conservation Area.

NO OBJECTIONS

The panel made no comments on the following:

**98-100 Melton Road, Leicester Colosseum
Planning Application 20241026**

Construction of single storey extension at front and side; shopfront alterations; installation of shutters and translucent roofing sheets at front of shop (Class E)1 King Street, Phoenix House

37 Sanvey Lane, Leicester, LE2 8NG

Planning Application 20240444

Demolition of an outbuilding at rear; replacement of front porch roof; construction of first floor extension at side; single storey extension at rear; outbuilding at rear of house (Class C3)

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)

Hinckley Road, St Peters Church

Planning Application 20240688

Construction of single storey extension to link church and priest accommodation; alterations (Class C3)

70 Clarendon Park Road, Shree Geeta Bhavan Temple And Hindu Community Centre

Planning Application 20240834

Construction of single storey extension to provide covered disabled persons access and shower room to the side of place of worship/community centre (Class F1)

139-141 Loughborough Road, Shree Swaminarayan Temple

Planning Application 20241147

Single storey extension to side for covered disabled access to first floor of place of worship (Class F1)

6 Fosse Road South, Gordon House

Planning Application 20241008

Demolition of existing garage; construction of two storey detached building to form garage and one first floor flat (Class C3)(1 X 1 bed) at rear of house in multiple occupation (Sui Generis)

London Road, Leicester Railway Station, Midland Main Line

Planning Application and Listed Building Consent 20240594 & 20240595

Redevelopment of Leicester Railway Station to include new entrance to ticket hall; pedestrian ramp; erection of a canopy, pedestrianisation and regrading of Station Street to create public realm; relocation of Grade II listed gate piers; relocation of Thomas Cook statue; replacement cycle storage; soft and hard landscaping, lighting and CCTV; relocation of taxi rank, pick up/drop off point, reduced mobility parking bays; refurbishment works to porte cochere; provision of heating and cooling units; services and boundary treatment and other associated works. Internal and external alterations to Grade II listed building and relocation of Grade II listed gate piers.

26-30 Millstone Lane, Millstone House

Planning Application 20240886

Retrospective change of use from 11 residential units (Class C3) to 2.no 8

bed student flats and 2.no 10 bed student flats (Sui Generis), external alterations comprising replacement of 2 no. doors with windows, proposed cycle parking provision & creation of amenity area to the rear.

2 Peacock Lane, St Martins Lodge
Listed Building Consent Application 20241047
Internal alterations to Grade II listed building.

11-13 Wellington Street
Listed Building Consent Application 20241071
External alterations to grade II listed building.

24 - 36 King Street, car park
Planning Application 20241167
Change of use from private car park (sui generis) to public car park (sui generis); construction of boundary wall; hard standing

53 Church Road
Planning Application 20240897
Construction of single storey extension at side of house (Class C3); alterations

61 London Road
Planning Application 20240936
Installation of retractable awning & glass balustrade to first floor; alterations to front and side (north) elevations including new shopfront; & installation of ventilation system including units to rooftop (Class E)

2 Burlington Road
Planning Application 20240918
Demolition of existing single storey structures at the sides of the dwelling. Construciton of single storey extensions to the side elevations and dormer window to the rear of the roof.

11-19 Earl Howe Street
Planning Application 20241199
External wall insulation to side and rear elevations; alterations (Class C3)

8 Bowling Green Street
Planning Application and Listed Building Consent 20240599 & 20240600
Change of use from a Bar (Sui Generis) to Theatre Arts and Cultural Institution (Class E); alterations
Internal and external alterations to Grade II listed building.

122A Charles Street, Templar House
Planning Application 20232246
Installation of external re-cladding and remedial facade works to flats (Class C3)

185 Ratcliffe Road, Dover Court

Planning Application 20240559
Construction of single storey extension at side of house (Class C3)

Gwendolen Road, Leicester General Hospital, Diabetes Care Unit
Planning Application 20232246
Construction of 3 storey extension to hospital building (Class C2); minor demolition and refurbishment works; landscaping; drainage and diversion of existing below ground services

369 London Road
Planning Application 20240821
Construction of two storey extension at side; hardstanding to front of house (Class C3)

1 Middleton Street, Old Aylestone Social Club
Planning Application 20241218
Construction of single storey extension at rear of social club (Sui Generis)

28 Oxford Street, Student Roost-Newarke Street
Planning Application 20241235
Installation of freestanding canopies to yard; alterations to landscaping

31 Lower Brown Street, The Hosiery Factory
Planning Application 20241365
Construction of single storey building to form sales and marketing office building (Class E); reprovision of cycle parking at rear of building (Class C3)

20 Ashleigh Road
Planning Application 20241196
Installation of replacement of all windows and doors in block of flats from timber and pvc to timber and pvc (Class C3)

19 Ashleigh Road
Planning Application 20241197
Installation of replacement of all windows and doors in block of flats from timber and pvc to timber and pvc (Class C3)

160 Hinckley Road, Wyggestons Hospital
Planning Application 20241217
Installation of 1.8m high fence and gate to the south of Wyggeston Hospital

49,51,55,57, and 59 Sanvey Lane
Planning Application 20241183
Replacement of timber window and doors with upvc windows and doors to dwellinghouses (Class C3)

NEXT MEETING – Wednesday 16th October 2024

Meeting Ended – 18:30

