



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 October 2024

Meeting Started 5:15 pm

Attendees

R. Gill (Chair) R. Lawrence (Vice Chair), M. Taylor (IHBC), 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), M. Davies (RICS), Cllr. S. Barton.

Presenting Officers

J. Webber (LCC)

A. Brislane (LCC)

281. APOLOGIES FOR ABSENCE

D. Fountain (LSA)

282. DECLARATIONS OF INTEREST

None.

283. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

284. CURRENT DEVELOPMENT PROPOSALS

**A) 101-107 Ratcliffe Road, former Mary Gee Houses Halls of Residence
Planning Applications [20241345](#)**

Demolition of existing buildings; construction of four x three storey buildings to provide 94 retirement apartments with care (38 x 1 bed, 45 x 2 bed, 11 x 3 bed) (Class C2); communal facilities; associated landscaping, access roads, car parking and services.

Panel members welcomed the most recent application and agreed that it represented an improvement over the previously presented proposals. Members felt the site plan and massing were now more appropriate for the area. They agreed the breaking down of massing into four distinct blocks was a positive change, adding the central pedestrian path through the site worked well. Members discussed the elevations fronting Ratcliffe Road, feeling the

revised blocks would sit better within the geometry and rhythm of the existing streetscene. They also commented on the dispersal of parking provisions throughout the site, agreeing this was better suited.

However, they further agreed there remained areas of the proposals that would benefit from improvement. While some positive steps had been made on the massing, members agreed the site continues to appear dense. Some members wished to see a greater variety of materials while others felt the architectural detailing lacked refinement. They agreed the gables could be a signature of the development if finished to a high standard and discussed the merits of introducing a second gable type to the site. They felt some harmonious diversity would elevate them as features. Concern was expressed that the upper elements of gables was overly dominant and lacked context, with the potential of carrying the roof form across with overhanging eaves suggested as a solution.

Members also wished to see greater clarity and information on the proposed materials. Some members queried whether two different tones of red brick were being proposed and wanted greater clarity on the slates. They felt there was insufficient information to judge the quality of the proposed materials at this stage and requested further detail in this respect.

SEEK AMENDMENTS

B) 55 Linden Street, Linden House Planning Application [20241242](#)

Demolition of single storey element at rear; two-storey extension at rear; alterations; retrospective change of use to place of worship (Class F1)

The Panel were pleased to see the scheme of repairs proposed for the building and were generally supportive of the proposed rear extension. They welcomed the replacement of the existing uPVC windows in the locally listed building, although noted it was unfortunate that more authentic Crittall windows were not specified for reinstatement. Some members expressed a desire to see a visual break/shadow gap between the host building and new extension, feeling the current arrangement where the new roof breaks through the eaves line as an untidy detail. They felt a narrow step down in this area would help resolve this transition while also introducing a level of separation between old and new.

Other small queries about design were raised. Some member wished to understand more about the choice of arched windows to the east elevation, which appear at odds with the otherwise rectilinear character of openings in the buildings. It was suggested that a liturgical justification may be given for this, and the Panel would welcome this additional supporting information. Members also queried the enlarged proportions of the windows in the west elevation of the locally listed building, and whether the proposed replication of the main façade was the best design choice for the new main entrance in what is a secondary elevation. Overall, the Panel were supportive of the application but wished to see greater information/justification for some of the detailing

proposed.

SEEK AMENDMENTS

The panel made no comments on the following:

40 Chapel Lane

Planning Application 20241129

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

171 London Road

Planning Application 20241138

Change of use from Office to 16 serviced apartments (Class C1) together with minor external alterations and other ancillary works (retrospective)

156-160 St Nicholas Circle, Jewry Wall Museum

Planning Application 20241338

Variation of condition 6 (amended plans) attached to planning permission 20170856 (Front and rear entrance lobbies; glazing to Archaeology Wing; alterations to Vaughan College and Jewry Wall museum to create a single museum (Class D1) (amended plans 16/8/17))

156-160 St Nicholas Circle, Jewry Wall Museum

Listed Building Consent 20241339

Variation of condition 23 (amended plans) attached to planning permission 20170857 (internal and external alterations to grade II listed building (amended plans (16/08/17)) to provide approval for amended design / details.

9 Woodland Avenue

Planning Application 20241203

Demolition of chimney at rear; construction of single storey extension at rear; replacement of timber windows to UPVC windows to house (Class C3)

Portland Towers, Savita Cottage

Planning Application 20241520

Retrospective application for variation of condition 8 (amended plans) attached to planning permission 20212009 (Variation of condition 8 (amended plans) attached to planning permission 20152157 (revised design for detached house) (Class C3) (amended plans received 14/12/2021)) To reflect the inclusion of revised gate and boundary details, landscape margin, revised garage door and inclusion of a canopy to the rear door.

4 Knighton Park Road, The Scotlands

Planning Application 20240777

Demolition of existing garage; construction of two self-contained flats (2 x 1 bed) (Class C3); associated landscaping (amended plans received 06/09/2024)

**Hazel Street, Hazel Community Primary School
Planning Application and Listed Building Consent 20240721 & 20240722
Installation of replacement playground surfacing; installation of climbing equipment (Class F1); External work to grade II listed building.**

**116 Granby Street
Planning Application 20241443
Replacement shopfront**

**The Leicestershire Golf Club, land next to Flat Spinney on corner of Gartree Road & Stoughton Drive
Planning Application 20241221
Three-storey building for care home (Class C2) with 72 bedrooms; new vehicular access to Gartree Road; realigned public right of way.**

**55 Welford Road, James House
Planning Application 20241301
Retrospective application for temporary use of land as car park (Sui Generis)**

**Jubilee Square
Planning Application 20241534
Temporary installation of 35m high temporary ferris wheel on public square**

**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**

**55-57 Braunstone Gate, Ground Floor Salon
Planning Application 20241459
Alterations to shopfront; access to upper floor flats and offices; alterations (Class E)**

**1 Hobart Street, Flat A
Planning Application 20241483
Installation of replacement front door to flats (Class C3)**

5 Market Street

Planning Application 20241491

Change of use from bank (Class E) to commercial unit on basement and ground floor (Class E); eight self-contained flats on upper floors (3x studio, 3x 1bed, 2x 2bed) (Class C3); associated bin storage, cycle parking, external plant/equipment; external alterations

30 Regent Street, CECOS House

Planning Application 20241342

Internal alterations to grade II listed building.

Jubilee Square

Planning Application 20241511

Temporary installation of 35m high temporary ferris wheel on public square

Town Hall Square, Town Hall

Listed Building Consent Application 20241466

Internal alterations to grade II* listed building (Class F1)

7 Upper King Street

Listed Building Consent Application 20241324

internal alterations to grade II listed building

2A New Walk

Planning Application 20241246

Change of use from offices (Class E) to student accommodation (60 x 1 bed) (sui generis) and associated external alterations.

4 Wheat Street

Planning Application 20241380

Change of use of factory to 43 flats (3 x studio, 30 x 1 bed, 10 x 2 bed) (Class C3); demolition of part of outrigger to rear; insertion of dormer windows and rooflights to roof; alterations

35 Rutland Street

Planning Application 20241440

Change of use from light industrial building to mixed residential (9 x 1 bed and 7 x 2 bed) and office (Class E) use; alterations to external elevations; demolition of existing roof structure; construction of replacement roof with new roof level residential accommodation; provision of associated roof terrace and green roof areas

8-14 Raymond Road & 234A Narborough Road

Planning Application 20240552

Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3). (11x 1 bed and 3x 2 bed flats).

7 High Street
Listed Building Consent Application 20241201
Retrospective application for internal and external alterations to Grade II listed building

11 Pendene Road
Planning Application 20241515
Installation of cladding to house (Class C3)

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

Hazel Street, Hazel Community Primary School
Planning and Listed Building Consent Applications 20241732 & 20241733
Installation/repairs to windows and doors at school; alterations to building (Class F1); External alterations to Grade II listed building (Class F1)

30 Stoneygate Road, Stoneleigh Manor
Planning Application 20241407
Replacement of light bollards; installation of lamp posts and wall-mounted lighting fixtures to residential care home (Class C2)

77 Knighton Drive
Planning Application 20241584
Installation of replacement windows and doors to flats (Class C3)

20-22 Gotham Street
Planning Application 20241585
Installation of replacement windows and doors to flats (Class C3)

NEXT MEETING – Wednesday 13th November 2024

Meeting Ended – 19:00

