



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 December 2024

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), M. Taylor (IHBC), N. Feldmann, (LRSA), C. Hossack (LIHS), S. Bird (DAC), D. Martin (LRGT), M. Richardson (RTPI), Cllr. S. Barton.

Presenting Officers

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

Parmdeep Vadesha, John Harkness (item A); Andy Patel, Keshiv Sudera (item B).

285. APOLOGIES FOR ABSENCE

R. Lawrence (Vice Chair), P. Ellis (VS), D. Fountain (LSA), S. Hartshorne (TCS), S. Bowyer (LCS), S. Sharma (DMU), M. Davies (RICS).

286. DECLARATIONS OF INTEREST

None.

287. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

288. CURRENT DEVELOPMENT PROPOSALS

A) Pre-app relating to 23 St Johns Road

The panel welcomed this pre-app and commented that the proposal had been the result of considered design development. Comments were made regarding the uniqueness of the structure, in particularly suggesting the proposal's massing and scale would appropriately convey that the proposed development is a new addition to the Conservation Area. There were also positive comments from the panel regarding the addition's impact on the streetscene.

As the site would no longer house a garage and may therefore not require vehicular access, the suggestion was made that the proposed boundary treatment should be carefully considered to ensure it enhances the

Conservation Area. In addition, the proposed frontages within the primary elevation were discussed. Comments were made assessing the suitability of the large windows within the streetscene. Note was made of the extensive large bays that characterise much of the Conservation Area. Concern was raised about use internally adjacent to the large windows and whether the large expanses of glass would work for the occupant. As such, it was recommended that the windows should be given more thought, to ensure the most appropriate solution is found.

A discussion took place regarding the retention of the chimneys. The value and high number of the features in the wider area was raised. It was considered that the chimneys impact on the streetscene was important, even though its original use may have passed. There was some discussion on the contemporary context of sustainability; however, it was pointed out that new uses have been found for chimneys and the fireplaces they serve. The panel welcomed seeing a further application in due course.

B) Pre-app relating to 73 Church Gate

The panel welcomed this pre-app and reference was made of the important cultural part that the site has played within the city. It was established that the proposal would have minimal impact on the Conservation Area, due to limited views of it from the public realm of Church Gate. However, there was particular reference on the proposal's potential impact from Short Street. In addition, there were some positive comments towards the Mansard Style roof, adding that whilst not common within Leicester, it would be a welcome addition to the streetscene. Due to the existing poor state of the roof, it was discussed that in most cases any replacement would benefit what was regarded as a forgotten street within the city and subsequently a view into the setting of the Conservation Area.

The panel made no comments on the following:

107 Granby Street

Planning Application 20241513

Change of use from student accommodation (Sui-Generis) at part-ground floor, first–fourth floors to hotel (C1)

53 Church Gate

Planning Application 20241737

Installation of shopfront to front of shop (Class E)

34 Lee Street

Planning Application 20241306

Retrospective application for installation of ventilation flue at rear of ground floor bakery shop (Class E)

210 East Park Road

Planning Application 20241554

Construction of single storey rear extension; rear dormer extension;

alterations to house (Class C3)

Highcross Leicester Shopping Centre - Church Gate Entrance

Planning Application 20241894

Removal of existing canopies; installation of new shopfront to shopping centre (Church Gate Entrance)

Highcross Leicester Shopping Centre - High Street Entrance

Planning Application 20241892

Demolition of part of building entrance; construction of colonnade; installation of new shopfront; alterations to landscaping (High Street Entrance)

Highcross Leicester Shopping Centre - East Gates Entrance

Planning Application 20241888

Removal of existing canopies; installation of new shopfront to shopping centre (East Gates Entrance)

Highcross Leicester Shopping Centre - New Bond Street Entrance

Planning Application 20241890

Installation of new shopfront to shopping centre (New Bond Street Entrance).

Highcross Leicester Shopping Centre - High Street Entrance

Planning Application 20241887

Demolition of part entrance to shopping centre (High Street Entrance)

29-33 New Bond Street

Planning Application 20241364

Change of use of upper floors from nightclub/function room (Sui Generis) to five flats (2x 1-bed, 3x 2-bed) (Class C3); alterations to ground floor frontage; installation of replacement 1st & 2nd floor windows including new windows to rear; removal of rear external staircase; & installation of rooflights

41 King Street, Pilot House

Planning Application 20241672

Non material amendment to planning permission 20222176 (King Street Elevation Changes)

76 Uppingham Road

Planning Application 20241905

Construction of two storey side extension to house (Class C3)

8-16 Pocklingtons Walk

Planning Application 20241886

Change of use from commercial business and service use (Class E) to residential use (12 flats) (Class C3)

55 Granby Street

Listed Building Consent Application 20241935

Installation of 1 trough lighting; 1 non-illuminated fascia sign; 1 illuminated projecting sign to Hot Food Takeaway (Sui Generis)

48 Upper Tichborne Street

Planning Application 20241960

Installation of replacement windows and doors to flats (Class C3)

1 Sanvey Gate

Planning Application 20241618

Change of use from industrial & warehouse units, construction of mezzanine floor, new windows & doors, to create a place of worship (Class F.1)

7 Silver Walk

Planning Application 20241342

Installation of ventilation flue at rear of commercial unit (Class E)

8 Main Street

Planning Application 20241907

Construction of single storey extensions and pitched roof (increased ridge height) to existing store at rear of shop (Class E); alterations to boundary fence to highway.

29 St Albans Road, Lion House

Planning Application 20241980

Installation of replacement windows and doors (Class C3)

151 Granby Street

Planning Application 20241729

Change of use from storage/offices (Class E) to one self-contained flat (1x1 Bed); amenity space, cycle and bin storage at rear; timber windows to be replaced with UPVC windows at rear (Class C3)

19 Halford Street

Planning Application 20241668

Installation of decking, balustrades, cladding at first floor of cafe (Class E).

120 Queens Road, The Old School

Planning Application 20241945

Retrospective application for the installation of a roller shutter to the side (Class E)

2 West Street, Paget House

Planning Application 20241977

Certificate of lawful proposed external and internal works to grade II listed building

3 Gas Street, Jaswal Building, Units 1 And 2

Planning Application 20241758
Change of use of ground floor from storage (Class B8) to local community use (Class F2).

32-34 High Street
Planning Application 20241923
Installation of flue extraction system and four air conditioning units; alterations to retail unit (Class E)

60 London Road
Planning Application 20241979
installation of ventilation flue at rear of restaurant (Class E)

126-128 East Park Road
Planning Application 20242049
Retrospective Installation of one internally illuminated fascia sign at front of takeaway (Sui Generis)

7 High Street
Planning Application 20242032
Certificate of lawful proposed development for replacement of window at side of bank (Class E)

C E C O S House, 30 Regent Street
Listed Building Consent Application 20242062
External alterations to a Grade II Listed Building

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

NEXT MEETING – Wednesday 15th January 2025

Meeting Ended – 18:35