



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 December 2022

Meeting Started 5:15 pm

Attendees

N. Feldmann (Chair, LRSA), R. Allsop (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Bird (DAC), S. Hartshorne (TCS), C. Hossack (LHIS), C. Jordan (LHAS), D. Martin (LRGT), C. Sanliturk (LU), A. Murakhovski.

Presenting Officers

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

209. APOLOGIES FOR ABSENCE

210. DECLARATIONS OF INTEREST

Cllr S. Barton (case D)

211. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

212. CURRENT DEVELOPMENT PROPOSALS

News

JW gave a brief introduction at the beginning of the meeting regarding some changes to the membership of the panel. He explained that some members have left the panel in recent times, while the position of student members had been looked at again. Two new student places on the panel are now in place, with one student each from the architectural programmes at DMU and Loughborough University. Artem Murakhovski, a final year student from Loughborough University was welcomed, alongside Cagri Sanliturk, who is one of the senior lecturers on the course and one with experience in heritage/design projects.

**A) 55 Welford Road, James House
Planning Application [20221990](#)**

Demolition of existing office building (Class E). Construction of new four, seven, ten and fifteen storey building for student accommodation (351

bedspaces)(Sui Generis) and 106 residential apartments (46 x 1 bed, 60 x 2 bed) (Class C3) with ground floor commercial, business and service unit (Class E); Car and cycle parking, landscaping and new pedestrian infrastructure.

The panel generally considered that the existing modernist building was of limited aesthetic merit, and that the proposed development would represent an improvement in this area. They expressed some concern with the proposed building heights and this was considered to be the most challenging aspect. The panel looked at the impact the increased height would have on the spire of the Church of the Holy Trinity on Regent Road, but considered the views were potentially acceptable. Intervening development and the topography were considered to result in limited setting impacts for heritage assets further to the north. The members were pleased to see the public realm improvement to the ground floor, including some active frontages, and considered the lower-level impact on the edge of the New Walk Conservation Area to be positive.

NO OBJECTIONS

B) 36 – 42 Friday Street Planning Application [20221840](#)

Demolition of existing buildings and structures. Construction of two x five storey residential buildings with a central single storey podium, providing 88 flats (1 x Studio, 40 x 1 bed and 47 x 2 bed)(Class C3); an ancillary residents clubhouse, hot desk space and residents only gym, facility management office, car parking and communal amenity space.

The panel felt the proposed development would be an improvement over the existing building on site, which is a light industrial building complex of limited historic or architectural interest. It was felt that the composition of the development was somewhat peculiar, with two distinctive parts to it. The members were less concerned with the Friday Street front, which they felt related well to the nearby locally listed building at 62 Friday Street. However, they agreed that the canal facing elevation was not the correct response to the existing context of the area. Members felt that this elevation was overly domestic in character and did not reflect the industrial character in adjacent buildings. The panel felt this elevation was too busy, with too many different design elements competing with one another. They questioned whether the courtyard and canal elevation of this block could be reversed.

The panel agreed that the impact of the proposed development on Abbey Park, which is Grade II* Listed, would be limited. However, they raised concerns about setting a potential precedence for future development further along the canal, which would have a greater impact on the park and the various heritage assets within it. On this basis they resolved to request amendments to the roofscape and elevations of the block fronting the canal.

SEEK AMENDMENTS

**C) 48 Little Holme Street
Planning Application [20221898](#)**

Demolition of factory (Class B2); construction of a 6, 7 and 11 storey building containing student accommodation (Sui Generis), with associated ancillary works and landscaping.

The panel felt that the impact of the proposed development on the Castle Conservation Area would be limited in most views; however, they did raise concerns about the impact on the wider cityscape. Some members expressed concern for the locally listed buildings on Narborough Road and Braunstone Gate. They felt this scheme would reinforce the poorly proportioned character of existing development in this area, largely caused already by the Tesco development to the south. While they did acknowledge that the massing of existing buildings would obscure some direct views, they felt it would erode the general character of the area and be significantly out of scale with the ambient building height. Some members questioned the impact on the historic industrial building immediately adjacent to the site, which is not a formally identified heritage asset, but has some qualities in those terms.

The members felt this scheme would set a dangerous precedent if allowed. The migration of tall buildings outside of areas identified in Local Plan documents, into a predominately suburban area, would blur the historic boundary of the central city core. Although the direct impact may be limited, the panel agreed that it would have a detrimental impact on the wider area, with future consequences for heritage assets in the vicinity. The members resolved to object to this scheme on principle and advised that the council's wider policies on tall development should be adhered to.

OBJECTION

**D) Hinckley Road, Western Park car park
Planning Applications [20221507](#)**

Demolition of Parkfield and club house. Construction of sixteen houses (4 x 2-bedroom; 4 x 3-bedroom; 8 x 4-bedroom) and four flats (4 x 1-bedroom); associated access road, car parking, landscaping and drainage.

The panel agreed that regardless of the quality of any scheme, development in this area will be regarded as an intervention into the park and cause some erosion of important green space. Although the panel were pleased to learn that the dwellings would be built to a Passivhaus standard, they felt this was not a particularly exceptional credential and that other outputs demonstrating high quality design were necessary.

Given the context of the site, members were disappointed by the design of the proposed dwellings, which they felt lacked architectural quality and did not do enough to reflect the special character of the area. They felt the opportunity to produce a fresh design to express the environmental credentials of the scheme

had been missed. While they appreciated that the applicant had drawn on the surrounding Arts and Crafts character to inform their design, the members agreed that there was a lack of attention to detail and that it lacked proper craftsmanship.

Members also expressed some concerns with the layout, which they felt was underwhelming and over engineered. They queried the need for a second vehicular access and advised that the number of roads be reduced to the bare minimum. It was agreed that the hammerhead arrangement was not the best response to the site, feeling it created an insular character to the development and they were disappointed to see how dominant the car parking was.

Some members raised concern about the number of trees that would be removed to accommodate the development. Accepting that some specimens may already be suffering from disease, the panel considered that the well treed park perimeter would be diluted by the proposed development and more work was needed on this aspect.

The panel were in agreement that the development would have no adverse impact on the setting of the Open Air School, which is a complex of Grade II listed buildings to the north. However, members felt it would have a detrimental impact on the park, which is locally listed, and potential harm to the setting of the locally listed houses opposite.

OBJECTION

The following applications were reported for Members' information but no additional comments were made.

Further details on the cases below can be found by typing the reference number into:

<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

**108 Granby Street
Planning Application 20221756**

Installation of 1 externally illuminated fascia sign to shop front (Class E)

**125 London Road, Park Hotel
Planning Application 20220558**

Change of use from hotel (Class C1) to cafe (Class E) in basement and nine flats (9 x 1bed) (Class C3) on ground, first, second, third and within roof; two dormer windows and a balcony; aluminium doors & windows; alterations (amended plans)

**49 Abbey Park Road, The Shoe Factory Rear of,
Planning Application 20221781**

Demolition of factory; construction of 10 dwellings (10 x 3 bed) with associated parking and access.

**78-80 Clarendon Park Road
Planning Application 20220396**

Change of use from shop with first floor flat (3 bed) (no. 78) and single dwellinghouse (3 bed) (no .80) to shop (Class E) and four self-contained flats (2 x 1 bed, 2 x 2 bed) (Class C3); Demolition of existing rear outbuildings; construction of single storey extension at rear; two dormers at rear; replacement shop front, replacement windows to front , side and rear elevations; Alteration to rear (Amended plans 24/10/2022)

**21-23 58 Regent Road (rear of) and 23 Rawson Street
Planning Application 20221875**

Internal and external alterations to listed building (grade II)

**58 Regent Road (rear of) and 23 Rawson Street
Planning Application 20221451**

Demolition of single storey toilet block at rear; construction of first floor extension at rear; installation of rooflights and replacement windows; alterations; and change of use of ground floor garage to office (Class E)

**7-9 King Street
Planning Application 20221799**

Alteration at rear and change of use of part of ground floor and all of first and second floors from shop (Class E) to 2 duplex flats (2 x 2 bed) (Class C3)

**113-117 London Road
Planning Application 20212274**

Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations (amended plans received 08/07/2022)

**27 Peacock Lane
Planning Application 20221862**

External alterations to replace insulation and external materials on building

**33 Castle Street, Castle Court
Planning Application 20221807**

Installation of external re-cladding and remedial facade works to student accommodation (Sui Generis)

**6 Salisbury Road
Planning Application 20221899**

Change of use from Education facility (Class F1) to five self-contained flats (5x1 bed) (Class C3); removal of tree at front; alterations (amended plans received 18/11/2022)

**7-9 Welford Road
Planning Application 20221892**

Change of use of ground floor units from barbershop and accommodation agency (Class E) to any two uses from hot food takeaway, taxi business, drinking establishment, betting office, pay day loan shop, any Class E use.

**Humberstone Junior Academy
Planning Application 20221926**

Installation of replacement windows to school (Class F1)

**46 Sanvey Lane
Planning Application 20221952**

Construction of single storey extension at rear, installation of solar panels; alterations to house (Class C3)

**East Avenue, St John the Baptist C of E Primary School
Planning Application 20221948**

Construction of single storey timber modular building (Class F1)

**20 Highfield Street
Planning Application 20222011**

Change of use from House in Multiple Occupation and Laundrette (6 bed) (Class C4/Sui Generis) to House in Multiple Occupation (6 bed) (Class C4); removal of external staircase; alterations at front

**Sanvey Gate/Highcross Street junction
Planning Application 20222051**

Installation of 15m tall telecommunications monopole; associated cabinets

**155 Humberstone Drive, Old Humberstone Constitutional Club
Planning Application 20221709**

Change of use from private club (Sui Generis) and ancillary flat to education facility with community centre hub (Class F1); demolition of part of rear wall; associated parking; application of replacement render to all elevations; addition of 2 sky lanterns to roof & window to west elevation

**370 London Road
Planning application 20222043**

Installation of two externally illuminated fascia signs; one externally illuminated freestanding pole sign (Class A3)

**21 Tichbourne Street, Markaz Quba
Planning application 20222081**

Construction of three storey extension to provide cafe on ground floor (phase 1) and classrooms on first and second floors (phase 2) at side of place of worship and community centre (Class F1/F2) (AMENDED PLAN RECEIVED 07/12/2022)

**11 Gallowtree Gate
Planning application 20222065**

Retrospective application for installation of one internally illuminated fascia sign; one internally illuminated projecting sign; and one non-illuminated vinyl window sign (AMENDED PLANS RECEIVED 15/11/2022)

**Victoria Park Road, Victoria Park
Planning application 20222029**

Construction of bandstand, installation of seating and landscaping works within public open space

**44 Abbey Street, Allied Place
Planning application 20221746**

Construction of additional floor to block of flats to form 3 additional flats (3x2 bed)

**45 & 46 East Bond Street, Charles Berry House
Planning application 20222103 & 20222104**

**Installation of canopy over entrance on north-east elevation (Class C3)
External alterations to a Grade II Listed Building**

**University Road, University of Leicester, Fielding Johnston Building
Planning Application 20222094**

External alterations to Grade II listed building

**4 College Avenue
Planning Application 20220143**

Replacement of windows and doors at rear of house with double glazed white UPVC (Class C3)

**100 Tudor Road, Tudor Hotel PH
Planning Application 20222033**

Change of use from public house (Class A4) to 10 flats (4 x studio, 4 x 1 bed, 1 x 2 bed) (Class C3), including change of use of outbuilding from storage (Class A4) to self contained flat (1 x 1bed) (Class C3)

**322 London Road, Kirk Lodge
Planning Application 20221994**

Installation of two air conditioning units to ground floor office side wall to rear of main building (C2A)

**35A Millstone Lane, Arruga House
Planning Application 20222134**

Part retrospective application for change of use from offices (Class E) to three self-contained flats (1x1 bed & 2x2 bed) (Class C3); alterations

**Wellington Street, opposite The Frassati Centre
Planning Application 20222130**

Installation of 20m tall telecommunications monopole; ancillary cabinets

**113-117 London Road
Planning Application 20212274**

Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations (amended plans)

**5 University Road
Planning Application 20221561**

Construction of first floor extension above existing garage (Class B1a)

**81 Clarendon Park Road
Planning Application 20222107**

Deconstruction of outrigger; construction of single storey extension at rear; reconstruction and extension of outrigger at first floor level; construction of outbuilding at rear; basement conversion and associated access at front; alterations to house (Class C3).

**Charter Street, Kapital Building
Planning Application 20200293**

Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement)

**1 Scarborough Road
Planning Application 20222174**

Construction of additional storey to bungalow; two storey extension at front; installation of 1.8m high sliding gate at front; construction of vehicular access at front; alterations to house (Class C3)

**7 Horsefair Street
Planning Application 20222185**

Installation of shopfront of shop (Class E)

**Knighton Road, opposite junction with Eton
Planning Application 20222178**

Installation of 15m tall telecommunications monopole & ancillary cabinets

**Halifax Drive, St Lukes Church
Planning Application 20222034**

Replacement landscaping, car parking and entrance doors.

**336A Harrison Road
Planning Application 20222184**

Demolition of existing garage & two storey building; construction of

replacement two storey building with 2 front dormers to accommodate 3 flats (1x studio and 2x 1-bed flat) (Class C3)

**Henshaw Street, NS Waites
Planning Application 20221582**

Change of use from factory (Class B2); Construction of three additional floors to create student accommodation (46x studios, 1x 2bed) and ancillary amenities (Sui Generis)

**41 King Street, Pilot House
Planning Application 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

**3-5 Bramley Road
Planning Application 20221777**

Change of use of two houses in multiple occupation (Class C4) to 5 flats (5 x 1 bed) (Class C3); installation of three rooflights at front; dormer extension at rear; associated landscaping and cycle store at rear

**2 Disraeli Street
Planning Application 20222124**

Change of use of two houses in multiple occupation (Class C4) to 5 flats (5 x 1 bed) (Class C3); installation of three rooflights at front; dormer extension at rear; associated landscaping and cycle store at rear

**22 Deacon Street
Planning Application 20221750**

Variation of condition 17 (approved plans) attached to Planning Permission 20160270 to introduce retrospective measures to complete some of the architectural features to resemble the original approved scheme.

**19 Evington Street
Planning Application 20222216**

Change of use from house (Class C3) to house in multiple occupation (12 persons) (Sui Generis); three pitched roofed dormers to front and one box dormer to rear

**Market Place, Green Dragon Square
Planning Application 20222258**

**Temporary Installation of 10 shipping container units, each containing 2 no. lockable trader units and 50 pop up stalls (70 trading stalls total)
(Class E (a))**

**25 Alexandra Road
Planning Application 20222196**

Demolition of single storey outbuildings at rear; Construction of single storey extension at rear; alterations to house (Class C3)

**400 Loughborough Road, Petrol Filling Station
Planning Application 20222278**

Demolition of car wash and associated building; Installation of charging zone; construction of 5 charging bays; 3 jet wash bays with canopy to 2; sub-station enclosure; associated forecourt works (Sui Generis)

NEXT MEETING – Wednesday 18th January 2023

Meeting Ended – 19:07

