



Leicester
City Council

15th November 2023

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), S. Bowyer (LCS), M. Taylor (IHBC), S. Hartshorne (TCS), N. Feldmann, (LRSA), D. Fountain (DMU), C. Hossack (LIHS), M. Davies (DMU), Cllr S. Barton, D. Martin (LRGT), S. Bird (DAC), N. Finn (LAHS), S. Forde (student).

Apologies

P. Ellis (VS), C. Sanliturk (LU), J. Aspey (student).

Presenting Officers

A. Brislane (LCC).
S Peppin-Vaughan (LCC)

Glen Coltman (LCC)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

None

A) Relocation of Duke of Rutland Statue Pre-App Presentation by Glen Coltman (LCC)

The Panel thanked Glen Coltman for his presentation. They acknowledged the benefits of the proposal and welcomed the reinstatement of this important statue in its original location overlooking the market, as the artist intended.

B) 1 – 4 Glenwood Close
Planning Application [20231764](#)

Construction of second floor extension atop existing block of flats to create two additional flats (2 x 2 bed) (Class C3) with hipped roof over and upward extension of existing chimney stacks

The Panel had concerns about the application. Members felt the scheme represents a crude extrusion of the building upwards and were in agreement that the plans did not give appropriate consideration to the proportions and features of the original building. They felt the application contained vague and insufficient information on important elements such as materials. While the Panel acknowledged the site was currently well screened by existing mature vegetation, they agreed that the increased height and massing would have a detrimental impact on the character and appearance of the Stoneygate Conservation Area.

OBJECTION

C) 185 Ratcliffe Road, Dover Court
Planning Application [20231960](#)

Demolition of garages; construction of single and two storey extensions at side and rear of house (Class C3); extension to roof; alterations to house and boundary.

The panel noted the changes to the original proposal and welcomed the reduction in scale of the scheme and noted the fact that the west elevation was now un-altered. They also acknowledged the fact that efforts had been made to address the previous comments of the panel. However, they felt that the proposed 2-storey side extension was too strong and dominant on the main building to the extent that it would cause harm to the setting of the Stoneygate Conservation Area. They asked that this element be amended to appear more subservient. A question was raised about the age of the existing garages and it was noted that the pantile roofs looked old. It was accepted that there was no control over these given the lack of designation.

SEEK AMENDMENTS

D) 123 Letchworth Road [Late Item]
Planning Application 20231923

Construction of one detached two storey dwelling (1 x 2 bed); associated parking and landscaping (Class C3); installation of vehicular access; construction of boundary walls

The Panel were not opposed to the principal of development in this location; however, they felt the current proposal was incongruous with the existing character of the area. They felt the design was eclectic, incorporating elements which did not fit with the established architectural language of the street. Some members were

concerned about the impact on the locally listed 123 Letchworth Road, principally the loss of the generous garden and harm to its setting. They felt the new dwelling appeared to be squeezed in, undermining the group setting of the host building and its locally listed neighbours.

Member agreed the scheme would benefit from a reduction in scale and a more cohesive design approach.

SEEK

AMENDMENTS

The panel made no comments on the following:

179 Granby Street

Planning Application 20231868

Internal alterations to Grade II Listed Building

Fleet Street, Fleet House

Planning Application 20231692

Non-material amendment to planning permission 20200942 (External alterations to Blocks A, C and D (formerly A1) including altered materials to walls/fenestration/balustrades and alterations to size/positioning of fenestration)

15, 17, 21 & 23 Abingdon Road

Planning Application 20231875

Replacement of timber to UPVC windows and doors to flats (Class C3)

University Road, Wyggeston and Queen Elizabeth I College

Planning Application 20231814

Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (Class F1)

8 College Avenue

Planning Application 20231311

Demolition of existing building, alterations to garden level and construction of single storey extension at rear of house; installation of replacement windows at rear of house (Class C3) (AMENDED PLAN RECEIVED 10/10/2023)

186 Welford Road

Planning Application 20231484

Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 3&4 storey) for student accommodation (Sui Generis) to provide 50 studio flats

Hinckley Road, Western Park car park

Planning Application 20221507

Demolition of Parkfield and club house. Construction of 20 houses (2 x 2 bedroom; 12 x 3 bedroom; 6 x 4 bedroom) (Class C3); meeting place (Class F.2) associated access road, car parking, landscaping and drainage. (Amended plans)

Ground Floor Bank, 94a London Road

Planning Application 20231366

Installation of new shopfront; replacement aluminium windows to the side; installation of external extraction unit and temporary fridge/freezer to rear; (Class E)

7 Peacock Lane, St Martins House

Planning Application 20231684

External alterations to Grade II listed building

26-28 Belvoir Street

Planning Application 20231698

Installation of two internally illuminated fascia sign; one internally illuminated projecting sign; six replacement awning signs at front of restaurant (Class E)

O'Neills, 16-20 Loseby Lane

Planning Application 20231735

Installation of three non-illuminated fascia signs; three non-illuminated projecting signs to front and side of public house (Sui Generis)

17 Halford Street

Planning Application 20231861

Alterations to shop front; construction of second floor extension at rear (Class E)

109 Catherine Street, The Woolpack

Planning Application 20231718

Change of use from first floor flat (ancillary to ground floor pub) to self-contained house in multiple occupation (6 persons) (Class C4)

15 Humberstone Gate, Units 1-3 Haymarket Towers

Planning Application 20231591

Installation of new door at front of bank (Class E); removal of three ATM machines at front of bank

107 Granby Street, The Last Plantagenet

Planning Application 20232035

Installation of one internally illuminated projecting sign to building (Class E)

77 Knighton Drive

Planning Application 20231928

Replacement of timber windows and doors to UPVC windows and doors at rear of flats (Class C3)

20-22 Gotham Street

Planning Application 20231939

Replacement of timber windows and doors to UPVC windows and doors to flats (Class C3)

29 St Albans Road

Planning Application 20231927

Replacement of timber windows and doors to UPVC windows and doors at side and rear of flats (Class C3)

10 Albion Street

Planning Application 20231606

Change of use of all of the lower ground floor, ground floor & loft floor and parts of the first floor & second floor from 5 flats with 22 bedrooms (Class C3) (3 x 4bed & 2 x 5bed) to 10 flats with 15 bedrooms (Class C3) (2 x studio, 4 x 1bed, 3 x 2bed, 1 x 3bed); replacement of front entrance with window; new entrance through former warehouse/factory goods entrance

1 Cademan Close, Brookside Court

Planning Application 20231807

External alterations to all elevations of care home including replacement external materials and alterations to fenestration; installation of portable cabin,

smoking shelter, bin store and gate to rear; installation of electric vehicle charging point and new hardscaping/parking (Class C2)

University Road, Wyggeston and Queen Elizabeth I College

Listed Building Consent Application 20231815

Internal and external alterations to Grade II listed building

20 Highfield Street

Planning Application 20231614

Change of use from part-ground floor laundrette (Sui Generis) and part-ground, first and second floor house in multiple occupation (Class C4) to house in multiple occupation (Class C4); removal of external staircase at rear; installation of wall, windows and door at front

18 Knighton Park Road

Planning Application 20231757

Installation of an air source heat pump at front; replacement timber windows to front and side; velux window at side; light tunnel at rear; solar panels to roof of house (Class C3)

59 Church Gate

Planning Application 20231967

Change of use from first floor (Class E) to three flats (3 x 1 bed) (Class C3); subdivision of ground floor retail shop into three retail shops (Class E) and alterations to shopfront; alterations

208 Knighton Road, Knighton Hall, Stable Cottage

Planning Application 20231756

Installation of freestanding EV charging point in car park

1, 3 & 5 St Peters Road

Planning Application 20231890

Replacement of timber windows and doors with UPVC windows and doors at rear of flats (Class C3)

3 Alexandra Road

Planning Application 20231909

Change of use from two storey outbuilding (class C3) to one dwelling (1 X 1 bed) (Class C3); Alterations

5 Gallowtree Gate

Planning Application 20232067

Installation of one internally illuminated fascia sign and one internally illuminated projecting sign at front

NEXT MEETING – Wednesday 13th December 2023

Meeting Ended – 18:50