



Leicester
City Council

14th February 2024

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), M. Taylor (IHBC), N. Feldmann, (LRSA), C. Hossack (LIHS), D. Martin (LRGT), N. Finn (LAHS), P. Ellis (VS), S. Sharma (DMU), M. Davies (RICS), Cllr S. Barton, D. Fountain (DMU),

Apologies

S. Hartshorne (TCS), S. Bowyer (LCS), S. Bird (DAC), C. Sanliturk (LU), S. Forde (student).

Presenting Officers

A. Brislane (LCC)
J. Webber (LCC)
G. Butterworth (LCC)

David Beale (LCC)
Kim Lodge (AHR)
Nick Marks (Arcadis)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

The first agenda item was recorded at the request of the external presenters to allow for later reference.

A) Leicester Railway Station (pre-app presentation)

KL explained this was a once in a lifetime opportunity to exact beneficial change in the Station and make it a destination in this part of the city. He explained it was major investment in an undervalued and underused building. He detailed the proposed works to the listed Porte Cochere: revealing the currently hidden elevation, removing modern internal balustrading and ramps, repairing the existing gates, fixing them in place and glazing in openings, refurbishing the modern ticket hall and introducing new landscaping and canopy.

The Panel thanked KL for his presentation. They acknowledged and thanked the project team for taking into account comments raised by the Panel following the initial presentation. Some members raised questions about the possibility of discovering historic material under modern features and finishings of the building. KL explained that there would be a detailed process in place were this to occur, and based on the potential discovery the plans would be adjusted. There were some further questions on smaller details of the scheme, such as the infill glazing to openings and signage and the functionality of the internal and external spaces. The Panel also expressed a desire to see the clock in the tower functioning again as part of the proposed work. Members queried the proposed treatment of the separately Listed Grade II Gates and Gate piers to the Former station. It was explained that they will be carefully dismantled and relocated slightly further up Station Street. Given they represent the only surviving fabric of the original station building, it was suggested by members that something should mark their original location within the pavement of the new carpark/turning circle.

**B) 150 St Nicholas Circle, 1-7 and 13 Bath Lane
Planning Application 20221210**

The Panel acknowledged the importance of the site, as a gateway location into the city centre. They felt there had been some improvement over the previous iteration and welcomed the reduction in height from 9 to 6 storeys in parts. However, members retained reservations about the scheme, and agreed that it continues to lack sufficient quality for this sensitive site. They cited the massing as one of their principal concerns, which they felt to be monotonous and uncompromising, particularly along the Bath Lane elevation. They also expressed disappointment in the Castle Gardens elevation, which they felt does not adequately address the corner. Overall, the Panel agreed that the revised scheme did not resolve their previous concerns and voted to sustain their objection.

One member requested that, should the application be approved, a condition be included to carefully salvage and reinstate the LRSA City Trail terracotta plaque in a similar position as existing.

OBJECTION

The panel made no comments on the following:

**28 Stoneygate Avenue
Planning Application 20232290**

Demolition of single storey store and fire escape stair at rear; construction of single storey detached building to form 1 self-contained flat (1 x 1bed)(Class C3) at rear of mixed use property (house in multiple occupation (7 beds) (Sui Generis) & 1 bed flat)

168 Fosse Road North

Planning Application 20232172

Construction of dormer extension at front and dormer extension at rear to create additional second floor flat (2-bed) (Class C3)

19 Elms Road, land at rear

Planning Application 20232165

Construction of two storey dwellinghouse (2-bed); associated access, parking and landscaping (Class C3)

5 Gallowtree Gate

Planning Application & Listed Building Consent 20232272 & 20232066

Internal and external alterations to grade II listed building & Installation of ventilation flue at rear (Class E)

129 St Nicholas Circle, Holiday Inn

Planning Application 20232282

Alterations to the ground floor facade including installation of cladding and external lighting; hard and soft landscaping works including 12 new car parking spaces

5 School Lane

Planning Application 20232308

Retrospective application for installation of external wall insulation; Installation of render with cream finish to house (Class C3)

122A Charles Street, Templar House

Planning Application 20232246

Installation of external re-cladding and remedial facade works to flats (Class C3)

176-180 Loughborough Road

Planning Application 20232231

Demolition of part of single storey extension at side and rear; Change of use from storage (Class B8) to 7 flats (3x1 Bed, 4x2 Bed) (Class C3); construction of single storey extension at rear; alterations; associated car parking and landscaping

34-36 Granby Street

Listed Building Consent 20232435

External Alterations to Grade II Listed building (Class E)

1 Duke Street, Marlborough Place

Planning Application 20231885

Installation of external re-cladding & remedial facade works to apartment building (Class C3)

77 Knighton Drive

Planning Application 20231928

Replacement of windows and doors to the rear of flats (Class C3)

20-22 Gotham Street

Planning Application 20231939

Replacement of windows and doors to the rear of flats (Class C3)

15, 17, 21 & 23 Abingdon Road

Planning Application 20231875

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

6 Hobart Street

Planning Application 20230855

Replacement of timber framed windows with new double glazed timber framed windows at front and UPVC windows at rear of building (Class C3) (AMENDED PLAN RECEIVED 24/01/2024)

96 Jarrom Street

Planning Application 20232235

Variation of condition 20 (Approved Plans) of planning permission 20180801 and condition 1 (Approved Number of Flats) of non-material amendment 20231797

(Demolition of existing building; construction of five & eight storey mixed use building comprising residential apartments (Class C3); ground floor unit for nursery/retail/restaurant (Class E)) to amend the type and number of flats, alter the internal layout of the flats, amend the design of the fenestration, omit the basement, amend the layout of the ground floor and alter the external landscape.

Corn Exchange/Market Place

Planning Application 20232383

Relocation of Grade II listed Statue of the Duke of Rutland from front of Corn Exchange to Market Place pavement, adj no.46

28 Regent Road, Carlton House

Planning Application 20232421

Installation of new windows & door; alterations to front, rear & side elevations; cycle parking; bin store; landscaping

90 Highcross Street

Planning Application 20232378

Relocation of main entrance and associated canopy; alterations to facade on Highcross Street; rendering to car park undercroft; replacement of existing glazed terrace balustrade at first floor with louvre fins; installation of new lighting to face of building (Class Sui Generis)

123 Letchworth Road

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

6-8 Market Street

Planning Application & Listed Building Consent 20232354 & 20232353

Internal and external alterations and partial demolition to grade II listed building & Partial demolition of rear section of building; change of use of first and second floor from offices (Class E) to 6 flats (5 x 1 bed, 1 x 2 bed) (Class C3); construction of first and second floor extensions at rear; installation of roof lights to side and rear

362 St Saviours Road

Planning Application 20232294

Construction of single storey extension at side; first floor extension at side and rear of building; alterations (Class F1)

Lancaster Road, Attenborough Arts Centre

Planning Application 20240103

Installation of two air source heat pumps; associated thermal store compound; 2.4m high palisade fencing enclosure to rear of arts centre (Use Class F1)

NEXT MEETING – Wednesday 13th March 2024

Meeting Ended – 18:55