



Leicester
City Council

17th July 2024

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

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), M. Davies (RICS), D. Fountain (DMU), S. Bird (DAC), N. Finn (LAHS).

Apologies

D. Martin (LRGT), M. Richardson (RTPI), S. Sharma (DMU), I. Johnson.

Presenting Officers

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

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

A) 53 New Walk, New Walk Museum

Planning and Listed Building Applications [20240827](#) & [20240828](#)

Partial demolition of existing roof; replacement with new roof; new roof lights; heating plant and ventilation at roof level at Museum (Class F1); replacement of part of fenestration to front; alterations. / Internal and external alterations to Grade II listed building

The Panel supported and welcomed the principle of the development and the majority of the works to re-order the museum commenting on its long history of interventions

and alterations. The majority of the works were supported including the internal circulation spaces, new lift and provision of the flexible café space with the lowered and remodelled windows and new doors. The Panel supported the principle of the works to the roof including the encasing of the existing lanterns in a metal cladding to allow for the opening up of the galleries below. There was a discussion about how prominent the lanterns were, but a general agreement that the detailing would need to be important to avoid them having a boxy and industrial appearance.

The Panel re-iterated their preference for the multi-pane top windows facing New Walk to be retained as they have aesthetic and historic value and help tie the 1890s extension to the arts wing. They did not feel the justification of providing signage space justified the harm caused.

SEEK AMENDMENTS

B) 80 Wharf Street South
Planning Application [20240308](#)

Part demolition: Conversion of 80 Wharf Street South & construction of 6 storey building to form flatted residential development (Class C3); associated access and landscaping

The Panel welcomed the investment and repurposing of a locally listed building, and were pleased to see the proposed reinstatement of two lost window bays at ground floor level. They felt however that other aspects could be improved further, with some opportunities missed to execute more elegant detailing. In particular they were disappointed by the proposed infill treatment to the carriage way, feeling the various vertical and horizontal elements were “clumsy” and did not go far enough to treat it as a distinctive feature. Other members commented on the parapet, believing it once held a central feature which has been lost.

Members expressed concerns about the new residential development proposed on the rest of the site, noting the locally listed building would be completely encased by tall buildings. They felt the approach to the streetscene was monolithic and formulaic, treating the development as a single block, instead of responding to the two distinctive streets they face onto. They wished to see cues taken from the existing/surrounding building such as picking up and continuing datum levels in the locally listed building. They also felt that the corner could be better emphasised and celebrated, while prominent areas of blank walls were a missed opportunity.

Overall, the panel felt that the application would diminish the sense of place and objected to the application on design grounds.

OBJECTIONS

C) 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

The Panel discussed the merits of the scheme considering that some form of building in the chosen location would be acceptable subject to a satisfactory design. The panel noted their objection to the previous scheme and felt the same points were relevant.

The Panel raised concerns that the submitted design is quite busy with decorative elements applied to all elevations. Concerns were raised that these details would rely on fine execution and any misapplication or build errors could undermine the character of the building and conservation area. The Panel felt that insufficient detail had been provided to give confidence that the design could be carried out effectively and, as such, asked that further information be provided to demonstrate this.

SEEK AMENDMENTS

D) St Anne's Parish Church
Planning Application [20240928](#)

Construction of narthex to west elevation; landscaping works (Class F2)

The panel were supportive of the need for the extension and were broadly happy with the scale and form of the design. There was some discussion about the inclusion of 'gothic' windows in the extension with some members feeling it tied the elements together and others feeling they were out of place on the contemporary extension. The Panel objected to the lantern feeling it looked out of place with the rest of the extension and the main church forming an incongruous feature. A smaller and less showy lantern would be more likely to be supported.

SEEK AMENDMENTS

The panel made no comments on the following:

82-82a London Road
Listed Building Consent Application 20240527
Internal and external alterations to Grade II listed building

1 King Street, Phoenix House
Planning Application 20240675
Change of use of second floor from office (Class E) to educational/training use (Class F1)

18-20 York Road
Planning Application 20240384
Demolition of existing two storey office building (Class E); construction of five storey building to provide 20 student accommodation flats (sui generis)

9-15 Princess Road West, Bosworth House

Planning Application 20240542

Installation of double glazed windows with dark grey uPVC frame, installation of additional windows at fourth floor level; construction of external cycle store (Class E)

Halifax Drive, St Lukes Church

Planning Application 20240660

Installation of 9 telecommunications antennas and ancillary equipment to tower and rooftop

15 Belgrave Road, Leicestershire Brahma Samaj

Planning Application 20240731

Construction of single storey side extension; & alterations to side boundary wall (Class F1)

8 Bowling Green Street

Planning Application / Listed Building Consent 20240599 & 20240600

**Change of use from a Bar (Sui Generis) to Theatre Arts and Cultural Institution (Class E); alterations / Internal and external alterations to Grade II listed building
133 Loughborough Road**

Planning Application 20240938

Change of use of first floor from offices (Class E) to residential flats (5x 1bed); construction of first floor extension at side and rear, single storey extension at rear and alterations (Class C3)

7 High Street

Listed Building Consent Application 20240755

External alterations to Grade II listed building

28 Mill Hill Lane

Planning Application 20240280

Construction of single storey extension at rear and installation of roof lights at front and rear of house (Class C3)

145 Loughborough Road

Planning Application 20240793

**Change of use from shop (Class E) to Launderette (Sui Generis);
installation of ventilation flue at rear**

89-91 High Street

Planning Application 20240632

Alterations to shopfront of restaurant and bar

23 Merton Avenue

Planning Application 20240612

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

33/ 35 St Nicholas Place

Planning Application 20240346

Retrospective application for the change of use from nightclub (sui generis) to Offices (Class E)

101-105 High Street, The High Cross

Planning Application / Listed Building Consent 20241089 / 20241090

Change of use from vacant shop at 101 High Street (Class E) to become part of public house (Sui Generis); alterations to front & flat roof extension to rear of existing public house (Sui Generis) / Internal and external alterations to grade II listed building

NEXT MEETING – Wednesday 14th August 2024

Meeting Ended – 19:30