



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 18 March 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), R. Alsop (LCS), N. Feldmann (LRSA), S. Hartshorne (TCS), S. Bird (DAC)

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC)

125. APOLOGIES FOR ABSENCE

C. Sawday, N. Stacey (LSA), P. Ellis (VS), Cllr S. Barton, K. Durkin (Student), D. Sharma (Student), C. Hossack (LIHS), C. Loughton, D. Martin (LRGT), C. Jordan (LAHS)

126. DECLARATIONS OF INTEREST

None.

127. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

128. CURRENT DEVELOPMENT PROPOSALS

A) Pre-application presentation on Western Park Open Air School and site adjacent to the Eco House (MAS Architecture)

The schemes were presented and commented on.

**B) 132-140 Highcross Street and rear of 61 Great Central Street
Planning Application [20182111](#)**

Initial comments focused on the broadly unsuccessful amendments in light of the Panel's recommendations in relation to the initial scheme. Some members expressed concerns in regard to the additional bulk to the southernmost portion of the site, considered as contributing to an 'overwhelming' impression of the scheme, especially in relation to the relatively narrow host street. The drop in

level to the northmost portion, resulting in a break in the horizontal consistency of the shopfront line, was criticized.

The materials and elevation design (e.g. shopfronts and entrance) were considered of inferior quality and of too generic in relation to the heritage sensitive location.

Re-introduction of additional set-back(s) to the primary volumes facing onto Highcross Street was recommended.

Although the principle of a new development was not objected to, the Panel concluded that the amended scheme would contribute to the spatial loss of the Grade I Listed All Saints Church and would have an adverse effect of the character and streetscene of the All Saints Conservation Area. Major amendments in regard to elevation treatment, design, materials (more cohesive material palette) and total height were considered necessary to render the application admissible.

SEEK AMENDMENTS

C) 24 Ratcliffe Road, Land Rear of Planning Application [20192136](#)

The Panel objected to the principle of the development but appreciated an outstanding approval has been granted in the past. Nonetheless, the scale and height were criticised as significantly excessive, with the finish, design and materiality all considered inferior to the quality and character Stoneycote Conservation Area. The Panel concluded that the infill development fails to adequately reflect its context and preserve / enhance the designated locality.

OBJECTIONS

D) 580 Gipsy Lane Planning Application [20190080](#)

The Panel reiterated their previous comments on the heritage merit and positive contribution of the existing dwellinghouse to the conservation area. The modern design was commended, but members questioned the scheme's relation to its setting. Despite some appreciation of the concept of two legibly modern dwellings, it was highlighted that the submitted drawings lack relevant detailing (e.g. guttering, glazing frames), while the visuals are highly 'unrealistic' (e.g. void through the dwellinghouses), while the scheme's reads as detached from the existing context.

The Panel concluded that based on the questionable contextual relationship of the new scheme to the existing character and streetscene of the conservation area, lack of relevant detailing and 'idealized' visualizations, while also constituting loss of a historic dwelling that does contribute to the merit of the designated locality, the development will fail to preserve or enhance the Old Humberstone Conservation Area.

OBJECTIONS

E) 9 Holy Bones, Guru Nanak Gurdwara Planning Application [20192036](#)

Initial comments noted the unfortunate visual prominence and quality of the existing structure. The members concluded that the principle of the development is broadly acceptable, as constituting negligible addition in regard to massing and height to the existing building, with some considering the alterations as improvements (resulting in more coherent front elevation).

Concerns focused on the bulky impression of the front, single storey extension, with criticism of the design and limited extend of the glazing. The uPVC windows and doors were regarded as inadmissible, with suggestions of timber / steel frames as acceptable alternatives.

SEEK AMMENDMENTS

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

24 Rutland Street, Assurance House Planning Application 20191256

Change of use of part of ground floor and all of first floor of the two storey building facing Yeoman Street and construction of a two storey extension to the roof to create two flats (1 x 2bed and 1 x 3bed) (Class C3); alterations

Stoneleigh Manor, Flat 1 Planning Application 20192219

Construction of replacement windows and door at front, side and rear of flat (Class C3)

176-180 Loughborough Road Planning Application 20192176

Change of use from Storage (Class B8) to Hotel (Class C1)

188 Welford Road Planning Application 20182726

Demolition of existing building; construction of three storey building to provide student accommodation (19 x studio flats) (Sui Generis) (amended plans 11/2/2020)

**63-65 Chuch Gate
Planning Application 20191765**

RETROSPECTIVE APPLICATION FOR A CHANGE OF USE FROM NIGHTCLUB (SUI GENERIS) TO SHISHA RESTAURANT/CAFE (CLASS A3) ALTERATIONS TO ROOF

**26 Southernhay Road
Planning Application 20200072**

Alterations to front of house (Class C3)

**Outside 23 Hotel Street
Planning Application 20200260**

Installation of 2.9 metres high multi-functional structure comprising wifi, usb port, touchscreen tablet, telephone and environmental monitor

**Outside 23 Hotel Street
Planning Application 20200261**

Installation of double-sided digital panel on multi-functional structure

**Kerrysdale Avenue, Wyvern Arms
Planning Application 20200197**

Change of use of first floor flat (1x4 bed) to 4 flats (4 x1 bed); construction of second floor extension to create additional 4 flats (1x4 bed) (Class C3); alterations

**144 London Road
Planning Application 20200124**

Change of use of vehicular parking area to outdoor seating area for public house; installation of 2m and 2.5m high fence (Class A4)

1A Elmfield Avenue

Planning Application 20200298

Construction of single storey extension at front of Office (Class B1a)

**7-11 Humberstone Gate
Planning Application 20200265**

Installation of replacement shopfront at front and side; new first storey windows at front and side of bank (Class A2)

**33 Cank Street
Planning Application 20200388**

Change of use of part of ground floor and first floor from shop (Class A1) to drinking establishment (Class A4)

**4 Avenue Road
Planning Application 20200167**

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

**246 St Saviours Road
Planning Application 20200244**

Construction of single storey extension at rear of house (Class C3)

Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.

Planning Application 20192132

Retention of unauthorised works - internal and external alterations to Grade II listed building to facilitate conversion to 15 flats.

Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.

Planning Application 20192131

Retrospective change of use from offices (Class B1) to 15 residential

flats, and associated internal and external alterations. (Class C3).

**14 Cheapside
Planning Application 20192418**

Change of use from shop (Class A1) to restaurant and takeaway (Class A3/A5); retention of flue

NEXT MEETING – Wednesday 15th April 2020

Meeting Ended – 19:00