



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 17 JUNE 2020
TIME: 5:15 pm
PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Cllr M. Unsworth

L. Blood	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
C. Jordan	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
N. Stacey	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute

C Sawday, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638)*

Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

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There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

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INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The Minutes of the meeting held on 18th March 2020 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

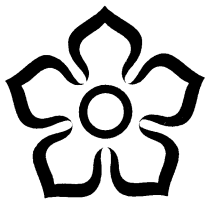
Appendix B

The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

6. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



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**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. Laughton, 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

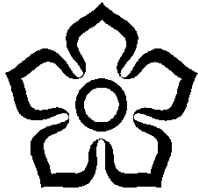
flats, and associated internal and external alterations. (Class C3).

**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



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

17th June 2020

CURRENT DEVELOPMENT PROPOSALS

A) 14 Southernhay Road Planning Application [20200652](#)

The site under consideration is located in the Stoneygate Conservation Area, south-east of the Grade II Listed 22 Avenue Road and garden room (also Grade II Listed). The plot is currently undeveloped, flanked by two early 20th century 'vernacular revival' dwellings. The proposal is for a construction of a new two-storey dwellinghouse on site.

B) 64-66 London Road & 17 Glebe Street Planning Application [20200663](#)

The buildings under consideration area located within South Highfields Conservation Area, in close proximity to the Grade II Listed 78-82 London Road to the south-east and the Grade II Listed 55-57 to the north-west, and front onto both London Road and Glebe Street.

The proposal is for a top storey extension to 17 Glebe Street and conversion of roof space at 64-66 London Road to shared accommodation, associated with dormers to front and side elevations.

C) 2 St James Road, 200 London Road Planning Application [20200429](#)

The site is located in the Evington Footpath Conservation Area, on a prominent junction of London Road and St James Road, just over 40 metres north-west from the Grade II Listed Church of St James the Greater. The proposal is for a new two-storey residential accommodation on site of the existing garage, to the rear of 2 St James Road and fronting onto St James Road.

D) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE

Planning Application [20190433](#)

The site under consideration is located within the Stoneygate Conservation Area, currently occupied by a series of low-lying 1970s brick student accommodation blocks. The Grade II* No.32 Ratcliffe Road and Grade II Listed Nos. 34 - 36 are located to the immediate south-west of the site. The proposal entails demolition of the 20th century development and construction of a new comprehensive care-home development.

**E) 115 Abbey Park Road, Land Adjacent
Planning Application [20192102](#)**

The site is located to the immediate north of the Scheduled Monument of Leicester Abbey and the Grade II* Listed Abbey Park, adjacent the Grade I Listed Abbot Penny's Wall and within a close proximity to a range of Grade I Listed assets located within the wider Abbey Park.

The proposal is for a new corner development comprising residential units and ancillary uses. The total height of the new structure has been reduced to four storeys, whilst elevation treatments have been revised.

**F) 42 BELGRAVE GATE, FORMER ABC CINEMA
Planning Application [20191390](#)**

The site is located east from the Church Gate Conservation Area, to the immediate north-west of the Locally Listed Haymarket Theatre. The site is currently occupied by a surface level car park extending from Belgrave Gate to Mansfield Street.

The application is for a comprehensive new residential development. The massing, height and external treatment of the new development have been amended.

**G) 29 Middleton Street
Planning Application [20200401](#)**

The plot under consideration is located within the Aylestone Conservation Area, located south from the Grade II* Listed Church of St Andrews, the Grade II Listed War Memorial and south-west from the Grade II Listed 90 Old Church Street. The proposal is for a new two-storey dwelling abutting the existing dwellinghouse at 29 Middleton Street, associated with demolition of existing outbuildings and external alterations to existing building.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday the 15th of June 2020. Please contact Justin Webber (4544638), Paula Burbicka (4541703) or Daniel Evans (4544076).

Further details on the cases below can be found by typing the reference number into:
<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

**1 Garrick Walk, Haymarket Theatre
Planning Application 20200398**

Variation of condition 2 (Submitted Plans) attached to planning permission 20180150 (Shopfront alterations to front; construction of extensions to provide lobby area and lift shaft; external staircase and link bridge to side of theatre (Sui Generis); alteration) to allow for alteration to material of lift shaft

**University Road, outside Percy Gee Building
Planning Application 20200304**

Installation of 20m high monopole with antennas; 2 cabinets

**5 Carisbrooke Road
Planning Application 20200162**

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

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200515**

Installation of two non-illuminated vinyl signs to cafe (Class A3)

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200514**

Installation of shopfront to cafe (Class A3)

**19 De Montfort Street
Planning Application 20200178**

Construction of single storey and first storey extension at rear to create single storey flat (1 x 1 bed) at rear of office; part change of use from offices (Class B1(a)) to two flats (2 x studios) (Class C3)

**Land between 62-68 Constance Road
Planning Application 20200397**

Construction of 2 x two storey dwellings (2 x 3 bed) (Class C3)

**42 Sandown Road
Planning Application 20200541**

Part retrospective application for alterations to garage (Class C3)

**50 Western Boulevard - Trinity Hospital
Planning Application 20200503**

Construction of extended terrace, installation of fire escape stairs and removal of two trees to rear of sheltered accomodation (Class C2); alterations

**Car park opposite 40 Almond Road
Planning Application 20200299**

Construction of two storey restaurant and drive-through takeaway (Class A3/A5)

**75 Market Place
Planning Application 20200040**

Change of use from office (Class A2) to office (Class A2) and three studio flats (Class C3); alterations

**75 Market Place
Planning Application 20200041**

Internal and external alterations to grade II listed building

**57 London Road
Planning Application 20200468**

Change of use from shop (Class A1) to cafe (Class A3) and installation of ventilation flue at rear; alterations

**57 London Road
Planning Application 20200469**

Internal and external alterations to grade II listed building

**25 St Albans Road
Planning Application 20200585**

Installation of new UPVC windows and doors at rear of flats (Class C3)

**118-120 REGENT ROAD
Planning Application 20190235**

RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)

**Soar Lane, Pavement at Soar Lane
Planning Application 20200521**

Installation of 20m high mono-pole with antennas; equipment cabinets

**362 ST SAVIOURS ROAD
Planning Application 20190978**

CONSTRUCTION OF FIRST FLOOR EXTENSIONS TO SIDE AND REAR OF COMMUNITY CENTRE AND PRAYER HALL (CLASS D1) ALTERATIONS

**4 Market Place, Spencer Chambers
Planning Application 20200205**

Internal and external alterations to Grade II listed building

**8 Market Place
Planning Application 20200204**

Internal alterations to Grade II listed building

**6a Hotel Street, 4 Market Place, 6 Market Place, 8 Market Place
Planning Application 20200272**

Change of Use from Mixed Use to 14 apartments (4x studio, 8x1bed, 2x 2bed) (Class C3); construction of first floor extension at rear; alterations

**459 Hinckley Road (former eco-house)
Planning Application 20200312**

Construction of a single storey extension at front; two storey extension at front; first storey extension at rear; installation of a 2m high fence at front, sides and rear of eco house; installation of new access drive and car park (Class D1); alterations

**7 Upper King Street
Planning Application 20200548**

External alterations to grade II listed building

**7 Upper King Street
Planning Application 20200547**

Installation of 2m high gate and railings at rear of offices (Class B1(a)); alterations

**5 Fox Lane
Planning Application 20200587**

Change of use of first and second floor from cafe (Class A3) to four self-contained flats (4 x 1 bed) (Class C3), alterations

**191 Loughborough Road
Planning Application 20200513**

A retrospective planning application for the construction of two storey building new two storey building to provide 4 self-contained flats (4x1 bed); Construction of single storey bike store at rear (Class C3)

**16 Toller Road
Planning Application 20200710**

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

**350 Melton Road; at rear
Planning Application 20200405**

Construction of single storey building to form four light industrial units (Class B1); car and cycle parking; alterations to vehicle access

Halifax Drive, St Lukes Church

Planning Application 20200701

Replacement antennas (x 3); GPS module (x 1); ancillary works

Highcross Street

Planning Application 20200699

Installation of 20m high monopole; 2 cabinets

44-46 Cank Street

Planning Application 20200372

Change of use from shop (Class A1) to simulation entertainment centre (Class D2)

Southernhay House

Planning Application 20200733

Construction of single storey extension at side; single and two storey extension at rear of house (Class C3); alterations

188 East Park Road, Ground Floor Shop

Planning Application 20200499

Installation of shopfront to laundrette (Sui Generis)

188 East Park Road, Ground Floor Shop

Planning Application 20200500

Installation of one internally illuminated fascia sign at front of shop (Class A1)

25 Sanvey Gate

Planning Application 20200574

Installation of one internally illuminated digital screen (Class B2)

219 London Road

Planning Application 20200608

Retrospective application for construction of hardstanding at front; installation of fence at front and side; gate at front of house (Class C3)

**1 Wharf Street South
Planning Application 20200511**

Installation of ventilation louvers to east and west elevations (Sui Generis)

**7 St Martins Walk
Planning Application 20200675**

Installation of ventilation flue at rear of restuarant (Class A3)

**30-32 Granby Street
Planning Application 20200594**

Installation of shop front and awning (Class A3)

**30-32 Granby Street
Planning Application 20200595**

Installation of externally illuminated fascia sign and internally illuminated projecting sign (Class A3)

**26 Stoneygate Avenue
Planning Application 20200474**

Construction of single storey extension to front and rear of outbuilding at rear to form one flat (1x1 bed) (Class C3)

**Granville Road, Victoria Park Memorial Grounds
Planning Application 20200667**

Installation of 3.2m high statue with plinth

**5 Birkdale Avenue
Planning Application 20200583**

Construction of single storey extension at side and rear; construction of hip to gable roof; dormer extension at rear of house (Class C3)

**St Margarets Way, St Margarets Pastures Sports Centre
Planning Application 20200670**

Installation of 4.5m high steel mesh perimeter fence; eight replacement 15m high lighting masts and LED luminaries; Installation of pitch perimeter barrier (1.20m); enclosed water storage tank / unit and pumping unit; refurbishment of the existing artificial turf hockey pitch and hard standing areas (Class D2)

**26-28 Princess Road West
Planning Application 20200741**

Retrospective application for the construction of third floor extension to create 4 self contained flats (4 x 1 bed) (Class C3)

**36-40 Market Street
Planning Application 20200768**

Construction of scaffolding for refurbishment and restoration; internal and external alterations to Grade II Listed Building

**22-30 Sandown Road, Sandown Court
Planning Application 20200683**

Installation of 12 replacement UPVC windows to flats (Class C3)

**46B Market Place
Planning Application 20200475**

Internal and external alterations to grade II listed building

**High Street, Evington Chapel
Planning Application 20200864**

External alterations to grade II listed building

**105 London Road
Planning Application 20200477**

Change of use of first and second floor from Office (Class B1(a)) to one self-contained flat (3 bed) (Class C3); alterations

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200658**

Change of use of part of basement and ground floor from shop (Class (A1) to hot-food takeaway (Class A5): alterations to ventilation flue at rear

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200659**

Internal and external alterations to grade II listed building

**12 Fosse Road South
Planning Application 20200687**

Change of use from shop (Class A1) to restaurant (Class A3); installation of ventilation flue at rear; alterations

**176-180 Loughborough Road
Planning Application 20192176**

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

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200869**

Installation of ramp, steps, canopy and hard surfacing to form access at side of university building (Class D1); alterations

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200870**

Internal and external alterations to grade II listed building

**37 Highfield Street
Planning Application 20200617**

Demolition of garage; change of use from HMO (1 X 5 bed) (Class C4) to 5 flats (2X 1 bed 3 X 2 bed); construction of three storey extension; single storey extension at rear of flats (Class C3)

**12 Ashfield Road
Planning Application 20200867**

Remove existing fence; installation of 1.5m high fence at front and part of side; installation of 2.1m high fence at part of side and rear;

alterations to gated access at rear of house (Class C3)

**Herrick Road, Knighton Fields Centre
Planning Application 20200636**

**Installation of 2.4m high fences and gates to side and front of
educational establishment (Class D1); alterations**

