



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 26 August 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), N. Feldmann (LRSA), S. Hartshorne (TCS), C. Hossack (LIHS), C. Laughton, D. Martin (LRGT), C. Jordan (LAHS) P. Ellis (VS)

Presenting Officers

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

G. Butterworth (LCC)

137. APOLOGIES FOR ABSENCE

R. Lawrence (Vice Chair), Cllr S. Barton, S. Bird (DAC), S. Eppel (LCS), M. Richardson (RTPI)

138. DECLARATIONS OF INTEREST

None.

139. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

140. CURRENT DEVELOPMENT PROPOSALS

**A) 170 London Road
Planning Application [20200839](#) and [20200840](#)**

Change of use from offices (Class B1(a)) to 9 student flats (sui generis); alterations

Internal and external alterations to grade II listed building

The Panel commented on the regrettable alterations that already took place and highlighted the fact that in its current form both applications are not considered acceptable, causing significant harm to the Grade II Listed asset. Whilst some alterations undertaken/proposed (e.g. partitions) were considered reversible and thus not objected to, most other works (e.g. removal of internal finishes with integral features, bricking up/blocking up existing openings and

concealment of fireplaces) were unanimously objected to.

The members criticised the incompleteness and lack of adequate detail in the applications and concluded that the applicant failed to grasp the significance and architectural merit of the designated asset under consideration. The Panel objected to the principle of the development (change of use and internal & external alterations to the Grade II Listed building), and requested that a new scheme, adequate for the designated asset under consideration is developed. The members also requested that the damage already caused is rectified and all remaining historic features/finishes preserved.

OBJECTIONS

B) Melbourne Hall Evangelical Free Church, St Peters Road Planning Application [20200481](#) and [20200482](#)

Installation of handrails and construction of replacement ramp to front; installation of lighting, bollards, hard surfacing and 1.4m high railings and construction of 0.3m high walls to front and sides; installation of 1.1m high railings and reconstruction of retaining walls to side and construction of ramp and steps to rear of place of worship (Class D1); works to trees covered by tree protection order; alterations

Internal and external alterations to grade II* listed building

The members of the Panel expressed conflicting opinions regarding the installation of glazed aluminium doors to primary elevations of the Grade II* Listed building. Whilst some welcomed these alterations, regarded as positive addition to the church that would result in its modernisation and visual 'opening up', others regarded the new doors as 'inappropriate' and regrettable, of potential to adversely affect the definition and architectural merit of the Grade II* Listed asset.

The Panel concluded that uPVC doors and windows to Hall and the new railings to light well are not acceptable (of inappropriate standardised design). They suggested that existing railings are either repaired or replaced on a like-for-like basis. The reduction of the ramp to frontage (St Peter's Road) was welcomed, as were the installation of steel railings on site. The panel requested that these railings are black in finish, to match existing lamp post and other railings within the curtilage of the site.

The members criticised the diversity and quantity of the lighting features proposed, considered excessive and collectively causing irreversible damage to the historic fabric of the church (through numerous fixtures and fittings). The principle of increased definition to curtilage was supported, with no further comments on design/ materially. The members also commented on the existing vegetation to the curtilage and requested that this is retained and/or improved. The existing signage to the corner was considered as overtly dominant and would be improved by being reduced in scale.

SEEK AMENDMENTS

C) 9-11 Marble Street Planning Application [20201133](#)

Demolition of existing buildings. Construction of six storey building comprising of 4 cluster flats (48 student bedrooms) and 13 x 1 bed student studio flats (Sui Generis), communal area and amenity area.

The discussion focused on the design, finish and materiality of the new development proposed. While varying comments were raised, the members concluded that the proposed finishes, in particularly the light grey brickwork, are welcomed. It was agreed that this would allow for the building to be legible as 'modern' infill development, with no obvious opposition to the adjacent heritage assets (Greyfriars and Market Conservation Area). The design was complimented, considered well-thought through and adequate for the location; a definite improvement on the previously approved scheme.

NO OBJECTIONS

D) Charter Street, Kapital Buildings Planning Application [20200293](#)

Demolition of industrial building (Class B1); Construction of six storey Hotel (Class C2); Change of use from Light Industrial (Class B1) to mixed use Children's play area; bowling alley; conference and banqueting suite; hostel and 9 residential units (9 Studios), (Classes C1, D1, D2 and C3a)

The members highlighted the heritage significance of the Locally Listed asset under consideration, commenting on both its historic and architectural interest. They concluded that the scheme as proposed does not merit the partial demolition of the complex, which was labelled as a unique and valuable addition to the city's heritage. The Panel agreed that the scheme is of limited architectural interest, with unfitting solid to void ratio, disjointed proportions and 'monotonous' definition. The lack of depth was criticised, as was the solidity of the southern elevation.

The proposed top extension to the retained portion of the complex was also criticised, considered as an entirely unfitting addition, with no concessions made to the existing building, as of different finish, materiality, proportions and definition.

OBJECTIONS

E) 100 Welford Road
Planning Application [20200936](#)

Demolition of four buildings; construction of part 3 storey, part 4 storey and part 5 storey building to contain 55 student studios and community space; single storey building for use as security office, bin store and cycle store; change of use of two buildings (Class B2/B8) to provide 4 student studios (Sui Generis); associated landscaping and facilities.

The scheme was unanimously considered as acceptable for the location, as of minimal impact on the streetscene and character of the New Walk Conservation Area and the adjacent Grade II Listed asset. Whilst some members commented on the 'regrettable' solidity of the Regent Road elevation, the argument of such treatment enabling future development to the existing car park site was accepted.

NO OBJECTIONS

F) 57 Rutland Street, Leicester International Complex
Planning Application [20200644](#)

Conversion and external alterations to former International Hotel building to provide student accommodation (sui generis), (425 x studio flats and 10 x 5-bed flats to accommodate 475 students); gym; cafe; creative work-space / office; together with associated landscaping and loading bay to Humberstone Road.

The conversion of the building was welcomed as a positive alternative to previously advanced schemes for the site. Whilst the principle of the development was supported, the members asked for clarification on external finishes, in particular to the top extension, as a prominent addition within the local streetscene.

SEEK MORE INFORMATION

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

Construction of detached two storey residential annexe at rear of HMO (1X 3 bed) (Class C4).

The members highlighted their previous criticism of the scheme and retained their initial objection to a two-storey dwelling on site. Whilst the design concessions were welcomed, they were considered as largely inadequate to render the scheme acceptable.

OBJECTIONS

**H) 29 Albion Street & 22-32 Wellington Street, Wellington House
Planning Application [20191406](#)**

TWO AND THREE STOREY ROOF EXTENSIONS TO ROOF RESULTING IN AN SEVEN STOREY BUILDING (PLUS LOWER GROUND FLOOR), SEVEN STOREY EXTENSION (PLUS LOWER GROUND FLOOR), CHANGE OF USE FROM OFFICES (CLASS B1(A)) TO CREATE 160 FLATS (37 X STUDIO), (69 X 1BED) AND (54 X 2BED) (CLASS C3)

The Panel welcomed the revised scheme and the reduction of external alterations to the existing building. The reduced height of the extension, its revised design and materiality were also welcomed, considered acceptable for the site under consideration. The green finish in particular was supported, considered as more light weight in effect. The impact on the New Walk Conservation Area and the adjacent Locally Listed Black Boy PH were regarded as greatly reduced in comparison to the previous iteration of the scheme and considered acceptable on balance.

NO OBJECTIONS

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

**11 Southernhay Road
Planning Application 20201102**

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

**74 Granby Street
Planning Application 20201189**

Installation of one internally illuminated fascia sign; one internally illuminated projecting sign (Class A3/A5)

**74 Granby Street
Planning Application 20201188**

Change of use from retail (Class A1) to restaurant/ takeaway (Class A3/A5); Installation of shopfront and ventilation flue to rear

**362 London Road
Planning Application 20200626**

Construction of three storey extension to form lift shaft and part first floor part two storey extension and installation of external fire escape to rear of nursing home (Class C2); alterations

**83A London Road
Planning Application 20200985**

Change of use of first, second floors and loft area from Offices (Class A2) to 4 flats (4 X 1 bed) (Class C3); Construction of first and second floor extension at rear; alterations to roof and rear of building

**7 St Johns Road
Planning Application 20200795**

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

**165-169 Hinckley Road, Abberdale House
Planning Application 20201216**

Construction of access ramp; alterations to boundary wall and stairs at front of care home (Class C2)

**123B Granby Street
Planning Application 20201046**

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

**28 Horsefair Street
Planning Application 20200990**

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

**9 Cedars Court
Planning Application 20201169**

Installation of replacement windows and doors with uPVC double glazing (class C3)

**Attlee Way
Planning Application 20201314**

Installation of 20m high monopole; 2 cabinets

**Theatre Square
Planning Application 20201358**

Double sided free standing digital sign

**Outside 165 Granby Street
Planning Application 20201351**

Double sided free standing digital sign

**Outside 43-45 Granby Street
Planning Application 20201350**

Double sided free standing digital sign

**Outside 18-26 Gallowtree Gate
Planning Application 20201349**

Double sided free standing digital sign

**Outside 2-6 Gallowtree Gate
Planning Application 20201347**

Double sided free standing digital sign

**15-19 Rutland Street, Outside
Planning Application 20201346**

Double sided free standing digital sign

**Outside Unit 3 Clock Tower Mall
Planning Application 20201342**

Double sided free standing digital sign

**Outside 31 Humberstone Gate
Planning Application 20201341**

Double sided free standing digital sign

**Outside 38 Humberstone Gate
Planning Application 20201340**

Double sided free standing digital sign

**Outside 22 Humberstone Gate
Planning Application 20201339**

Double sided free standing digital sign

**Outside 15 Humberstone Gate
Planning Application 20201338**

Double sided free standing digital sign

**Outside 99 High Street
Planning Application 20201337**

Double sided free standing digital sign

**Outside 62-66 High Street
Planning Application 20201329**

Double sided free standing digital sign

**Outside 27 High Street
Planning Application 20201326**

Double sided free standing digital sign

**Outside 50 High Street
Planning Application 20201328**

Double sided free standing digital sign

**Outside 7 High Street
Planning Application 20201325**

Double sided free standing digital sign

**Outside 30 Horsefair Street
Planning Application 20201324**

Double sided free standing digital sign

**Outside 5 Horsefair Street
Planning Application 20201323**

Double sided free standing digital sign

**Unit 2 Clock Tower Mall, Outside
Planning Application 20201321**

Double sided free standing digital sign

**Outside 1 Gallowtree Gate
Planning Application 20201348**

**Installation of replacement internally illuminated Advertising Display Unit
(Sui Generis)**

**Pannell House, 159 Charles Street
Planning Application 20201156**

Replacement of existing windows; Alterations (Class B1)

**1-13 Granby Street
Planning Application 20201204**

Internal and external alterations to grade II listed building

**1-13 Granby Street
Planning Application 20201203**

Removal of ATM and construction of wall at front of bank (Class A2)

**11 Upper King Street
Planning Application 20201120**

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 (amended plan 20/07/2020)

**57 London Road
Planning Application 20200468**

Internal and external alterations to grade II listed building (amended plan 20/07/2020)

**3 East Gates
Planning Application 20201171**

Installation of one internally illuminated fascia sign, one internally illuminated hanging sign and one non-illuminated other sign at front of financial and professional services (Class A2)

**3 East Gates
Planning Application 20201170**

Installation of new shop front (class A2)

**Amenity space outside IBM New Walk
Planning Application 20201435**

Relocation of the existing Clicker statue to within the public realm of the New Walk (Sui Generis)

NEXT MEETING – Wednesday 23rd September 2020

Meeting Ended – 19:30