



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 26 AUGUST 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)

Elected Member Position – Cllr Susan Barton

M. Richardson	-	Royal Town Planning Institute
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
Vacant	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 th Century Society
N. Stacey	-	Leicester School of Architecture
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee

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

K. Durkin (Leicester School of Architecture) – student representative

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

Officer contact: Justin Webber and Paula Burbicka
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 2972 / 454 2965)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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.

BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

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

Paula Burbicka 4541703 Paula.Burbicka@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 22nd July 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

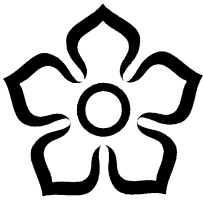
Appendix B

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.



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 22 July 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), S. Eppel (LCS), N. Feldmann (LRSA), S. Hartshorne (TCS), S. Bird (DAC), C. Hossack (LIHS), C. Laughton, D. Martin (LRGT), C. Jordan (LAHS) P. Ellis (VS), Cllr S. Barton, K. Durkin (Student)

Presenting Officers

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

133. APOLOGIES FOR ABSENCE

N. Stacey (LSA)

134. DECLARATIONS OF INTEREST

None.

135. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

136. CURRENT DEVELOPMENT PROPOSALS

Richard Gill made a speech paying tribute to the work of Chris Sawday, who passed away earlier in the month. A valued member of CAP since 2006, his loss will be keenly felt.

**A) Fleet Street, Fleet House
Planning Application [20200942](#)**

The members unanimously supported the retention of the Locally Listed Fleet House and the principle of the development. The scale and massing were broadly supported, considered as appropriate for its context. The legibly modern design of the scheme was welcomed, allowing Fleet House to retain its architectural distinction and prominence.

Whilst the material palette and elevation treatments were broadly supported, the red brick blocks flanking Fleet House (Block A and C) were considered as overly prominent, of poor relationship to the existing building. The criticism was in relation to their design as read against the gables of the retained building. The members concluded that the junction between the new and the old needs to be improved and rationalised, preferably by a stepped-back massing, reconsidered alignment and an addition of a gap between Fleet House and Block A, to allow the ghost sign to be visible.

The elevation treatment and definition of Block D1 were criticised, creating a poor relationship with the Locally Listed 80 Wharf Street South. The members suggested that the horizontal alignment with the asset should be improved, whilst more definition added to the blank side gable of the grey brick block fronting onto Old Milton Street. The dominant height of the ground floor of the Locally Listed Building should be taken as a reference point for the detailing of the new build.

SEEK AMENDMENTS

B) 125 - 129 VAUGHAN WAY Planning Application [20181552](#)

The members appreciated the reduced height and revised material palette of the scheme. Whilst the total mass and height of the extension were not objected to, the lack of clarity regarding finish (colour and quality) and the lack of definition to blank corner gable fronting onto the Grade II Listed Former Richard Roberts' Factory were criticised.

The Panel requested that the definition of the gable is improved and suggested that this may be done by introduction of continuous banding to match features to the front elevation of the existing building. As is, this element was regarded as overbearing, of potential to adversely affect the setting and significance of the Grade II Listed asset.

SEEK AMENDEMENTS

C) 14 Jarvis Street Planning Application [20200801](#)

The scheme was supported by all members of the Panel. They complimented the finish and definition of the new development. In particular, the red brick elevations and recessed brick panels to south elevation were appreciated, considered as a good reflection of the character and features of the Locally Listed Former Generator House. The development was commended as good addition to its locality, with no objections raised. The Panel did recommend the recessed brick panel detail was pronounced as it was a visually valuable feature.

NO OBJECTIONS

D) 19-23 Burleys Way Planning Application [20200791](#)

Although the Panel criticised some aspects of the design and external refurbishment of the development (e.g. the metal cladding to corner feature), comprising loss of architectural definition and original features of the northern section of the block, they concluded that the alterations and the upward extension will have a negligible impact on views onto the Grade I Listed St Margaret's Church and the significance of the adjacent Locally Listed Former Pineapple PH. They agreed that the prominence of both assets will not be affected by the development.

NO OBJECTIONS

E) Kerrysdale Avenue, Wyvern Arms Planning Application [20200900](#)

The members commented on the quality and legibility of the plans, criticising the relationship between the existing and proposed features of the scheme as illustrated. From the information submitted, they considered that the development will have a limited impact on the Locally Listed asset but requested that the windows to the front elevation of the top extension are removed. They concluded that this would render the scheme admissible, as the scheme would then be a neutral addition to the building, read as an extension of the existing roofscape, with no adverse impact on the significance and architectural merit of the asset under consideration.

SEEK AMENDMENTS

F) 37 Welford Road, Reynard House Planning Application [20201009](#)

The Panel focused on the impact of the development on the adjacent Locally Listed Former Jemsox Factory at 39-41 Welford Road. The scheme was considered excessive in regard to the Locally Listed asset, of potential to have a detrimental effect on its prominence and significance. Otherwise, the design was criticised as undistinguished and bland, creating a top-heavy and over-prominent addition into the streetscene. The scheme was considered as inferior to the approved development and not acceptable from a conservation perspective.

OBJECTIONS

The following applications were reported for Members' information but no

additional comments were made.

**Belgrave Circle SW
Planning Application 20200863**

Installation of 20m high monopole; 3 cabinets

**Abbey Park Road
Planning Application 20200873**

Installation of 20m high monopole; 3 cabinets

**Norfolk Street, West End
Planning Application 20200814**

Installation of 20m high monopole; 4 cabinets

**42 Sandown Road
Planning Application 20200541**

**Part retrospective application for alterations to garage at front of house
(Class C3)**

**8 College Avenue
Planning Application 20200425**

**Installation of roof lights to front and construction of dormer extension to
rear of house (Class C3)**

**132-140 Charles Street, Agin Court
Planning Application 20200756**

**Installation of ventilation flue at the side of the building to restaurant
(Class A3)**

**3 Carisbrooke Road
Planning Application 20200782**

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

Regent Road, Verge

Planning Application 20201019

Installation of 20m high monopole; 3 cabinets

Checketts Road

Planning Application 20200959

Installation of 20m high monopole; 3 cabinets

Beauchamp City Sixth Form, 1 South Albion Street

Planning Application 20200160

Installation of two internally illuminated wall signs, one internally illuminated totum sign, one non-illuminated fascia sign, one nonilluminated wall sign and eighteen non-illuminated window signs to school (Class D1)

16 Salisbury Road

Planning Application 20200945

Installation on two non-illuminated free standing signs at front of property (Sui Generis)

Goscote House, 40 Sparkenhoe Street

Planning Application 20200755

Notification of demolition of 22 storey tower block (Class C3)

58 Stretton Road

Planning Application 20200932

Change of use from house (Class C3) to house in multiple occupation for more than 6 persons (7 bedroom) (Sui Generis); construction of dormer to rear; alterations

16 Toller Road

Planning Application 20200710

Construction of single storey extension at the side and rear; partly demolition of the existing garage at the side;, alterations to house (Class C3)

**2 Wellington Street
Planning Application 20200830**

Replacement of existing gate (Class D1)

**80 Belgrave Gate
Planning Application 20200616**

Change of use of part of ground floor from shop (Class A1) and first and second floors from offices (Class B1(a)) to six self-contained flats (6x1 bed) (Class C3); construction of second storey extension at rear; alterations

**Regent Road, Regent College
Planning Application**

Construction of single storey building to rear of college (Class D1)

**8 Toller Road
Planning Application**

Installation of 5 replacement double glazed timber framed windows at front and side of house (Class C3)

**170 London Road
Planning Application 20200839**

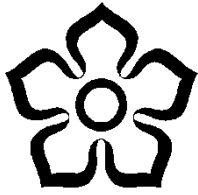
Change of use from offices (Class B1(a)) to 9 student flats (sui generis); alterations

**170 London Road
Planning Application 20200840**

Internal and external alterations to grade II listed building

NEXT MEETING – Wednesday 15th July 2020

Meeting Ended – 19:00



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

26th August 2020

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 property is Grade II Listed, located in the Evington Footpath Conservation Area and positioned adjacent the Grade II Registered Victoria Park. This part-retrospective planning application and listed building consent are for the change of use from offices to nine flats and associated internal & external alterations.

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 building is a Grade II* Listed asset, together with the attached Sunday School. It is located adjacent the Locally Listed 2 Melbourne Road, just over 100 metres north from the South Highfields Conservation Area. The application is for external alterations to the building, including installation of new ramped access to Melbourne Road and St Peter's Road, new railings, new external doors, new windows & doors to Hall, repairs to light well and installation of external lighting.

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 site under consideration is located on the boundary of Market Street and Greyfriars Conservation Areas, c.30 metres north from the Locally Listed 20 Newarke Street. Whilst the front of the plot remains undeveloped, the rear is occupied by an existing 19th century, three to four storey brick structure. The application is for a new residential development on site (up to 6 storeys), associated with the demolition of the historic brick structure as existing.

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 complex under consideration is a Locally Listed asset, purpose-built as the T. W. Kempton hosiery factory. The application is for a partial demolition of the complex and construction of a six-storey mixed use development in its place. The retained portion of the complex is to be converted into a complimentary use (residential and non-residential).

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 site is located in the New Walk Conservation Area adjacent the Grade II Listed 1-7 Upper King Street and the Grade II Listed 102-104 Welford Road. The scheme is for partial demolition of the existing buildings, and construction of new residential accommodation (up to 5 storeys) in their place.

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 building is located in the St George's Conservation Area, adjacent the Grade II Listed Alexandra House, the Grade II Listed 78-82A Rutland Street and the Grade II Listed Taxi Station. The application is for the conversion of the property into student accommodation with external alterations to the existing building.

**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 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.

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 24th of August 2020. Please contact Justin Webber (4544638) or Paula Burbicka (4541703).

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

**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)
