



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 21 October 2020**

Meeting Started 5:15 pm

Attendees

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

Presenting Officers

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

141. APOLOGIES FOR ABSENCE

M. Richardson (RTPI), S. Bird (DAC)

142. DECLARATIONS OF INTEREST

None.

143. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

144. CURRENT DEVELOPMENT PROPOSALS

**A) 58 Stoneygate Road
Planning Application [20201190](#)**

Change of use of school (Class D1) to 17 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; first and second storey side extension; alterations to front boundary; side dormers; associated works.

The Panel criticised the level of detail and the mismatch between the submitted floor plans and the elevation drawings, as well as the lack of detail in the supporting documents. The lack of information regarding external finish & materiality as well as the level of proposed demolition were highlighted. As a result, members found it difficult to judge the exact impact of the proposed scheme on the Conservation Area and the historic building under consideration.

From the information provided, the upward extension was considered detrimental to the former school as well as the streetscene of the Stoneygate

Conservation Area, of potential to disrupt the visual balance of the frontage and its relationship with the adjacent properties. Its position and massing, encroaching upon the existing chimney and positioned above the existing ridge, in line with the existing frontage (not recessed), were considered as inappropriate for the site under consideration.

Creation of new vehicular access to the site, created by partial removal of the boundary wall to Aber Road, was regarded as detrimental to the setting of the asset under consideration, encroaching upon its 'attractive' curtilage. The Panel sought clarification on works to the curtilage, including any works to vegetation, soft & hard landscaping.

The installation of uPVC windows was considered as grossly inappropriate for the site under consideration, where traditional timber windows survive throughout, and the Stoneygate Conservation Area more broadly. The argument of improved U-value was not considered to be adequate as a counterpoint; members noted that improved U-value can be achieved through more appropriate course of action (e.g. refurbishment of existing windows).

The members of the Panel agreed that the scheme will fail to preserve or enhance the non-designated heritage asset and the Stoneygate Conservation Area and thus raised objections to the development as currently proposed.

OBJECTIONS

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

Part demolition and conversion of Fleet House; construction of four storey extension to Fleet House fronting Byron Street; construction of five 5 - 6.5 storey buildings comprising 359 flats (146 x Studio, 211 x 1 bed, 2 x 2 bed) (Class C3); communal ancillary facilities to include residents gym; indoor amenity space; outdoor landscaped amenity space; pedestrian access (amended plans received 12/10/2020)

The Panel found it difficult to decipher the totality of amendments introduced since the last iteration of the scheme. Members noted that some concerns initially raised were not adequately addressed, including the relationship between the existing building and the adjacent new buildings, including position, massing and elevation definition (lack of fenestration in particular). The altered elevation treatment of the block abutting the Locally Listed 80 Wharf Street South was appreciated, considered an improvement.

The Panel agreed that more information, clarification and amended visuals would be useful to provide more comprehensive and conclusive comments of the scheme as revised.

SEEK CALRIFICATION / MORE INFORMATION

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

**7-11 Humberstone Gate
Planning Application 20201260**

Construction of second floor extension and installation of plant/machinery and 1.1m high railings to roof of bank (Class A2); alterations

**107 Granby Street, Last Plantagenet
Planning Application 20201018**

Change of use from drinking establishment (Class A4) and offices (Class B1) to student accommodation (57 x studios) (Sui Generis) at first – fourth floors and part-ground floor and basement, with commercial use at part-basement and ground levels - restaurant/drinking establishment. External alterations.

**29 Albion Street, Wellington House
Planning Application 20201272**

Installation of electricity substation (Sui Generis)

**Leicester Castle Business School, Castle View
Planning Application 20201139**

New soft landscaping proposals and amendments to previously approved soft landscaping to rear of property (Class D1)

**Durham Ox, 45 Birstall Street
Planning Application 20201273**

Construction of single storey extension at front, side and rear, two storey extension at side and first floor extension at rear to form two self-contained flats (2 x 2 bed) (Class A3); installation of ventilation flue; alterations

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

Construction of two storey restaurant and drive-through takeaway (Class

A3/A5); removal of and works to trees covered by Tree Protection Orders (amended plans 25/8/2020)

Off Memory Lane, Memory Lane Moorings, Leicester Line (Grand Union Canal)

Planning Application 20201458

Change of use of seven existing boat moorings (Sui Generis) for permanent residential use and installation of boat mooring infrastructure (Class C3)

156 Gwendolen Road

Planning Application 20200933

Construction of first floor extension at side and rear of house (Class C3)

111 Loughborough Road

Planning Application 20201255

Change of use from dwellinghouse (Class C3) to residential care home (4 bedrooms) (Class C2)

24 West Avenue

Planning Application 20200829

Installation of 1m high railings at front and construction of single storey extension at rear of house (Class C3); alterations (Amended plans 13.07.2020)

92 Granby Street

Planning Application 20201575

Installation of one externally illuminated fascia sign; one internally illuminated projecting sign (Sui Generis)

92 Granby Street

Planning Application 202015754

Change of use of ground floor from betting shop (Sui Generis) to gaming centre (Sui Generis)

52 Daneshill Road

Planning Application 20201483

Change of use from house in multiple occupation (6 persons) (Class C4) to house in multiple occupation for more than 6 persons (7 bedrooms) (Sui Generis); alterations

**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. (Amended plans)

**St Mary De Castro Church, Castle View
Planning Application 20201604**

Retrospective application for installation of protective guards to windows at front and rear of church (Class F1)

**85 Humberstone Gate, Vestry House
Planning Application 20201447**

Replacement of cladding to flats (Class C3)

**Abbey Pumping Station Museum, Corporation Road
Planning Application 20201536**

Installation of one non illuminated free standing sign (Class W1)

**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

**19 East Avenue
Planning Application 20201291**

Change of use from house (Class C3) to seven self-contained flats (6x1 bed; 1x2 bed) (Class C3); hard standing and alterations

**108-110 New Walk House
Planning Application 20201367**

Additional Parking to Offices (Class B1)

**178-186 East Park Road, Petrol Filling Station
Planning Application 20201474**

Installation of one internally illuminated digital board sign (Class Z5)

**Jubilee square
Planning Application 20201763**

Installation of 35 metre high temporary ferris wheel on public car park

**Gifford Close
Planning Application 20201772**

Installation of 18m high monopole; cabinets

**51 Evington Road
Planning Application 20201283**

Change of use from 5 self-contained flats (5x1Bed) (Class C3) to 6 self contained flats (6x1Bed) (Class C3): Construction of two storey extension at rear of property

**42 Market Place
Planning Application 20201586**

Change of use of part of basement and ground floor and first and second floor from office (Class E) to two self-contained flats (2x1 bed) (Class C3)

**Bath Lane, Former Merlin Works
Planning Application 20201807**

Installation of one vertical non illuminated sign on elevation of residential building (Class C3)

**67 Church Road
Planning Application 20201663**

Construction of hardstanding; vehicular access onto classified road at front of house (Class C3)

**171 Loughborough Road
Planning Application 20201776**

Alterations to shopfront (Class E)

**126 London Road
Planning Application 20201724**

Installation of one internally illuminated fascia sign, one internally projecting sign and one awning sign at front of cafe (Class E)

**1-3 Northampton Street
Planning Application 20201602**

Change of use of first floor from restaurant (Class E) to two self-contained flats (2x1 bed); shopfront alterations; alterations.

**33-49 Market Street
Planning Application 20200878**

Change of use from Shops (Class A1) to 14 residential units (3X1 bed, 8x2 bed, 3x3bed) (Class C3), insertion of dormer windows and external alterations.

**271 London Road
Planning Application 20201803**

Demolition of outbuildings at rear; installation of 1.5m high fence at front; construction of 1.6m high wall, hardstanding and vehicular access at front; single storey extension at side; single and first floor extensions at rear; alterations to house (Class C3)

**28 Horsefair Street
Planning Application 20201903**

Installation of one externally illuminated fascia sign and one non-illuminated projecting sign at front of shop (Class E)

3 Southernhay Road

Planning Application 20201864

Construction of replacement hard standing at front; Installation of replacement fencing and gate at front of dwellinghouse (Class C3)

**26-28 Granby Street
Planning Application 20201941**

Installation of two awnings to front of restaurant (Class E)

**2 Knighton Drive
Planning Application 20201980**

Demolition of single storey garage at side of house; Construction of single storey detached garage at side of house (Class C3)

**Knighton Fields Centre, Herrick Road
Planning Application 20201823**

Redecoration, restoration and replacement of existing damaged windows at front, sides and rear of property (Class F1)

**70 Western Road, The Western
Planning Application 20201631**

Construction of single storey extensions at rear; alterations to front, sides and rear elevations of Public House (Class A4); new railings to beer garden; alterations

NEXT MEETING – Wednesday 18th November 2020

Meeting Ended – 18:15