

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 18 NOVEMBER 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 <sup>th</sup> 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

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](mailto:planning@leicester.gov.uk)

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

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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.

### 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](mailto:Justin.Webber@leicester.gov.uk)

Paula Burbicka 4541703 [Paula.Burbicka@leicester.gov.uk](mailto: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 21<sup>st</sup> October 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**

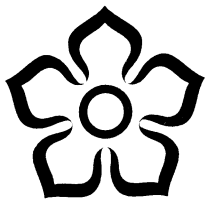
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 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**

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### **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**

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

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**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**

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**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.**

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

**Installation of electricity substation (Sui Generis)**

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**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)**

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**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**

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**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)**

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**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)**

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**156 Gwendolen Road**

**Planning Application 20200933**

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

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**111 Loughborough Road**

**Planning Application 20201255**

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

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**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)**

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**92 Granby Street**

**Planning Application 20201575**

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

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**92 Granby Street**

**Planning Application 202015754**

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

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**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**

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**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)**

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**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)**

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

**Replacement of cladding to flats (Class C3)**

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

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

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**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**

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**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**

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

**Additional Parking to Offices (Class B1)**

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

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

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**Jubilee square  
Planning Application 20201763**

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

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**Gifford Close  
Planning Application 20201772**

**Installation of 18m high monopole; cabinets**

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**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**

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**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)**

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

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

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**67 Church Road  
Planning Application 20201663**

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

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**171 Loughborough Road  
Planning Application 20201776**

**Alterations to shopfront (Class E)**

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**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)**

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**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.**

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**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.**

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**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)**

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**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)**

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**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)**

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

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

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**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)**

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**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)**

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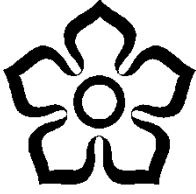
**70 Western Road, The Western  
Planning Application 20201631**

**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**

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**NEXT MEETING – Wednesday 18<sup>th</sup> November 2020**

**Meeting Ended – 18:15**



Leicester  
City Council

# APPENDIX B

18<sup>th</sup> November 2020

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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**A) 36 Millstone Lane**  
Planning Application [20201470](#)

**Change of use from light industrial (Class B1(c) to 31 student flats (Sui Generis); removal of existing roof, rear basement doorway and chimney stack; construction of new mansard roof, lightwell at rear and installation of new windows.**

The property is located in the Greyfriars Conservation Area, in close proximity to a number of Grade II and Grade II\* Listed assets as well as the Scheduled Monument of Greyfriars. The building is a 19<sup>th</sup> century purpose factory, still in use as industrial units. The proposed conversion is associated with alterations to the front and rear elevations, including replacement of all existing windows and installation of a new mansard roof.

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**B) 79 Knighton Drive**  
Planning Application [20202051](#)

**Construction of single storey outbuilding with car port at side of house (Class C3)**

The property is located in the Stoneygate Conservation Area. The application is a revised version of a previously refused scheme for a car port within the curtilage of the existing dwellinghouse.

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**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 16<sup>th</sup> November 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>

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**7 Stoneygate Court, 298 London Road  
Planning Application 20201388**

**Retrospective application for installation of seven replacement windows to front, side and rear of self-contained flat (Class C3)**

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**11 Stoneygate Avenue  
Planning Application 20201742**

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

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**35 Devonshire Road  
Planning Application 20201978**

**Installation of six internally illuminated fascia signs at front, side and rear; four non illuminated signs at front; one non illuminated sign on detached building at front; eight single sided free standing signs on land outside at front and side of shop (Class E)**

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**4-8 Granby Street  
Planning Application 20201868**

**Retrospective application for installation of one internally illuminated fascia sign at front of restaurant (Class E)**

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**8-10 Millstone Lane  
Planning Application 20201958**

**Internal and external alterations to Grade II listed building**

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**St Margarets Bus Station, Gravel Street  
Planning Application 20202080**

**Construction of replacement two storey bus station; Associated landscaping and public realm works (Sui Generis)**

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**246 St Saviours Road  
Planning Application 20201994**

**Construction of single storey extension at rear of dwellinghouse (Class C3)**

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**Granville Road, De Montfort Hall  
Planning Application 20202053**

**Internal alterations to grade II listed building**

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**Holy Cross Priory, Wellington Street  
Planning Application 20202067**

**Installation of replacement window guards at front and sides of place of worship (Class F1); alterations**

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**Provincial House, 37 New Walk  
Planning Application 20202002**

**External alterations to grade II listed building**

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**57 Westcotes Drive  
Planning Application 20202022**

**Demolition of single storey at rear; construction of single storey at rear of house (Class C3)**

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**19 East Avenue  
Planning Application 20201291**

**Change of use from house (Class C3) to seven self-contained flats (6x1 bed; 1x2 bed) (Class C3); demolition of outbuilding and wall to rear; hardstanding and alterations**

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**66 Braunstone Gate  
Planning Application 20202101**

**Installation of replacement of one internally illuminated sign at front; replacement of one externally illuminated projecting sign at side of drinking establishment (Sui generis)**

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**56 Newmarket Street  
Planning Application 20202055**

**Construction of flat roof at rear of dwellinghouse; Alterations (Class C3)**

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**Herongate Road (Plot 33)  
Planning Application 20200504**

**Construction of one dwelling (1 x 4 bed) (Class C3) on vacant site adjacent to No.s 37 & 39).**

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**Shop, 30 Narborough Road  
Planning Application 20202023**

**Installation of new shopfront and signage at front (Class E)**

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**1 The Meads  
Planning Application 20201927**

**Change of use from house (Class C3) to house in multiple occupation for more than 6 persons (8 bed) (Sui Generis); alterations**

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**58 Stretton Road  
Planning Application 20202041**

**Installation of two roof lights to front and replacement windows and door to rear; construction of dormer extension at rear of house in multiple occupation (Class C4)**

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**1 Tyndale Street  
Planning Application 20202078**

**Construction of single storey extension at front; loft conversion; two dormer at front and rear of office ; alterations**

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**41 Castle Street  
Planning Application 20201270**

**Installation of two internally illuminated fascia signs (Sui Generis)**

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**124-126 Belgrave Road  
Planning Application 20202177**

**Alterations of shopfront (Class E)**

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