



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 February 2021**

**Meeting Started 5:35 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), N Feldmann (LRSA), S. Hartshorne (TCS), C. Hossack (LIHS), C. Laughton, P. Ellis (VS), S. Bird (DAC), S. Eppel (LCS), M. Richardson (RTPI), C. Jordan (LAHS), M. Taylor (IHBC).

G. Butterworth (LCC)

**Presenting Officers**

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

**153. APOLOGIES FOR ABSENCE**

D. Martin (LRGT), Cllr S. Barton

**154. DECLARATIONS OF INTEREST**

N. Feldmann declared an interest as the architect for item D (4 Knighton Road).

**155. MINUTES OF PREVIOUS MEETING**

N. Feldmann requested that, regarding “Declarations of Interest”, in addition to stating that he declared an interest as the architect for item C, it be added that he did not chair the panel while Item C was discussed.

**156. CURRENT DEVELOPMENT PROPOSALS**

**A) Henshaw Street, N S Waites  
Planning Application [20201497](#)**

**Change of use from factory; construction of three additional floors to create student accommodation (37 x 1 bed, 7x 2 bed studios) and ancillary amenities (Sui Generis)**

The Panel focused primarily on the increase of the height of the existing building with respect to the Grade II Listed Former Luke Turner Factory. Most members considered the upward extension to be excessive and over-

dominant, with the effect exacerbated by the blankness of the gable abutting the Grade II Listed asset, which was considered inappropriate in its context.

Some members noted the site's location in between the cluster of interrelated designated heritage asset (Grade II\* St Andrew's Church, Grade II Listed Vicarage and Grade II Listed Luke Turner Factory) and the building's role in providing a somewhat neutral transition in-between these assets. Most members agreed that due to this being the case, no building in excess of three storeys should be supported for the site under consideration.

More generally, panel members commented on the somewhat arbitrary retention of existing features combined with considerable external alterations, such as a change in floor levels in respect to the existing building when viewed against the Grade II Listed asset.

## **OBJECTIONS**

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### **B) 280 East Park Road Planning Application [20202291](#)**

#### **Construction of three storey dwellinghouse (2 bed) (Class C3)**

The members supported the principle of an infill development, taking into consideration the current character and condition of the site. However, the Panel concluded that any new development should form an extension to the existing terrace, that is adjacent to the existing property at 280 East Park Road, with the proposed gap removed.

Members scrutinised the design of the frontage, requesting that the dormer and entrance in particular are improved, with more contextually responsive detailing throughout. They also sought clarification on the finish of the elevations and external features (e.g. where render is to be used).

## **SEEK AMENDMENTS**

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### **C) 12-16 Southernhay Road, Land between Planning Application [20202598](#)**

#### **Construction of two-storey detached dwelling (1x4 bed) (Class C3) with associated landscaping & dropped kerb; Installation of 1.8m high fence**

The Panel welcomed the revised scheme. The works to the front curtilage were appreciated, considered to provide a more contextually appropriate response to the existing streetscene and character of the designated locality. The contemporary reinterpretation of the previous design was welcomed, as were the legibly modern elements introduced to the proposed frontage. The revised materiality, including the horizontal divide between render and brickwork, was also welcomed.

## **NO OBJECTIONS**

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### **D) 4 Knighton Road Planning Application [20202047](#)**

#### **Construction of single and two storey extensions at rear; alterations to house (Class C3)**

The members noted the architectural quality of the building under consideration. They commented on the location of the primary changes being away from the street scene, such that they would have limited impact on the wider appearance of the Conservation Area as experienced by the general public. Whilst some members questioned the necessity of the first storey extensions, most concluded that the works will help to revitalize and uplift the property.

## **NO OBJECTIONS**

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### **E) 5 Pendene Road Planning Application [20202152](#) and [20200421](#)**

#### **Demolition of garage and construction of two storey dwellinghouse (3 bed) (Class C3); installation of gate and hard surfacing and removal of gate and fence to front.**

The principle of a two-storey dwellinghouse on site was not objected to; the members concluded that a development of such scale and massing would read as subservient to the existing dwellinghouse next door. In reference to the design, the pastiche approach was criticised, in particular regard to the incoherent detailing, materiality and finish as currently proposed.

The Panel requested that the scheme is reconsidered. More contemporary and cohesive design were requested, with improved proportionality and materiality of integral features and enhanced definition of side elevations.

## **SEEK AMENDMENTS**

#### **Change of use from house (6 bed) (Class C3) to two houses (1x5 bed; 1 x 1 bed) (Class C3); construction of porch and steps to front, single storey extension to side and two storey extensions, raised platform, steps, 2.2m high wall and alterations to ground levels to form basement level amenity space at rear; alterations**

The members criticised the alterations proposed. To the rear, the proposed alterations to the existing bays were objected to. These were considered to have a detrimental effect on the special interest of the historic property, which was considered to add positively to the wider Conservation Area. The

installation of uPVC windows and sliding doors was not supported. The installation of the stone clad portico to the front was also objected to. This element was considered as overtly pastiche, neither sympathetic to the property under consideration nor appropriate in its context.

## **OBJECTIONS**

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### **F) 31-35 Albion Street, Former Black Boy Public House Planning Application [20202281](#)**

**Change of use from public house (Class A4), partial demolition and extensions to sides and roof to form a five-storey building with 38 flats (26 x studio, 12 x 1bed) (Class C3).**

The Panel agreed that the scheme is an improvement on the previously approved development. While the significant level of demolition and the substantial increase in height were acknowledged, most members thought the scheme was successful in adding mass and volume in a manner that was architecturally cohesive with the retained element. However, some members expressed concern with the level of demolition and considered that the retained structure lacked integrity and was essentially facadism.

The members sought clarification on the external finish of the scheme, in particular the proposed green panelling and brickwork. The use of brickwork for the other elevations was suggested as being more cohesive. The inconsistencies in visuals and submitted drawings and lack of adequate detail were noted.

## **SEEK AMENDMENTS**

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

**Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of dormers; associated works. (Amended plans received 11/12/2020).**

The Panel concluded that the submitted information is insufficient to judge the impact of the internal works on the special significance of what is now a Grade II Listed building. The members requested that plans clearly outlining the extent of demolition are submitted. In light of its newly designated status, some members voiced concerns over the newly created outrigger to the north section of the building and the construction of dormers to the courtyard, questioning if their design and level of detail are adequate.

## **SEEK MORE INFORMATION**

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**H) 36-42 Friday Street  
Planning Application [20210078](#)**

**Demolition of existing buildings and structures; Construction of six storey buildings to provide 112 residential flats (28 x studios, 44 x 1 beds, 40 x 2 beds) (Class C3); car park and ancillary space.**

The Panel commented on the undistinguished design and blankness (side elevations) of the proposed scheme and the pre-eminently industrial character of the immediate environs. In reference to the impact on the Grade II\* Registered Abbey Park the members concluded that due to considerable distance and natural screening the impact on its setting and views will be negligible.

Whilst the site's proximity to the locally listed 62 Friday Street was considered, the gap between the asset and the plot under consideration was considered sufficient to create a buffer between these building and ensure that the impact on its setting is not of note.

**NO OBJECTIONS**

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

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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**107-109 St Barnabas Road  
Planning Application 20202436**

**Change of use from general industrial factory (Class B2/B8) to convenience store (Class E) and storage (Class B8)**

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**Hinckley Road, The Depot, Western Park  
Planning Application 20201221**

**Part-retrospective application for change of use of parks depot (sui generis) to three dwellings (1x5 bed; 2x3 bed); associated works including single storey extension at rear (Class C3). Creation of retaining structure and terraces to west and south of building**

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**Hinckley Road, The Depot, Western Park  
Planning Application 20201221**

**Internal and external alterations to Grade II listed building to facilitate conversion to three dwellings. Single storey extension. Retention of unauthorised works.**

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**56 Stoughton Road  
Planning Application 20201952**

**Construction of single storey front and rear extension, loft extension with rear dormers (Class C3)**

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**41 St Albans Road  
Planning Application 20202480**

**Construction of dormer at rear; two rooflights at front of house (Class C3)**

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**143-145 Narborough Road  
Planning Application 20201783**

**Construction of roof extension at front with two dormers; Dormer extension at rear; Alterations**

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**4 Wharf Street South  
Planning Application 20202245**

**Change of use from shop (Class E) to hot food takeaway (Sui Generis); Installation of ventilation flue at rear**

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**Shop, 749 Aylestone Road  
Planning Application 20201766**

**Change of use from barber shop (Class E) to hot food takeaway (Sui Generis) and two studio flats (Class C3); installation of ventilation flue and construction of raised roof height to rear; alterations**

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**132-140 Charles Street, Agin Court  
Planning Application 20202503**

**Installation of one internally illuminated fascia sign at front of restaurant (Class E)**

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**84 Shanklin Drive  
Planning Application 20202498**

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

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**166 East Park Road  
Planning Application 20202416**

**Installation of one internally illuminated fascia sign to shopfront (Class E)**

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**Painter Street, land off  
Planning Application 20202447**

**Temporary change of use of land ancillary to college (Class F.1) to car park ancillary to cafe/restaurant (Class E)**

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**54 Ratcliffe Road, The Knowle  
Planning Application 20202356**

**Demolition of single storey outbuildings at rear; construction of first storey extension at side, single storey extension at rear of house (Class C3)**

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**139 Evington Road  
Planning Application 20202054**

**Installation of roller shutter at front; alteration to shopfront and disabled access at front (Class E)**

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**59 Humberstone Gate, bus shelter outside  
Planning Application 20202306**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**Causeway Lane, bus shelter outside Highcross Unit MSU 11A  
Planning Application 20202308**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**11 Welford Road, bus shelter opposite  
Planning Application 20202310**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**16 Charles Street, bus shelter outside  
Planning Application 20202312**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**34 Charles Street, bus shelter outside  
Planning Application 20202313**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**5 Rutland Street, O/S Bus Shelter  
Planning Application 20202315**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**46 Humberstone Gate, O/S Bus Shelter  
Planning Application 20202316**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**78 Humberstone Gate, O/S Bus Shelter  
Planning Application 20202320**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**94 London Road, O/S Bus Shelter  
Planning Application 20202322**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**122 Charles Street, bus shelter outside  
Planning Application 20202534**



**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**81-83 Humberstone Gate, bus shelter outside  
Planning Application 20202535**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**56 Charles Street, bus shelter outside  
Planning Application 20202539**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**156 Belgrave Gate, O/S Bus Shelter  
Planning Application 20202540**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**127 Narborough Road, O/S Bus Shelter  
Planning Application 20202541**

**Installation of replacement double-sided digital sign to bus-stop (No use class)**

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**St Nicholas Circle, bus shelter 1 o/s Jubilee Circle  
Planning Application 20202537**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**212A Uppingham Road  
Planning Application 20202542**

**Installation of replacement double-sided internally illuminated digital display to bus shelter (No use class)**

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**362 Fosse Road North  
Planning Application 20202459**

**Construction of single storey extension at rear of house of multiple occupancy (Class C4)**

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**12 Cross Road  
Planning Application 20202583**

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

**202 London Road  
Planning Application 20202388**

**Change of use from house (4 bed) (Class C3) to four self-contained flats (4 x 1 bed) (Class C3) and change of use from outbuilding ancillary to house (Class C3) to dwellinghouse (1 bed) (Class C3); construction of single storey extension to side; landscaping and alterations**

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**30 Canterbury Terrace  
Planning Application 20202399**

**CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION (6 PERSONS)(CLASS C4) TO HOUSE IN MULTIPLE OCCUPATION (7 PERSONS) (SUI GENERIS); CONSTRUCTION OF HIP TO GABLE ROOF; ONE DORMER AT REAR; ALTERATIONS**

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**43-47 High Street  
Planning Application 20202458**

**Change of use of second and third floors from retail (Class E) to four studio flats (Class C3); alterations**

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**1 Newtown Street, Beresford House  
Planning Application 20202325**

**Change of use from offices (Class B1a) to flats (Class C3) (9 x 1bed); three rooflights in roofslope facing Turner Street**

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**5 Pendene Road  
Planning Application 20200421**

**Change of use from house (6 bed) (Class C3) to two houses (1x5 bed; 1 x 1 bed) (Class C3); construction of porch and steps to front, single storey extension to side and two storey extensions, raised platform, steps, 2.2m high wall and alterations to ground levels to form basement level amenity space at rear; alterations**

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**102 London Road  
Planning Application 20202435**

**Demolition of two storey extension and construction of three storey extension to form three self-contained flats (3 x 1 bed) (Class C3) to rear of shop (Class E) and house in multiple occupation (9 bedroom) (Sui Generis)**

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**8 Princess Road West  
Planning Application 20202620**

**Demolition of chimneystack to office (Class E)**

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**90 Wellington Street, Crown Court  
Planning Application 20202509**

**Notification of proposed installation of solar photovoltaic (PV) equipment to roof of law court (Class F1)**

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**10-12 Granby Street  
Planning Application 20202481**

**Installation of one ventilation flue at side of vacant building (Class E)**

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**Narborough Road, Streetworks on Narborough Road  
Planning Application 20202623**

**Installation of 20m high monopole with 6 antenna; 4 equipment cabinets and associated ancillary works**

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**115 Uppingham Road  
Planning Application 20202182**

**Construction of single storey building to accommodate car wash, valet service and window tinting business (Class E)**

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**97 Humberstone Gate  
Planning Application 20202385**

**Retrospective application for the Installation of new shopfront to front of restaurant (Class E)**

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**97 Humberstone Gate  
Planning Application 20202386**

**Retrospective application for the installation of three internally illuminated fascia signs at front of restaurant (Class E)**

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**94 Halstead Street  
Planning Application 20202355**

**Change of use from light industrial factory (Class E) to flats (10x 1bed); alterations (Class C3)**

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**Knighton Park Road, Knighton Court  
Planning Application 20202591**

**External alterations to grade II listed building**

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**22 Pocklingtons Walk  
Planning Application 20201986**

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

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**26-28 Granby Street  
Planning Application 20201389**

**Change of use of part of ground floor and first and second floors from restaurant (Class A3) to three self-contained flats (3x1 bed) and six studio flats (Class C3); demolition of part of first floor and construction of part first floor and part second floor extension to rear; installation of external staircase to rear; alterations**

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**301 Uppingham Road  
Planning Application 20202216**

**Change of use from former police barracks (Sui Generis) to offices (Class E); construction of single storey infill extension; alterations**

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**36 Main Street  
Planning Application 20202421**

**Change of use from shop with one self-contained flat (Classes E and C3) to shop with two self-contained flats (1 x 1 bed and 1 x 2 beds) (Classes E and C3); conversion of existing garage at rear; construction of first floor extension at rear; alterations**

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**37 New Walk, Telecomm Mast Vodafone  
Planning Application 20202595**

**Replacement of six existing antennas with twelve new antennas; the installation of RRU's, the installation of three equipment cabinets; ancillary works (Sui Generis)**

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**16 Silver Walk & 9 St Martins Square  
Planning Application 20202550**

**Change of use from retail (Class E) and nightclub (Sui Generis) to mixed use of restaurant and bar (Sui Generis); installation of ventilation flue at rear; alterations**

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**Inglehurst Junior School Ingle Street  
Planning Application 20201372**

**Installation of replacement railings and vehicle access gates at front of property (Class D1)**

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**40 Yeoman Street  
Planning Application 20202552**

**Part change of use from office (Class E) to 2 bed flat (Class C3); installation of replacement windows and doors; alterations**

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**Kerrysdale Avenue, Wyvern Arms  
Planning Application 20202554**

**Change of use of first floor flat (1x4 bed) to 3 flats (3 x1 bed); construction of first floor extension to rear (Class C3); alterations**

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**Land Adjacent to 37 Herongate Road  
Planning Application 20202258**

**Construction of 2 Detached Dwellings (4 Bed)(Class C3)**

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**21 Elms Road  
Planning Application 20202482**

**Installation of 2.1m high railings and gate at front; Construction of first floor extension at side; single storey extension at side and rear; alterations to house (Class C3)**

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**University Of Leicester, Percy Gee Building  
Planning Application 20210091**

**Installation of an external biomass plant dilution system at upper basement level on north-west elevation of the Percy Gee building. (Class F1)**

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**Westcotes Drive, Westcotes House  
Planning Application 20210098**

**External alterations to grade II listed building. (new security gate and window bars at front entrance porch)**

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**1 Wharf Street South, Telecommunications Exchange  
Planning Application 20210146**

**Retrospective application for the replacement of window with semi-open louvre for ventilation in plant room (sui generis)**

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**4 Main Street, Braunstone  
Planning Application 20210012**

**Extension of vehicular access at front of house (Class C3)**

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**52 Daneshill Road  
Planning Application 20210053**

**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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**4 Sackville Gardens  
Planning Application 20210075**

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

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**14 Church Gate  
Planning Application 20210020**

**Installation of one non-illuminated fascia signs at front of shop (Class E)**

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**26 Southernhay Road  
Planning Application 20210017**

**Installation of 4 x air conditioning units to side and rear of house (Class C3)**

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**NEXT MEETING – Wednesday 17<sup>th</sup> March 2021**

**Meeting Ended – 19:55**

