



Leicester  
City Council

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

**DATE: WEDNESDAY, 16 DECEMBER 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 - Person 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, Daniel Evans 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)

## 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.

### BRILLE/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)

# **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 18<sup>th</sup> November 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**

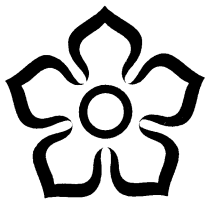
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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.





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**Minutes of the Meeting of the**

**CONSERVATION ADVISORY PANEL HELD ON Wednesday, 18 November 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. Bird (DAC), S. Eppel (LCS), M. Richardson (RTPI)

**Presenting Officers**

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

**145. APOLOGIES FOR ABSENCE**

N. Stacey (LSA)

**146. DECLARATIONS OF INTEREST**

None.

**147. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**148. CURRENT DEVELOPMENT PROPOSALS**

**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 Panel concluded that the development will have a limited impact on the Greyfriars Conservation Area but that more information and amendments are necessary to render the scheme acceptable from a conservation perspective. The precedence of mansard roofs in the locality was noted. However, members agreed that the design of the roof lights to proposed roofscape is regrettable and requested amendments to these features, to ensure they are of a more light-weight design, more akin the existing windows.

The members expressed their concerns regarding the quality of the scheme,

based on insufficient information submitted as part of the application, particularly replacement windows and roof lights to the frontage. Some criticised the position and scale of the mansard roof (flush with the frontage) and the increased visual prominence of the side gable, noting that the loss of the original fabric may not be outweighed by the benefit of the scheme, calling into question if in its current form the development takes up the opportunities available for improving the character and quality of the Conservation Area.

## **SEEK AMENDMENTS / MORE INFORMATION**

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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 members noted the limited amendments to the scheme compared to the previous submission. However, the reduced height of the car port was appreciated, as was the additional information regarding landscaping works.

The members agreed that the scheme, located within the private curtilage of a dwellinghouse, with the proposed outbuilding now positioned only slightly above the existing boundary treatments (fence and hedging), will have a negligible impact on the amenity of the wider Stoneygate Conservation Area.

The Panel requested that there is a particular weight given to the protection of mature trees and associated planting in and around the curtilage of the site, regarded as important features of the Conservation Area, contributing to its character and townscape merit.

## **NO OBJECTIONS**

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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**

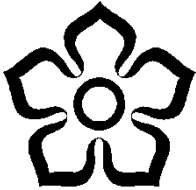
**Alterations of shopfront (Class E)**

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**NEXT MEETING – Wednesday 16<sup>th</sup> December 2020**

**Meeting Ended – 18:00**





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# APPENDIX B

16<sup>th</sup> December 2020

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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**A) Presentation on redevelopment of Former Corah Factory site.**

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**B) Presentation on potential development at 20 St Peter's Lane (Former Debenhams Shop).**

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**C) 147 Ratcliffe Road, Manor Croft  
Planning Application [20202075](#)**

**Demolition of garage; construction of detached two storey annex with double garage at rear of house (Class C3).**

The property is located in the Stoneygate Conservation Area, adjacent Grade II and Grade II\* Listed buildings. The application is for a two-storey annex to curtilage of the existing dwellinghouse, on site of an existing ancillary garage.

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

**Construction of additional three floors; construction of single storey, four storey and seven storey extension; Change of use from offices (Class B1a) to student accommodation (Sui Generis) comprising 19 cluster flats (122 student bedrooms) and 140 x 1 bed student studio flats, gym, spa, amenity areas, cycle parking and associated works. (amended plans)**

The building is a modern corner property located on the Welford Road and Norton Street junction, adjacent the Locally Listed Former Jemsox Factory and George V Post Box, west of New Walk Conservation Area and south of Market Street

Conservation Area. The application is for an upward, side and rear extensions to the existing property, to support its conversion into student accommodation.

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**E) 28 St Barnabas Road**  
Planning Application [20202123](#) and [20202124](#)

**Construction of single storey extension and Installation of ventilation flue at side of function hall (Sue Generis) to add additional use of Restaurant and cafe (Class E)**

**Construction of single storey extension and Installation of ventilation flue at side of Grade II Listed building.**

The building is a Grade II Listed Former Church of St Barnabas Church, now in use as function hall. It is located adjacent the Locally Listed Former Vicarage and in close proximity to the Grade II Listed St Barnabas Library. The application is for a single storey extension and installation of a ventilation flue to side.

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**F) 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 building is located in Stoneygate Conservation Area, covered by an Article 4 Direction. The application seeks to convert the currently vacant former school into 15 self-contained flats.

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**G) 12-20 Market Place and Car Park Adjacent 44-46 Cank Street**  
Planning Application [20202082](#)

**Demolition of part of building and change of use from retail (Class E) and storage (Class B8) to public open space (Sui Generis); change of use of part of ground floor from storage (Class B8) to retail (Class E); installation of shopfronts; construction of gable walls with shopfronts to sides and first floor extension to rear; construction of raised roof heights; landscaping and alterations.**

The site under consideration is located in the Market Place Conservation Area, in close proximity to a number of Grade II and Grade II\* Listed buildings. The application is for demolition of a pair of modern properties, landscaping and associated works to create a link between New Market Street and Cank Street.

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**H) 7 Stanley Road, Eastfield Hall**  
Planning Application [20202228](#) and [20202229](#)

**Construction of outbuilding at rear of house (Class C3)  
Construction of outbuilding at rear of grade II listed building**

The property is a Grade II Listed asset, located in the Stoneygate Conservation Area. The application is for a construction of a single storey outbuilding to the rear of the dwellinghouse and associated landscaping works to curtilage.

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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 14<sup>th</sup> December 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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**19A Old Church Street  
Planning Application 20202208**

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

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**26 Stoneygate Road  
Planning Application 20201779**

**Installation of single sided internally illuminated free standing digital sign at front of private practice (Class E)**

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**351 London Road  
Planning Application 20202178**

**Installation of uPVC double glazed windows at front; doors at rear of house (Class C3)**

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**25 De Montfort Street, Halford House  
Planning Application 20201714**

**Change of use from four self-contained flats (2x1 bed & 2x2 bed) (Class C3) to eight self-contained flats (8x1 bed) (Class C3); installation of 2m high wall/fence and hard standing and removal of wall/fence to front; alterations**

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**53A London Road, Ground Floor Shop Adj 53  
Planning Application 20201863**

**Change of use from retail (Class E) to restaurant/hot food takeaway (Sui Generis); installation of ventilation flue**

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**335 London Road  
Planning Application 20202070**

**Change of use from house in multiple occupation (Class C4) to pre-school (Class E); alterations**

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**17 Narborough Road  
Planning Application 20202068**

**Installation of one retractable canopy at front of restaurant (Class E)**

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**220 Fosse Road South  
Planning Application 20201756**

**Demolition of single storey side extension; Construction of two storey extension at side; replacement of existing timber windows to UPVC windows to nursery (Class E)**

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**24 King Street  
Planning Application 20201811**

**Installation of one externally illuminated fascia with individual built up 3D letter (Class A4)**

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**Shaftesbury Junior School and Community Centre  
Planning Application 20201713**

**Retrospective Installation of 2.4m replacement high mesh fence along Latimer Street (Class F1) with gates**

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**188 Welford Road  
Planning Application 20202094**

**Change of use from shop (Class E) to restaurant/takeaway (Sui Generis); installation of new shopfront and installation of ventilation flue**

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**14 Francis Street  
Planning Application 20202195**

**Construction of single storey extension at rear of office (Class E)**

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**The Newarke, Trinity House  
Planning Application 20202198**

**Internal alterations to grade II listed building**

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**155a Evington Road  
Planning Application 20202226**

**Alterations of shop front (Class E)**

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**3 Southland Road  
Planning Application 20202236**

**Demolition of conservatory at rear; construction of dormer extension at front;  
two storey extension at side; single storey and dormer extensions at rear of  
house (Class C3); alterations to roof; alterations**

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**68 Peverel Road  
Planning Application 20202248**

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

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

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

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

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

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**81 Humberstone Gate, O/S Bus Shelter  
Planning Application 20202317**

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

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**34 Belgrave Road  
Planning Application 20202348**

**Installation of external roller shutter to shopfront (Class E)**

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**22 Pocklingtons Walk  
Planning Application 20201985**

**Installation of shopfront; extraction flue at rear of restaurant (Class E)**

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**41 St Albans Road  
Planning Application 20202363**

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

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**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.**

**Planning Application 20192132**

**Retention of unauthorised works - internal and external alterations to Grade II listed building to facilitate conversion to 11 flats.**

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**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.**

**Planning Application 20192131**

**Retrospective change of use from offices (Class B1) to 11 residential flats, and associated internal and external alterations. (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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**Granville Road, De Montfort Hall  
Planning Application 20202053**

**Internal alterations to grade II listed building**

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**99 Burleys Way, Equinox  
Planning Application 20202327**

**Installation of replacement wall cladding to building (Class C3); alterations**

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**166 East Park Road  
Planning Application 20202107**

**Alterations to shopfront (Class E)**

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**13 Humberstone Road  
Planning Application 20202358**

**Change of use of use from three studio flats ( 3 x 1 bed) (Class C3) to two shops (Class E); alterations to shopfront**

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**37 New Bond Street  
Planning Application 20202092**

**Installation of one non-illuminated fascia sign (Class E)**

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