



Leicester
City Council

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

Meeting Started 5:15 pm

Attendees

R. Gill (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), D. Martin (LRGT).
Cllr S. Barton

G. Butterworth (LCC)

Presenting Officers

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

157. APOLOGIES FOR ABSENCE

R. Lawrence (Vice Chair)

158. DECLARATIONS OF INTEREST

None.

159. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

160. CURRENT DEVELOPMENT PROPOSALS

A) 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)

The discussion initially focused on the installation of the front gates. The members highlighted the rather busy detailing and substantial height of the proposed gates, considering them to be incongruous with the setting. However, the local precedence of comparable boundary treatments was also noted. It was agreed that whilst regrettable, the installation of the gate will not notably harm the special significance of the Conservation Area.

The incorrect annotation of the elevation drawings, and inaccuracies between the existing elevations and the submitted drawings were recognised (such as the gable to the rear). The lack of clarity on materials – particularly the distribution of render and brickwork across the extensions, was also criticised.

Whilst the members did not object to the principle of the upward side extension to the garage, they criticised the design of the front gable, particularly the excessively wide gap between windows; they recommended that a single three of four light unit is pursued instead, to match existing units to front and rear elevations. The massing and design of the single storey extensions were also criticised. The members recommended that these are reduced (in mass and footprint) and rationalised, with improvements to the overly simplified glazing.

The two-storey extension to the central rear gable was critiqued as unbalanced and incongruous with the existing building. It was recommended that the width and integral features of the gable are replicated to match, to sustain the proportions and interest of this element. The members highlighted the lack of clarity on design and finish of the proposed alterations.

The Panel concluded that insufficient and inaccurate information has been submitted, requesting that these matters be addressed as part of the application. The members also noted that the scheme is excessive and fails to read as subsidiary and complimentary to the existing building and the Conservation Area. They requested that the design is substantially improved, with the footprint and scale of the side and rear extensions reduced.

SEEK AMENDMENTS

B) 33 Lancaster Place Planning Application [20210469](#)

Internal & external alterations to grade II listed building.

The members noted the incoherence of the proposed rear extension. They commented on the incompatibility of its integral elements, in particular the relocated timber window (which in its own right was commended) in contrast with the full height aluminium glazing, and the discordant tapered shape as compared to the existing rear elevation. It was concluded that such a prominent and peculiar extension would undermine the architectural interest of the existing Grade II Listed building, diluting its significance as a heritage asset, and harm the group design coherence with the other listed buildings.

The Panel considered the internal removal of the existing chimneybreasts to be unjustified. The structural integrity and visual interest were noted. It was concluded that both the external and internal alterations are not acceptable from a conservation perspective, failing to sustain or enhance the significance of the Grade II listed asset under consideration.

OBJECTIONS

C) College Street, The Rowans Planning Application [20210228](#) and [20210229](#)

Change of use from day centre/office use (sui generis) to education (F1). Demolition and external alterations to existing Grade II Listed Building including new lift extension, visitors entrance extension, redevelopment of former external stores and window and roof repair/replacement. Associated hard and soft landscape works and external lighting and plant.

Demolition and external alterations to existing building including new lift extension and modifications to roof, secure lobby extension, redevelopment and extension of former external stores, new louvres, and window and roof repair/replacement. Internal alterations including removal of existing and installation of new partition walls including enclosure to existing fireplace, creation of new door openings and infilling of existing, new screen to balcony and modification to seating, new doors, floor finishes, decoration and fixtures and fitting, new mechanical and electrical services and repair works.

The members agreed that the flat roofed extensions are acceptable in principle. However, they expressed concern over the alterations below the balcony in the main hall, which was considered to create an awkward junction between the old and new. They noted that improved drawings, with further detailing of this element should be submitted; they recommended that an alternative solution is explored, one that is better integrated with the existing building. They also requested that additional information is submitted regarding the standing seam roof.

The Panel did not object to the relocation of the doors, subject to the retention of the existing surround. However, the members noted the incongruous partition cutting through an existing window at the rear of the building, requesting that this element is amended. To resolve the issue with the junction of the base of the balcony and the junction with the rear window, it was suggested that the two classrooms here be replaced with one classroom sitting set-back and across the rear space, with the other classroom located to the opposite end of the hall (where the stage is). The detail of the glass screens to balcony was criticised and a more light-weight solution was recommended.

The proposed fencing was considered to be potentially harmful to the setting of the Listed Buildings but was acknowledged to be a requirement of uses like that proposed. Further thought regarding its design and that of the external lighting was requested.

The Panel concluded that whilst the principle of conversion is supported, the proposal is complex and provides challenges to the integrity of the interior spaces. Further exploration of options that were better integrated within some

aspects of the existing Listed building were requested. More information and clarification on certain aspects of the scheme were also considered necessary.

SEEK AMENDMENTS

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>

**221-223 Belgrave Gate
Planning Application 20210115**

Notification of construction of two additional storeys to existing mixed use building to create eleven flats (11 x 1 bed) (Class C3)

**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

**20 Belvoir Street
Planning Application 20202575**

Change of use of first and second floor from offices (Class E) to house in multiple occupation (6 bedroom) (Class C4); construction of second, third and mezzanine floor extensions; balconies at rear

**31 Peppercorn Close
Planning Application 20202648**

Construction of single storey extension at front & rear; alterations to house (Class C3)

**230 Narborough Road
Planning Application 20202286**

Retrospective application for the construction of single storey extension at front of shop (Class E).

**30 Mill Hill Lane
Planning Application 20202619**

Installation of two velux windows at front; construction of dormer at rear of house (Class C3)

**Gleneagles Avenue, New Humberstone, Rushey Mead
Planning Application 20202638**

Installation of 18m high monopole; 4 cabinets

**11A Fosse Road Central
Planning Application 20202639**

Installation of replacement timber windows with black grain uPVC to house in Westend Conservation Area (Class C3)

**129 St Nicholas Circle, Holiday Inn
Planning Application 20202621**

Installation of 12 antennas; new mounted antennas 3 no. 4 metre support poles, installation of RRU's, equipment cabinets with ancillary works

**100 Welford Road, rear of
Planning Application 20200936**

Demolition of four buildings; construction of part 3 storey, part 4 storey and part 5 storey building to contain 58 student studios, basement, 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 (Amended plans)

**5 Bowling Green Street
Planning Application 20210232**

Change of use of basement and ground floor from office (Class E) to one self-contained flat (3 bed) (Class C3); alterations

**126 Knighton Road
Planning Application 20210185**

Change of use from house (Class C3) to two flats (1 x 1 bed) (Class C3);

alterations

**120-124 Fosse Road North
Planning Application 20210097**

Retrospective application for single storey extension at front; installation of roller shutter at front of shop; removable vegetable stands to front (Class E)

**Knighton Park Road, Knighton Court
Planning Application 20202590**

Reduction in height of boundary wall to flats (Class C3)

**94 Granby Street
Planning Application 20210244**

Change of use of first floor from one flat (1 x 3 bed) (Class C3) to 1 studio flat (1 x 1 bed) and 2 flats (2 x 1 bed) (Class C3); Construction of first floor extension at rear; alterations to first floor and second floor; Installation of shopfront to restaurant (Class E)

**94 Granby Street
Planning Application 20210245**

Installation of one externally illuminated fascia sign at front; one internally illuminated projecting sign at front of restaurant (Class E); alterations

**Whitehall Road, Oaklands School
Planning Application 20210061**

Construction of a two storey extension to front; vehicular hardstanding at front of school (Class F.1) to provide additional car parking; landscaping and fencing; external alterations

**32-40 Market Street, former Fenwick Building
Planning Application 20210156**

Internal and external alterations to Grade II listed building

32-40 Market Street, former Fenwick Building

Planning Application 20210155

Alterations and replacement of shopfronts; replacement windows on first floor and repair and maintenance of other windows as specified; other associated works.

**20 Stoneygate Court, 298 London Road
Planning Application 20210041**

Installation of replacement windows with white uPVC to match rest of house (Class C3)

**Park View, Western Park
Planning Application 20210332**

Removal of existing 27m lattice tower; Installation of 30m lattice tower to support 12 no. antennas on an open headframe; Installation of cabinet within a fenced compound; ancillary development

**15 Barbara Road
Planning Application 20210283**

Two storey side and rear extensions, part single storey rear extension

**70 Western Road, The Western
Planning Application 20210154**

Installation of seven externally illuminated fascia signs; two internally illuminated fascia signs; one externally illuminated projecting sign; one non-illuminated sign fascia sign to public house (Sui Generis)

**Westcotes Drive, Westcotes House
Planning Application 20210300**

Installation of security gate and window bars at front entrance porch (Class E)

**The Wullcomb, 93 Highcross Street
Planning Application 20210282**

Installation of three internally illuminated fascia signs; and one internally illuminated projecting sign (Class C3)

**5 Gallowtree Gate
Planning Application 20210396**

Investigative internal works to Grade II Listed Building

**271 London Road
Planning Application 20210249**

Retrospective application for Installation of 1.5m high timber fence at side of house (Class C3)

**50-52 Church Gate and 6 St Peters Lane
Planning Application 20210357**

Change of use of part of first floor from storage (Class B8) to restaurant (Class E)

**3 Southland Road
Planning Application 20210375**

Demolition of conservatory; construction of two storey extension at side; single storey at rear; two dormers at front; two dormers at rear of house (Class C3); alterations to the roof

**53A London Road
Planning Application 20210289**

Installation of two internally illuminated fascia signs at front and side of hot food takway and cafe (Sui Generis)

**2A Saxby Street, Car Wash
Planning Application 20210479**

Part change of use of car wash to include tyre fitting and acillary storage rooms (Class E); alterations

**52 Meadvale Road
Planning Application 20210326**

Construction of first floor extension at side; loft conversion;dormer at rear; alterations to house (Class C3)

**81 St Peters Road
Planning Application 20210528**

**Installation of replacement and alterations to door and windows of
residential building (Class C3)**

NEXT MEETING – Wednesday 21st April 2021

Meeting Ended – 18:30