

Leicester  
City Council

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

**DATE: WEDNESDAY, 14 APRIL 2021**

**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
M. Taylor	-	Institute of Historic Building Conservation

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

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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)

Daniel Evans 4544076 [Daniel.Evans@leicester.gov.uk](mailto:Daniel.Evans@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 17<sup>th</sup> March 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**

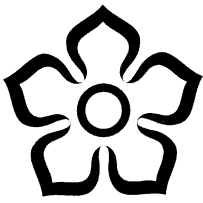
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 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**

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### **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

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### **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**

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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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**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)**

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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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**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**

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**31 Peppercorn Close  
Planning Application 20202648**

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

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**230 Narborough Road  
Planning Application 20202286**

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

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**30 Mill Hill Lane  
Planning Application 20202619**

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

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

**Installation of 18m high monopole; 4 cabinets**

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

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

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**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**

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**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)**

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**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**

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**126 Knighton Road  
Planning Application 20210185**

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

**alterations**

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**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)**

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

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

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**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)**

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**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**

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**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**

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

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

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**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.**

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

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

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**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**

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**15 Barbara Road  
Planning Application 20210283**

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

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**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)**

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

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

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

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

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**5 Gallowtree Gate  
Planning Application 20210396**

**Investigative internal works to Grade II Listed Building**

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**271 London Road  
Planning Application 20210249**

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

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**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)**

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**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**

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**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)**

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**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**

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**52 Meadvale Road  
Planning Application 20210326**

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

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**81 St Peters Road  
Planning Application 20210528**

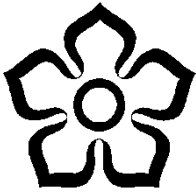
**Installation of replacement and alterations to door and windows of  
residential building (Class C3)**

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**NEXT MEETING – Wednesday 21<sup>st</sup> April 2021**

**Meeting Ended – 18:30**





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# APPENDIX B

CONSERVATION ADVISORY PANEL

14<sup>th</sup> April 2021

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## CURRENT DEVELOPMENT PROPOSALS

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### **A) Hinckley Road, Western Park Open Air School** Planning Application [20202126](#) and [20202119](#)

**Change of use to office (use class E(g)(i)) and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements; extensions; construction of bridge over watercourse and new internal driveway.**

**Internal and external alterations to listed buildings to facilitate change of use to offices and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements; extensions; construction of new access driveway and footbridge over watercourse.**

The complex is a Grade II Listed building, located within the locally listed Western Park. Additional designated and non-designated heritage assets are located in the wider park. It was vacated as a school in 2005 and has not been occupied since then. Due to long term vacancy and some vandalism it is now in poor condition.

The application is for the conversion of the complex into office accommodation and a community café, installation of a vehicular bridge, hard and soft landscaping works, partial demolition and new extensions.

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### **B) 20 St Peter's Lane, Former Debenhams, Highcross** Planning Application [20210461](#)

**Demolition of vacant retail store and car parking spaces; construction of 15, 13 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 332 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping**

The site under consideration is located just outside the Church Gate Conservation Area, in close proximity to the Grade II Listed Timber Warehouse, Great Meeting Unitarian Chapel, School and wall to north of the Unitarian Chapel. It is currently occupied by part of the Highcross Centre, a 20<sup>th</sup> century commercial development.

The scheme is for a residential block on site of the existing former Debenhams unit, up to 15 storeys in height, associated with hard and soft landscaping works.

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**C) 32-40 Market Street, former Fenwick Building  
Planning Application [20210155](#) and [20210156](#)**

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

**External alterations to Grade II listed building including alterations and replacement of shopfronts; replacement windows on first floor and repair and maintenance of other windows as specified; lighting; and other associated works**

A substantial part of the building complex is Grade II Listed – the section on the corner at the junction of Belvoir Street and Market Street. The whole property is located within the Market Street Conservation Area, in close proximity to a wide range of designated assets, including the Grade II Listed Library, Adult Education Centre and 42-48 Belvoir Street.

The application is for external alterations to the building (shopfronts and glazing) to facilitate the recently approved change of use into a mixed use development, with a top storey extension.

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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 12<sup>th</sup> of April 2021. 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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81 Frederick Road  
Planning Application 20201590

Retrospective application for construction of single storey extension at front and dormer extension at front and rear of flats (Class C3); alterations

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Charter Street, Kapital Buildings  
Planning Application 20200293

Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single



storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement)

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4 Eldon Street, Workshop at Rear  
Planning Application 20202378

Change of use from industrial (Class B2) to cafe (Class E); installation of new shop front

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173 Belgrave Gate  
Planning Application 20210307

Demolition of outbuilding and construction of three storey extension at rear and additional storey to roof to form nine flats (9 x studio flats) (Class C3)

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28 Mill Hill Lane  
Planning Application 20210230

Change of use from house (Class C3) to two flats (2 x 1 bed) (Class C3); construction of single storey extension at rear; dormer extension at rear

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1 Wharf Street South, Telecommunications Exchange  
Planning Application 20210456

Installation of 2.5m high mesh fence; 3 gates at North elevation and new plant on the roof (Sui Generis)

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5 Lee Street, The Exchange, British Telecom  
Planning Application 20210146

Retrospective application for the replacement of window with semi-open louvre for ventilation in plant room

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Thurcaston Road, 2 Crabtree Cottage  
Planning Application 20210631

Construction of single storey extension at rear; installation of one rooflight on house (Class C3)

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9 Sanvey Lane, The Sanctuary Workshops  
Planning Application 20210383

Change of use from place of worship, hall and workshop (Class F1) to 2 flats (2 x 1 bed) (1 x 2 bed) (Class C3); installation of 6 rooflights; alterations

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20 Stoneygate Court, 298 London Road  
Planning Application 20210041

Installation of replacement windows with aluminium to match rest of house (Class C3) (amended)

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5 Bowling Green Street  
Planning Application 20210232

Change of use of basement and ground floor from office (Class E) to one self-contained flat (4 bed) (Class C3); alterations (amended plans 17/03/2021)

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25 De Montfort Street, Halford House  
Planning Application 20210238

Change of use from four self-contained flats (2x1 bed & 2x2 bed) (Class C3) to seven self-contained student flats (2 studio, 1x4 bed, 1x2 bed) (Sui Generis); alterations

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22 Knighton Drive, Chestnut House  
Planning Application 20210483

Alterations to roof of a residential apartment building (Class C3)

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4 Knighton Drive  
Planning Application 20210470

Change of use of former coach house to dwelling (1 x 2 bed) (Class C3); dormer extensions at side and rear; alterations

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7 St Martins Walk  
Planning Application 20210241

Installation of three awnings at front of restaurant (Class E)

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Bath Lane, Site Between Alexander Street and Ruding Street  
Planning Application 20210710

One internally illuminated vertical fascia sign and one internally illuminated projecting sign to the entrance of new student accommodation building

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Northgate Street, Soar Lane, Leicester Waterside  
Planning Application 20210371

Construction of 11 houses (11 x 3-bed) with associated parking, access and landscaping (part retrospective re-plan of plots 35, 36-44 and 56 of Reserved Matters approval reference - 20182255) (Class C3)

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26-28 Granby Street  
Planning Application 20210614

Change of use of part of ground floor and first and second floors from restaurant (Class E) to four self-contained flats (4x1 bed) and two studio flats (Class C3); demolition of part of first floor, construction of first and second floor extension and smoke shaft and installation of external staircase and ventilation flue to rear; alterations

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49 Lower Brown Street  
Planning Application 20210281

Construction of one single storey building to rear of site to form 3 x 1 bedroom student flats; alterations and courtyard/amenity space (Sui Generis)

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12 Toller Road  
20210489

Construction of a single storey extension at rear of house (Class C3); alterations

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