



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 May 2021**

Meeting Started 5:15 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), C. Jordan (LAHS), M. Taylor (IHBC), D. Martin (LRGT), Cllr S. Barton

G. Butterworth (LCC)

Presenting Officers

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

165. APOLOGIES FOR ABSENCE

M. Richardson (RTPI), N. Stacey (LSA)

166. DECLARATIONS OF INTEREST

None.

167. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

168. CURRENT DEVELOPMENT PROPOSALS

A) Pre-app

A case was discussed.

**B) Highcross Street, Great Central Street and All Saints Open
Planning Application [20210523](#)**

Construction of 8 storey student accommodation to provide 53 flats providing 210 bed spaces (18 x studio, 18 x 5 bed, 17 x 6 bed) (Sui Generis) with communal ancillary space and roof terrace.

The discussion focused on the amendments to the already approved scheme. The change in layout, elevational design and massing were all noted and

considered to have a cumulative impact on the relevant heritage assets.

The members criticised the simplification of the scheme throughout. The resultant blankness of the north elevation was considered as particularly harmful to views onto the Conservation Area. Some members noted that the increased bulk will further erode the prominence and setting of the Grade I Listed All Saints Church, with a detrimental impact on views (e.g. from the churchyard). The Panel concluded that the overall reduction of architectural definition / architectural features has resulted in a more monotonous and monolithic scheme, to the detriment of the quality and significance of the Conservation Area and the Grade I Listed Church.

Although supportive of more active use at ground floor level, the members agreed that the scheme as a whole is materially inferior to the previously approved development and objected to it.

OBJECTIONS

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

External alterations to grade II listed building

The scale of the extension was not objected to, considered appropriate in its context. However, the Panel questioned the technical feasibility of the scheme, noting the returns of the walls and conflict with existing services (SVPs), as well as the structural issues presented by the scale of windows proposed relative to sections of masonry. Relocation of the windows proposed to the side elevations into the centre was recommended. Most, but not all, members agreed that the previous proposal to reinstate the existing window onto the new extension should be pursued. Improved joinery detailing to all glazing was recommended. Some concern was raised regarding the precedent of allowing a larger extension on a group of listed buildings that have similar designs and the immediate impact on the group from such a change in terms of loss of visual symmetry.

OBJECTIONS

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>

22 Victoria Avenue
Planning Application 20200691

Change of use of from storage (Class B8) to 2 x studio flats (Class C3)

2 Memory Lane
Planning Application 20210606

Retrospective application for construction of single storey extension at rear of restaurant (Class E) and take away (Sui Generis)

2 Memory Lane
Planning Application 20210607

Installation of two non-illuminated fascia signs; one information sign

42A St Albans Road
Planning Application 20210402

Installation of replacement windows to front and side of dwellinghouse; replacement wall to front (Class C3)

University Of Leicester, Percy Gee Building
Planning Application 20210091

Retrospective installation of an external biomass plant dilution system at upper basement level on north-west elevation of the Percy Gee building; alterations (Class F1) Amendments

12 Shires Lane, Unit R9A
Planning Application 20210534

Installation of 5 internally illuminated signs; 3 non illuminated signs at front of vacant retail unit (Class E)

4 St Martins
Planning Application 20210670

Part retrospective application for the installation of two internally illuminated projecting signs; four awning signs to restaurant (Class E)

Adjacent Great Central Station, 52-54 Great Central Street
Planning Application 20210852

Restrospective change of use of hotel car park (Class C1) to temporary outdoor entertainment space for amusement venue (Class E)

Gipsy Lane, Towers Hospital
Planning Application 20210643

Internal and external alterations to Grade II listed building (Plot 79)

Gipsy Lane, Towers Hospital
Planning Application 20210642

Internal and external alterations to Grade II listed building (plot 78)

115 Uppingham Road
Planning Application 20202182

Construction of single storey building to accommodate car wash, valet service and window tinting business (Sui Generis) (Amended plans received 20/4/2021)

68 Stoneygate Road
Planning Application 20210428

Retrospective application for construction of bike shed at front of house (Class C3)

The Lansdowne, 123 London Road
Planning Application 20210827

Change of use from office above existing restaurant to C3 dwelling apartment.

295 St Saviours Road
Planning Application 20210570

Installation of shopfront and roller shutter at front of shop (Class E)

295 St Saviours Road
Planning Application 20210569

Installation of one internally illuminated fascia sign and one internally illuminated projecting sign of shop (Class E)

126 London Road
Planning Application 20210714

Internal and external alterations to Grade II listed building

Gipsy Lane, Rushey Mead Primary School
Planning Application 20210901

Construction of temporary single storey building to provide two classrooms and toilets at rear of school (Class F1)

Hollybank Court, 193 London Road
Planning Application 20210971

Removal of 3 antennas; installation of 12 antennas onto new support poles; ancillary development

12 Cross Road
Planning Application 20210907

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

35 West Street
Planning Application 20210216

Change of use from 6 bedroom HMO (Class C4) to 7 bedroom HMO (Sui Generis); Installation of roof lights to front

2 Yeoman Street
Planning Application 20210080

Retrospective application for change of use from Factory (Class B2) to 20 flats (14x 1bed, 5x 2bed, 1x studio) (Class C3); Installation of roof lights, alterations

175 Upperton Road
Planning Application 20210362

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

90 Old Church Street

Planning Application 20210802

External alterations to Grade II listed building

8 The Orchard, 72 Knighton Church Road
Planning Application 20210906

Construction of single storey extension at side to link garage with the dwellinghouse (Class C3); conversion of garage to habitable rooms; alterations

11-15 and 19-35 Conduit Street
Planning Application 20210724

Installation of 2 internally illuminated fascia signs to front and side; installation of one internally illuminated projecting sign to side of student accommodation building (Sui Generis)

19A Francis Street
Planning Application 20210588

Change of use of ground floor from retail (Class E) to massage Salon (Sui Generis); alterations to shopfront

19A Francis Street
Planning Application 20210589

Installation of one externally illuminated fascia signs at front; one non-illuminated vinyl sign of massage Salon (Sui Generis)

9 St Martins Square and 16 Silver Walk
Planning Application 20202551

Installation of 1 externally illuminated fascia signs at front; 1 internally illuminated fascia signs at front; 4 internally illuminated fascia signs at sides; 3 fixed canopies at front and sides of proposed night club or drinking establishment (Sui Generis)

52 St James Road
Planning Application 20210604

Installation of replacement of fire escape to dwelling house (Class C3)

Langdale View Residential Home, 590 Gipsy Lane
Planning Application 20210930

Demolition of conservatory and construction of a single storey side extension to a care home (Class C2)

Langdale View Residential Home, 590 Gipsy Lane
Planning Application 20210931

Demolition of conservatory: construction of a single storey extension to side of care home (Class C2)

7 Knighton Road
Planning Application 20210495

Demolition of single storey sun-room and replacement of windows (Class C3); alterations

NEXT MEETING – Wednesday 16th June 2021

Meeting Ended – 18:30

