



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 12 MAY 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 th 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

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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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

Paula Burbicka 4541703 Paula.Burbicka@leicester.gov.uk

Daniel Evans 4544076 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 14th April are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

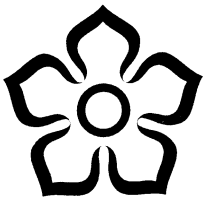
Appendix B

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, 14 April 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), N. Stacey (LSA), Cllr S. Barton,

G. Butterworth (LCC)

Presenting Officers

J. Webber (LCC)

161. APOLOGIES FOR ABSENCE

M. Richardson (RTPI)

162. DECLARATIONS OF INTEREST

Cllr S. Barton explained that she had written the Heritage Statement for item A.

163. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

164. CURRENT DEVELOPMENT PROPOSALS

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 panel focussed on the poor condition of the buildings on site and their long term vacancy, offering support to the principle of a development that brought the site back into use. They considered that there was a lack of three-dimensional imagery of how the new structures would look in relation to the existing older ones and requested that some new drawings be produced. These could be 'part elevations' to reduce the cost. Some concerns expressed about window detail and materials, but these were considered best negotiated via the Planning Officer and colleagues.

SEEK AMENDMENTS

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 panel were supportive of the principle of redevelopment and had no objection to the demolition of the existing building on the site. They considered that the new use would be likely to increase footfall in the local area and that this would be beneficial to the vibrancy of the adjacent commercial streets and support investment in the historic building stock. However, they considered that the development was out of scale with the character of the area and the taller elements did not have a grounding in the existing townscape context. The scale was such that it would harm the setting of nearby heritage assets, such as the Great Meeting House, and compete with the existing nationally listed landmarks of the Cathedral and St Margaret's Church.

The panel were supportive of the increased active frontage to East Bond Street and after a debate considered that the bricks - whilst quite a heavy treatment, had some merit in terms of the context, with some of the architectural detail, such as the deep recesses, praised. The scale of this element was considered to be quite large, but not significantly out of scale with the existing structure. Although additional verified views were requested, the lower element was considered to be potentially acceptable. However, the taller 13 and 15 storey elements were of concern, both in terms of bulk and height, with a lack of distinctive 'landmark architectural quality' that could have helped in those terms.

OBJECTIONS

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

The panel were supportive of the principle of repurposing the former department store and noted that much of the scheme had previously been approved. They raised concerns with the total loss of the green paint colour on the external aspects of the building and its replacements with grey. They considered that the green was 'iconic' and an integral part of the history of the building, with the colour mentioned in the listing description. The grey colour was considered to have a monotonous and dull appearance across the whole property and it was suggested that some green is retained within the building envelope. Although the existing shopfronts were acknowledged to be of later date, the panel raised some concerns to the uniform appearance of the new shopfronts. The generally cohesive relationship with the upper floors was noted, but it was considered that there was a lack of variation in terms of the different phases of the building's development and more variety or differentiation at the transition points was needed. The Panel objected to the proposed new slim profile aluminium windows in the two sections they are proposed for, noting that the larger scale panes on the existing were representative of the historic use of the department store. Although it was acknowledged that the existing windows could be problematic in terms of the new subdivided residential use, the panel considered that the design of the new 'domestic' windows could be more sympathetic to the existing design. More generally, the minor detail was generally considered to be acceptable, but the proposed new signage at first floor level at the junction of Belvoir Street and Bowling Green Street was not considered to be appropriate.

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>

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

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)

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

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)

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

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)

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

Thurcaston Road, 2 Crabtree Cottage
Planning Application 20210631

Construction of single storey extension at rear; installation of one rooflight on

house (Class C3)

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

20 Stoneygate Court, 298 London Road
Planning Application 20210041

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

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)

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

22 Knighton Drive, Chestnut House
Planning Application 20210483

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

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

7 St Martins Walk
Planning Application 20210241

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

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

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)

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

49 Lower Brown Street
Planning Application 20210281

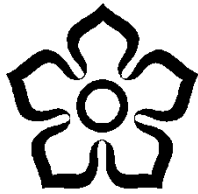
Construction of one single storey building to rear of site to form 3 x 1 bedroom student flats; alterations and courtyard/amenity space (Sui Generis)

12 Toller Road
Planning Application 20210489

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

NEXT MEETING – Wednesday 12th May 2021

Meeting Ended – 19:15



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APPENDIX B

CONSERVATION ADVISORY PANEL

12th May 2021

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app

A scheme 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 site is a cleared plot of land located in the All Saints Conservation Area, adjacent to the Grade I Listed All Saints Church, the Grade II Listed 107 & 109 Highcross Street and the Locally Listed Great Central Station. It occupies a prominent corner at the junction of All Saints Open, Highcross Street and Great Central Street. The application is for a multi-storey student accommodation on site.

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

External alterations to grade II listed building

The building is a Grade II Listed asset, designated as part of the 1920s firemen's houses built to the designs of A E and T Sawday. The application is for a single storey mono-pitch extension to rear.

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 10th May 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>

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 Gypsy 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