

Leicester  
City Council

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

**DATE: WEDNESDAY, 16 JUNE 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 and Paula Burbicka**  
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638 / 1703)  
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.

### 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)

# **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 12<sup>th</sup> May 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**

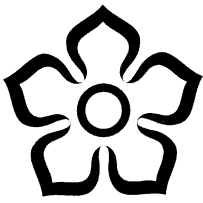
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 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.

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**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**

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### **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**

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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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22 Victoria Avenue  
Planning Application 20200691

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

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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)

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2 Memory Lane  
Planning Application 20210607

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

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42A St Albans Road  
Planning Application 20210402

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

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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

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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)

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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)

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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)

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Gipsy Lane, Towers Hospital  
Planning Application 20210643

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

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Gipsy Lane, Towers Hospital  
Planning Application 20210642

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

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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)

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68 Stoneygate Road  
Planning Application 20210428

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

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The Lansdowne, 123 London Road  
Planning Application 20210827

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

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295 St Saviours Road  
Planning Application 20210570

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

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295 St Saviours Road  
Planning Application 20210569

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

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126 London Road  
Planning Application 20210714

Internal and external alterations to Grade II listed building

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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)

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Hollybank Court, 193 London Road  
Planning Application 20210971

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

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12 Cross Road  
Planning Application 20210907

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

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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

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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

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175 Upperton Road  
Planning Application 20210362

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

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90 Old Church Street

Planning Application 20210802

External alterations to Grade II listed building

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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

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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)

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19A Francis Street  
Planning Application 20210588

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

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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)

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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)

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52 St James Road  
Planning Application 20210604

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

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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)

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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)

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7 Knighton Road  
Planning Application 20210495

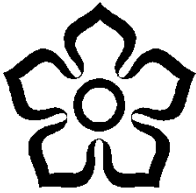
Demolition of single storey sun-room and replacement of windows (Class C3); alterations

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**NEXT MEETING – Wednesday 16<sup>th</sup> June 2021**

**Meeting Ended – 18:30**





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# APPENDIX B

CONSERVATION ADVISORY PANEL

17<sup>th</sup> June 2021

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## CURRENT DEVELOPMENT PROPOSALS

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**A) St Peters Lane and Churchgate, Land at corner**  
Planning Application [20210727](#)

**Construction of four storey building to include one retail unit (Class E) to ground floor and flats (7 x 1 Bed; 8 x 2 Bed) from ground to third floor (Class C3)**

The site is located within the Church Gate Conservation Area, on a prominent junction of Church Gate and St Peter's Lane at the core of the CA. The plot is cleared, with a number of mature trees. There is a range of designated assets in close proximity to the site, including the Grade II Listed Great Meeting School, the Grade II Great Meeting Unitarian Chapel and the Grade II Timber Warehouse r/o 66 Church Gate.

The application is for a four-storey residential development.

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**B) 332 Narborough Road**  
Planning Application [20210092](#)

**Construction of two storey extension at rear of ground and first floor flats (2 x 1 bed) (Class C3) to create additional bedrooms (2 x 4 bed) (Class C3); ramped access to south side; alterations**

The building is a non-designated heritage asset, included on the Local Heritage Asset Register, covered by an Article 4 Direction. It is located adjacent a number of other non-designated heritage assets – Electricity Sub-Station at 330 Narborough Road and Tram Shelter south of Haddenham Road. The application is for a two-storey extension to side and rear, including external alterations to the existing building.

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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> June 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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371 London Road  
Planning Application 20210798

Installation of 2.4m high boundary wall, railings and gates to the front of dwellinghouse (Class C3)

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St Barnabas C of E Primary School  
Planning Application 20211042

Replacement of windows to school (Class F1)

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126 London Road  
Planning Application 20210694

Installation of one internally illuminated fascia sign at front; one awning at front of cafe (Class E)

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126 London Road  
Planning Application 20210690

Alterations of shopfront (Class E)

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33-49 Market Street  
Planning Application 20200878

Change of use from Shops (Class A1) to 14 residential units (4X1 bed, 9x2 bed, 1x3bed) (Class C3), insertion of dormer windows and external alterations.

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8 Haig Place  
Planning Application 20210825

Construction of two storey side and rear extension to house (Class C3)

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123 Loughborough Road  
Planning Application 20210575

Demolition of garage and outbuilding at side of dwellinghouse; Construction of two storey (3 bed) dwellinghouse (Class C3)

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Islamic Da Wah Academy Halls of Residence, 120 Melbourne Road  
Planning Application 20211114

Construction of two storey extension at rear; alterations to residential institution (Class C2)

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36 Millstone Lane  
Planning Application 20201470

Change of use from light industrial (Class B1(c) to 26 student flats (Sui Generis); removal of rear basement doorway and existing skylights, installation of lightwell at rear, installation of new windows and roof lights and installation of solar photovoltaics to roof

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7 St Martins Walk  
Planning Application 20210242

Retrospective application for installation of three non-illuminated fascia signs to front of restaurant (Class E)

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190 Belgrave Road, Balmoral Hotel  
Planning Application 20211083

Enlargement of ground floor windows and bricking up of doorway which face Belgrave Road of public house (sui generis)

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50 New Walk  
Planning Application 20210077

Construction of a storage shed in car park of building (Class D1)

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107 Granby Street, Last Plantagenet  
Planning Application 20201018

Change of use from drinking establishment (Class A4) and offices (Class B1) to student accommodation (56 x studios) (Sui Generis) at first – fourth floors and part-ground floor and basement, with commercial use at part-basement and ground levels - restaurant/drinking establishment. External alterations. (Amended Plans)

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26 Holmfield Road  
Planning Application 20210899

Construction of single storey and second floor storey (loft) extension to the rear of property (Class C3); replacement of windows; alterations

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1 Gallowtree Gate  
Planning Application 20211105

Installation of two internally illuminated fascia signs; two internally illuminated projecting signs at front of restaurant (Class E).

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80 Belgrave Gate  
Planning Application 20210945

Change of use of part of ground floor from shop (Class E) and first and second from offices (Class E) to three self-contained flats (3 x 1 bedroom) (Class C3); alterations

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11 Pendene Road  
Planning Application 20210758

Construction of single storey extension at front and rear of dwellinghouse (Class C3); alterations

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36 King Street, Kings Head  
Planning Application 20210398

Construction of first floor retractable gazebo canopy at rear of pub (Sui Generis).

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29 Albion Street & 22-32 Wellington Street, Wellington House  
Planning Application 20210453

Single-storey roof extension for 12 flats (2 x 1bed & 10 x 2bed) (Class C3), alterations to lower ground floor vehicle parking, cycle & bin stores

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20 Stoneygate Court, 298 London Road  
Planning Application 20210867

Installation of replacement windows with white aluminium to match rest of building (Class C3)

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Ashton Green Road



Planning Application 20211201

Notification of proposed installation of an 18.0m high monopole; ancillary works

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The Frassati, 45 Wellington Street  
Planning Application 20210557

Retrospective application for the replacement of two doors to the front of community centre (Class F1)

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43 Stoughton Road  
Planning Application 20211272

Construction of two storey extension at side of house; single storey extension at rear

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1 Pocklingtons Walk  
Planning Application 20210536

Change of use from Offices to 10 flats; alterations.

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1 Pocklingtons Walk  
Planning Application 20210537

Internal and external alterations to Grade II listed building to facilitate partial conversion to ten flats.

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1 Tyndale Street  
Planning Application 20210719

Construction of dormer extensions at front and rear of property; alterations [Amended drawings received on 02/06/2021]

