

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 14 JULY 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, Paula Burbicka, Daniel Evans
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638 / 1703 / 4076)
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>

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

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

The Minutes of the meeting held on 16th June are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

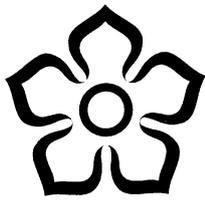
5. CURRENT DEVELOPMENT PROPOSALS

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, 16 June 2021**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Vice Chair), S. Hartshorne (TCS), C. Hossack (LIHS), C. Laughton, S. Bird (DAC), S. Eppel (LCS), C. Jordan (LAHS), M. Taylor (IHBC), D. Martin (LRGT), N. Stacey (LSA), Cllr S. Barton

Presenting Officers

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

169. APOLOGIES FOR ABSENCE

R. Gill (Chair), M. Richardson (RTPI), P. Ellis (VS), N Feldmann (LRSA)

170. DECLARATIONS OF INTEREST

None.

171. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

172. CURRENT DEVELOPMENT PROPOSALS

**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)

Whilst the panel considered that there were some improvements in evidence in the design and articulation of the proposed complex relative to previous submission, with the legibly active frontage to the ground floor commended, the Panel had significant concerns regarding's the development's impact on the character of the Conservation Area and the setting of a number of Grade II Listed assets.

The absence of a satisfactory Heritage Statement with the application was criticised on a technical level but it was further argued that this should have been produced to help inform the design development and that the scheme would have benefitted from such an approach.

The members considered that the development failed to correspond positively to the historic environment and local distinctiveness of the area, lacking a contextually appropriate form and design. The overtly bulky top storey, which was seen as lacking definition and visual interest, was considered as particularly problematic and inappropriate in its context. Some members suggested that a mansard roof would have been better and/or more detail on a high-quality finish, but others considered the storey should be removed altogether.

The lack of consistency in detail between the AVRs and elevational drawings was also noted. A blank elevation fronting onto the Grade II Listed Great Meeting School, as shown in one AVR, was noted as being particularly prominent as approached from the west along St Peter's Lane and was not considered to be a suitable solution.

Whilst the principle of the redevelopment of the site was strongly supported, it was concluded that the development as currently proposed would fail to preserve or enhance the Conservation Area and the setting nationally listed building in its immediate proximity.

OBJECTIONS

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 scale, footprint and massing of the proposed new extension were regarded as excessive in its context, failing to read as subservient and complimentary to the existing building. The design and format were criticised for their lack of adequate contextual response, including detailing and definition, to the architectural interest of the former lodge. The blankness of the proposed side elevation was considered as particularly harmful. The members also criticised the level of proposed alterations to the non-designated asset, as well as the limited and incomplete information submitted.

The unauthorised works were also noted, deemed as harmful to the special significance and architectural interest of the building and the setting of a number of adjacent non-designated heritage assets.

The panel members concluded that the scheme is unacceptable from conservation perspective, failing to preserve or enhance this important local

heritage asset.

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>

371 London Road
Planning Application 20210798

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

St Barnabas C of E Primary School
Planning Application 20211042

Replacement of windows to school (Class F1)

126 London Road
Planning Application 20210694

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

126 London Road
Planning Application 20210690

Alterations of shopfront (Class E)

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.

8 Haig Place
Planning Application 20210825

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

123 Loughborough Road
Planning Application 20210575

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

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)

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

7 St Martins Walk
Planning Application 20210242

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

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)

50 New Walk
Planning Application 20210077

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

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)

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

1 Gallowtree Gate
Planning Application 20211105

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

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

11 Pendene Road
Planning Application 20210758

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

36 King Street, Kings Head
Planning Application 20210398

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

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

20 Stoneygate Court, 298 London Road
Planning Application 20210867

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

Ashton Green Road
Planning Application 20211201

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

The Frassati, 45 Wellington Street
Planning Application 20210557

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

43 Stoughton Road
Planning Application 20211272

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

1 Pocklingtons Walk
Planning Application 20210536

Change of use from Offices to 10 flats; alterations.

1 Pocklingtons Walk
Planning Application 20210537

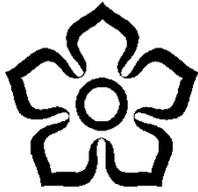
Internal and external alterations to Grade II listed building to facilitate partial conversion to ten flats.

1 Tyndale Street
Planning Application 20210719

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

NEXT MEETING – Wednesday 14th July 2021

Meeting Ended – 18:00



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APPENDIX B

CONSERVATION ADVISORY PANEL

14th July 2021

CURRENT DEVELOPMENT PROPOSALS

A) Pre-application presentation on Corah site.

**B) 28 St Barnabas Road, Barnabas Hall
Planning Application 20211288**

Internal and external alterations to Grade II listed building

The building is a Grade II Listed Former Church of St Barnabas Church, now in use as function hall. It is located adjacent the Locally Listed Former Vicarage and in close proximity to the Grade II Listed St Barnabas Library. The application is for a single storey extension and installation of a ventilation flue to side elevation.

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 12th July 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>

2 Poppy Close
Planning Application 20210923

Construction of single storey extension at rear; alterations to house, conservatory, and garage (Class C3)

17 Horsefair Street
Planning Application 20211232

External alterations to Grade II listed building

Northgate Street, Soar Lane, Leicester Waterside
Planning Application 20211107

Details of access, appearance, layout and scale for the canal side retaining wall structure and footpath/cycle path ramps connecting to Soar Lane. (Being matters reserved by outline planning permission 20172480)

31 Daneshill Road
Planning Application 20211365

Replacement of timber sash windows at front, side, and rear of house (Class C3)

59 South Kingsmead Road
Planning Application 20211026

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

130 London Road
Planning Application 20211102

Change of use from retail shop (Class E) to shop (Class E) and house in multiple occupation (10 x 1 bed) (Class C4); construction of one dormer at front and rear; two dormers at side; access via ground floor; alterations

81 Clarendon Park Road
Planning Application 20211085

Construction of single storey extension at rear; basement conversion and associated access at front; alterations to house (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)

31 Stoneygate Court, 298 London Road
Planning Application 20210792

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

11 Knighton Road
Planning Application 20211369

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

42 Portland Road
Planning Application 20211492

Installation of 3 rooflights at front and 1 rooflight at rear of house (Class C3)

29 Albion Street & 22-32 Wellington Street, Wellington House
Planning Application 20211204

Facade alterations to building

58 Stoneygate Road
Planning Application 20201190

Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of dormers; associated works. (Amended plans and information received).

Development Site Between Alexander Street and All Saints Road
Planning Application 20210908

Installation 3 internally illuminated fascia signs; 1 internally illuminated projecting sign to front and side of residential accommodation building (Class C3)

5 Bowling Green Street
Planning Application 20211305

Change of use from office (Class E) to 5-bedroom house in multiple occupation (HMO) (Class C4); alterations

Hallam Crescent East, Caldecote Community Primary School
Planning Application 20210684

Installation of replacement windows at a school (Class F1)

20 Stoughton Road
Planning Application 20211455

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

6 Stoneygate Avenue
Planning Application 20211509

Construction of dormer extension at rear; removal of chimney of house (Class C3); alterations

University Road, University Of Leicester, Attenborough Building
Planning Application 20211182

Installation of external artwork on north-east elevation of university building (Class F1)

5 Lee Street, The Exchange
Planning Application 20211153

Installation of ventilation louvres to ground floor west elevation (Sui Generis)

49 Abbey Park Road, The Shoe Factory
Planning Application 20211514

Demolition of factory; construction of 14 houses (14x 3bed) (Class C3) with associated parking and access

18 Scott Street, Millgate School
Planning Application 20210772

Construction of sports court to front of school (Class F1)

31 Charter Street, Leicester Community Sports Arena
Planning Application 20211317

Construction of double height events hall (Class E); entrance lobby to existing sports hall; installation of hard sports court areas; installation of hard surfaced parking and landscaping

31 Charter Street, Leicester Community Sports Arena
Planning Application 20211317

Construction of double height events hall (Class E); entrance lobby to existing sports hall; installation of hard sports court areas; installation of hard surfaced parking and landscaping

43-45 Granby Street
Planning Application 20211269

Proposed change of use from vacant cafe/restaurant (Class E) to betting office (Sui Generis); installation of new shopfront; replacement air conditioning condenser units; satellite dishes to roof

43-45 Granby Street
Planning Application 20211270

Installation of one static internally illuminated fascia sign and one internally illuminated projecting sign to front of betting shop (Sui Generis)

Thurcaston Road, 2 Crabtree Cottage
Planning Application 20211520

Alterations at side of house (Class C3)

127 Letchworth Road
Planning Application 20211503

Construction of a dormer windows to rear of house (Class C3); alterations

Gwendolen Road, Crown Hills Community College
Planning Application 20211534

Installation of outdoor sports equipment/facilities within the grounds of school (Class F1)

2 Ashleigh Road
Planning Application 20211592

Retrospective planning application for reduction of two chimney stacks and repainting of timber framing to front elevations, in conservation area (Class C3)

25 De Montfort Street, Halford House
Planning Application 20211274

Change of use from four self-contained flats (2 x 1 bed; 2 x 2 bed) (Class C3) to seven self-contained flats (2 x studio; 4 x 1 bed; 1 x 2 bed) (Class C3); alterations

St Barnabas C Of E Primary School
Planning Application 20211042

Replacement of windows to school (Class F1)

Ventnor Street, Spinney Hill Primary School and Community Centre
Planning Application 20210763

Installation of replacement wooden windows to school and community centre (Class F1)