



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 JUNE 2022

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
R. Allsop	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
L. Gonsalves	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 th Century Society
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee
M. Taylor	-	Institute of Historic Building Conservation

M. Davies, C. Laughton - Persons 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, Sam Peppin-Vaughan

Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

(Tel. 0116 454 4638, 0116 454 6204)

Email: 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>

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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

Sam Peppin-Vaughan 4546204 Sam.Peppin-Vaughan@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

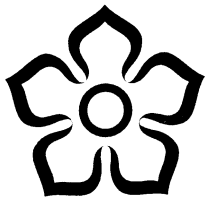
The Minutes of the meeting held on 11th May 2022 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

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.



Leicester
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**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 May 2022**

Meeting Started 5:15 pm

Attendees

N. Feldmann (LRSA; Chair), R. Allsop (LCS), P. Ellis (VS), C. Hossack (LHIS), D. Martin (LRGT), M. Taylor (IHBC)

Presenting Officers

J. Webber (LCC)

S. Hartshorne (LCC)

197. APOLOGIES FOR ABSENCE

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, S. Bird (DAC), C. Laughton, M. Richardson (RTPI), C. Jordan (LHAS), M. Davies

198. DECLARATIONS OF INTEREST

None.

199. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

200. CURRENT DEVELOPMENT PROPOSALS

**A) 5 Pendene Road
Planning Application [20220701](#)**

Demolition of garage and construction of two storey dwellinghouse (1 bed) (Class C3); installation of gates/fence and hard surfacing and removal of gate and fence to front.

Site is within the Stoneygate Conservation Area

An application ([20202152](#)) at the same site for demolition of the garage and replacement with a new two-storey dwelling was refused in April 2021 for 3 reasons including on the impact on the character and appearance of the Conservation Area.

The panel felt the proposed dwelling was a modest building with no striking

features which, with an appropriate brick and a good bricklayer could be a humble building clearly subservient to the main property. The panel welcomed the fact that the massing of the proposed dwelling would not obscure the side window of the main Victorian property. The proposal was considered to be a modest and discreet replacement of a late twentieth-century garage which in itself is not striking.

Panel members were disappointed that the opportunity had not been taken to add a more architecturally refined new building to the Conservation Area but nevertheless, considered that this proposal would preserve the character of the Conservation Area.

NO OBJECTIONS

B) 125 London Road, Park Hotel Planning Application [20220558](#)

Change of use from hotel (Class C1) to cafe (Class E) in basement and nine flats (9 x 1bed) (Class C3) on ground, first, second, third and within roof; two dormer windows and a balcony; aluminium doors & windows; alterations

The site is located within the South Highfields Conservation Area and is opposite the 7th Day Adventists Church and War Memorial, which are grade II listed buildings.

An application ([20191082](#)) for the conversion of this property (along with adjacent property 1 University Road) was approved in June 2020.

As this is one of the best corner buildings in the South Highfields Conservation Area the panel welcomed the investment in the building.

The panel felt that the current classical composition of the corner staircase would be damaged by the proposed removal of the two central pillars which support the balcony and by the loss of the taper in the staircase. It was noted that each of the four pillars consisted of square columns behind cylindrical columns and, from the information supplied, the panel was unable to visualise how the weight of the balcony would be supported without the two central pillars.

This is a prominent building with a lot of detailing and the panel considered the proposed fenestration of the café to be very stark and made no attempt to be sympathetic to the existing fenestration. The panel did not support the use of aluminium and wished to see the continued use of wooden windows. The information supplied was inconsistent as the plan shows the existing projecting bay but the elevation shows the piers removed and the bay broken up. The panel questioned why the proposal did not re-glaze the existing windows.

As the roofscape of this building is visible at points as London Road rises up towards Victoria Park the proposed roof plan was considered to be

unsympathetic. The square white dormer windows would be very prominent, and the proposed scheme would leave very little of the existing roofscape in place. The panel objected to the use of dormer windows but would consider the use of discreetly located conservation rooflights.

The panel considered the proposed hard landscaping to be bland and felt that the planters may obscure the bay to the café. Although investment in the building was welcomed, the proposed scheme was not considered to be sympathetic to the existing detailing of the building or its prominent location within the Conservation Area.

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>

**580 Gipsy Lane
Planning Application 20212831**

Change of use from house (3 bed) (Class C3) to two flats(1 x 1 bed, 1 x 2 bed) (Class C3); demolition of outbuilding; installation of 1.8 metre high fence; dropped kerb; alterations (new window at rear)

**9B St Johns Road, The Gables
Planning Application 20213051**

CHANGE OF USE OF A DWELLING AND GARAGE (CLASS C3) TO HMO (9 BED) (Sui Genres); REPLACEMENT OF EXTERNAL TIMBER DOORS AND WINDOWS; Alterations

**28 Knighton Drive
Planning Application 20212408**

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with double glazed windows; installation of rooflights at front and rear of house (Class C3) (AMENDED PLANS RECEIVED)

**94 Halstead Street
Planning Application 20220259**

Change of use from light industrial factory (Class E) to six self-contained flats (4 x 1 bed; 2 x 2 bed) (Class C3); alterations

**Flat 4, 8 Sandown Road
Planning Application 20220310**

Construction of first floor extension at rear of flat (Class C3)

**59 London Road
Planning Application 20220213**

Retrospective application for construction of one 3-storey house (1 x 3 bed) at rear

**University Road, Engineering Building University of Leicester
Planning Application 20220468**

External alterations to grade II listed building

**23 Morland Avenue
Planning Application 20220480**

Demolition of existing conservatory, alterations and construction of single storey extensions and raised patio at side and rear of house (Class C3)

**31 Westleigh Road
Planning Application 20220469**

Installation of replacement windows and doors at rear of dwellinghouse (Class C3)

**225 Evington Lane
Planning Application 20220484**

Construction of single storey extension at side and first floor extension at rear of house (Class C3)

**130 London Road
Planning Application 20220446**

Approval of Details Reserved by Conditions 2 (Windows), 3 (Railings, Roof Details & Brickwork), 4 (Retention of Timber Frame Windows) and 5 (Noise Survey) of Planning Permission (20211102)

**58 Stoneygate Road
Planning Application 20220105**

Internal and external alterations to Grade II Listed Building to facilitate conversion to 15 flats

**19 Granby Street
Planning Application 20220483**

Retrospective application for installation of internally illuminate advertisement to restaurant (Class E)

**89-101 Belgrave Road
Planning Application 20220423**

Installation of vehicular access gate; entrance gate at front of building

**52 Meadvale Road
Listed Building Consent 20220412**

Removal of condition 3 (dormer materials to match roof) attached to planning permission 20210326: Construction of first floor extension at side; dormer at rear; alterations to house (Class C3) (amendments received 4 May 2021)

**Doncaster Road Substation
Planning Application 20220665**

Installation of replacement antennas to rooftop of locally listed building (x3); ancillary works

**82-84 Humberstone Gate, 2-2A Wharf Street South
Planning Application 20220467**

Retrospective application for change of use of ground floor from cluster accommodation to shop (Class E)

**Kerrysdale Avenue, Wyvern Arms
Planning Application 20220293**

Replacement of existing first floor windows and doors; external

alterations (Class C3)

**322 London Road, Kirk Lodge
Planning Application 20220492**

**Installation of two air conditioning units to sides at first floor roof level
(Class C2A)**

**Thurcaston Road, Land East of
Planning Application 20220711**

Construction of Industrial Unit (Use Classes B2 and B8); associated facilities, gatehouse, parking and landscaping; access road; plateauing of future development plot on west side

**6 Burlington Road
Planning application 20220580**

Construction of dormer roof extension at rear, installation of rooflights and alterations at front of house (Class C3)

**144A New Walk
Planning application 20220430**

Alterations and construction of second floor extension to consultant and practitioners' office (Class E)

**288 Evington Road
Planning application 20220164**

Demolition of conservatory and construction of two storey extension at side and extension of roof including dormer at rear of house (Class C3)

**18 Bath House Lane
Planning application 20220651**

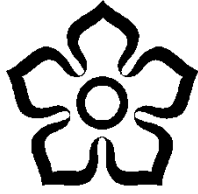
Installation of four internally illuminated fascia signs; one internally illuminated projection sign; two internally illuminated roundel signs

**1 Foxon Street
Planning application 20220202**

Installation of 16 new signs and 9 new led floodlights (Sui Generis)

NEXT MEETING – Wednesday 15th June 2022

Meeting Ended – 18:15



Leicester
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APPENDIX B

CONSERVATION ADVISORY PANEL

15th June 2022

CURRENT DEVELOPMENT PROPOSALS

A) Burleys Way, Corah Factory Site Planning Application [20220709](#)

Hybrid planning application comprising: Full planning application for the demolition of existing buildings on site (excluding 2 chimneys and the façade of the 1865 OTB building), the retention and alteration of the southern façade of the 1865 building (OTB) the erection of new building to the rear to provide residential (Use Class C3) accommodation and/or commercial uses (Use Class E and F2). Outline planning application with all matters reserved for the erection of buildings to provide up to 1,143 dwellings (Classes C2 and C3), commercial uses (Classes E, F2 and Sui generis (public houses, wine bars, drinking establishments and hot food takeaways)), hotel (Use Class C1), a multi-storey car park and a pedestrian footbridge with associated landscaping, public realm and associated infrastructure.

Site is a locally designated heritage asset LL/014 and would affect the setting of the following heritage assets:

- | | |
|-----------------------------|--------------------------------------|
| • Church of St Margaret | Grade I Listed Building |
| • South Lodge to Abbey Park | Grade II Listed Building |
| • Abbey Park – | Grade II* Registered Park and Garden |
| • 72-74 Friday Street | LL/019 (Local Heritage Asset) |
| • 62 Friday Street | LL/018 (Local Heritage Asset) |
| • 27 Burleys Way | LL/015 (Local Heritage Asset) |

B) 25-27 Lincoln Street; rear of Planning Application [20220699](#)

Demolition of single storey warehouse at rear (Class B8); construction of single and two storey building with dormers to create 6 self contained flats (6x1 bed) (Class C3); repairs to boundary wall; works to trees within a conservation area

The site is located within the South Highfields Conservation Area

C) Bay Street, St Mathews
Planning Application [20213051](#)

Installation of 18m telecommunications monopole; ancillary development

The proposal would affect the setting of the Church of St Margaret, which is a Grade I Listed Building.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 13th June 2022. Please contact Justin Webber (4544638).

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

580 Gipsy Lane
Planning Application 20212831

Change of use from house (3 bed) (Class C3) to two flats(1 x 1 bed, 1 x 2 bed) (Class C3); demolition of outbuilding; installation of 1.8 metre high fence; dropped kerb; alterations (new window at rear)

24 Waldale Drive
Planning Application 20220443

Demolition of detached garage at rear; construction of single storey side and rear extension; construction of garden wall and alterations to garden levels at rear of house (Class C3)

32 Rendell Road
Planning Application 20220613

Demolition of part of house; construction of part single, part two storey, part three storey extension and dormer extension at rear of house (Class C3)

202 London Road
Planning Application 20220394

Demolition of existing single storey extension; construction of hardstanding at front; installation of dropped kerb at front; balcony and stairs at rear of house (Class C3)

**201 Loughborough Road
Planning Application 20220242**

Part change of use from place of worship (Class F1) to six flats (5 x 1 bed and 1 x 2 bed) (Class C3); construction of second floor extension at front; replacement doors and windows; 2m high timber fence; landscaping; associated car parking; bin and cycle storage; alterations

**20 Ratcliffe Road
Planning Application 20220691**

Demolition of two outbuildings; replacement of front boundary and gates; construction of first floor extension at side; single storey extension at side and rear; two storey outbuilding at rear; replacement swimming pool enclosure; alterations to house (Class C3)

**165 Mere Road
Planning Application 20220748**

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

**Slater Street, Slater Primary School
Planning Application 20220669**

External alterations to Grade II listed building

**238 East Park Road
Planning Application 20220593**

Construction of first floor extension at rear of house (Class C3)

**3 Turner Street
Planning Application 20220684**

Change of use from house to three self-contained flats

**136-138 New Walk
Planning Application 20220747**

Installation of artificial grass and box planting at front and rear façade; timber fence at rear; repainting works at side and rear of existing student accommodation

**11 Old Barn Walk, land of
Planning Application 20220734**

One non illuminated information hoarding

**14 North Avenue, White House
Planning Application 20220704**

Internal and external works to and within curtilage of a GII listed building

**7 Silver Walk
Planning Application 20220826**

Display of 2 x externally illuminated fascia signs and 1 x non-illuminated projecting sign at front and side of commercial premises (Class E)

**7 Silver Walk
Planning Application 20220825**

Alterations and installation of extract duct at rear of commercial unit (Class E)

**Hinckley Road, Western Park Open Air School
Planning Application 20202119**

Internal and external alterations to listed buildings to facilitate the 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; new internal driveway and external lighting (Amended plans 17.03.2022 and 25.03.2022).

**116 Welford Road - H M Prison
Planning Application 20220546**

Internal and external alterations to Grade II listed building

**2-6 Gallowtree Gate
Planning Application 20220823**

Installation of two internally illuminated fascia signs; two internally illuminated projecting signs; one internally illuminated box sign

**2-6 Gallowtree Gate
Planning application 20220597**

Alterations to shopfront; installation of uplighting fixtures to front and side; three new CCTV cameras to bank (Class E);alterations

**University Road
Planning application 20221094**

Installation of 15m high telecommunications monopole; ancillary development

**43-45 Granby Street
Planning application 20220773**

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

**5 Market Street
Planning application 20220399**

Installation of four internally illuminated fascia signs; one internally illuminated projection sign; two internally illuminated roundel signs

**109 Catherine Street, The Woolpack
Planning application 20220811**

Retrospective application for the retention of covered area to rear of car park

**82-84 Humberstone Gate, 2-2A Wharf Street South
Planning application 20220976**

**Retrospective application for Installation of non-illuminated fascia signs with non-illuminated letters and installation of plastic box fascia signs with black background and white and green non-illuminated letters; posters to be installed to the Humberstone Gate & Wharf Street South (Class E)
Installation of four internally illuminated fascia signs; one internally illuminated projection sign; two internally illuminated roundel signs**

**88 Woodgate, Car Wash Adjacent
Planning application 20220654**

Demolition of existing car wash (Sui Generis); Construction of a four storey and a part four and part five storey building comprising 42 flats (29 x 1bed, 13 x 2bed) (Class C3); associated parking and landscaping

