



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 14 JUNE 2023
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. Bowyer	-	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	-	De Montfort University
D. Fountain	-	Leicester School of Architecture
C. Sanliturk	-	Loughborough University

A. Murakhovski and J. Aspey – student members of the panel

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, Andrea Brislane
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>

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 17th May 2023 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

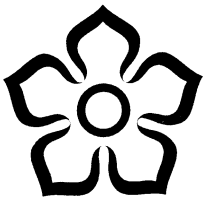
5. CURRENT DEVELOPMENT PROPOSALS

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.



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 May 2023**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Acting Chair), R. Gill, S. Bowyer (LCS), M. Taylor (IHBC), S. Hartshorne (TCS), S. Bird (DAC), N. Feldmann, (LRSA), D. Martin (LRGT), C. Hossack (LIHS), C. Sanliturk (LU), A. Murakhovski (student), J. Aspey (student)

Presenting Officers

J. Webber (LCC), S. Peppin-Vaughan (LCC), A. Brislane (LCC)

225. APOLOGIES FOR ABSENCE

M. Richardson (RTPI), P. Ellis (VS), M. Davies (DMU), C. Jordan (LHAS), Cllr S. Barton

226. DECLARATIONS OF INTEREST

None.

227. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

228. CURRENT DEVELOPMENT PROPOSALS

**A) Market Place, Leicester Market
Planning Application [20230426](#)**

Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.

The panel welcomed the investment in the market and the wider removal of the existing canopies. They referenced the challenges of the project in terms of uses and spaces but felt it was a missed opportunity to overhaul the market. The panel acknowledged improvements in visibility of the Corn Exchange when approaching

from the Granby Street direction. However, they felt that the more historic approach from Cheapside was disappointing, with no clear sight of the market stalls or the Corn Exchange, which would be likely to negatively affect the legibility of the market.

It was felt that pulling-back the fixed stalls from the pavement on Market Place would reduce its prominence within the street and create small, disjointed spaces with no clear use. It was felt that the smaller spaces could be amalgamated to provide a larger, more flexible space which could allow for more space around the Corn Exchange. The panel noted that previous studies on the market had highlighted the benefit of providing more space around the Corn Exchange and it was disappointing that this wasn't being delivered.

Comments were made that the fixed stalls had been reduced in number such that they could be accommodated instead to the rear of the Corn Exchange, which would allow a more flexible public space at the front. The panel felt a more co-ordinated approach was needed with a masterplan of the wider area, which put greater emphasis on the setting of the Corn Exchange.

It was felt the design of the new stalls was acceptable, but a request was made that fully durable materials were used. Overall, whilst acknowledging that this was an architect designed scheme that brought some benefits, the panel felt the design could work harder to maximise the potential of the wider site.

OBJECTIONS

B) 160 Hinckley Road, Wyggestons Hospital Planning Application [20230569](#)

Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works

The panel felt the proposed development would be a continuation of the existing built form on site, replicating the design and materials of the existing bungalows, and maintaining the character of the Conservation Area as required. They agreed that there is sufficient visual separation between the new development and the adjoining listed buildings and the retention of the trees on the southern boundary would maintain the screening to Westcotes Drive.

NO OBJECTIONS

C) 140 Queens Road, and garages to rear of 35 Portland Road Planning Application [20230456](#)

Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)

The panel regretted the loss of the original laundry building by Wakerley considering it a charming building and a reminder that Leicester's Victorian suburbs were built as a mix of residential and industrial properties, rather than just residential. They enquired whether it had ever been considered for local listing and were advised that it was a borderline case; however, new insight into its use as a laundry might raise its listing potential.

The panel were generally supportive of the development of the site for residential use; however, they felt the proposed scale, design and materiality of the new building would be incongruous with the surrounding context. They were particularly concerned about the proposed height of five stories, feeling the applicants' justification for this element of the scheme was weak and recommending it come down by 1-2 storeys. They advised that the ground floor plinth added to the height of the building, creating a harsh impression from street level.

They felt the design of the road fronting elevations were hectic and busy and did not relate well to the surrounding suburban context.

The panel felt the proposed development would overshadow the adjacent Brice Memorial Hall, which is a locally listed heritage asset (LL/123), impacting its prominence by dominating the streetscene in a harmful manner.

They also noted how the site as existing creates an easy transition at the edge of the Conservation Area boundary and felt the scale of the new development would be a radical change which would neither preserve nor enhance this setting.

OBJECTIONS

D) 3 St James Street

Planning Application [20230179](#) & [20230299](#)

Change of use from place of worship (Class F1) to mixed commercial uses (Class E) and shisha cafe (Sui Generis); construction of second floor and rooftop extension to Earl Street elevation to provide commercial use; mezzanine floor between ground floor and first floor level; canopy at second floor level; alterations

Internal and external alterations to a listed building

The panel agreed the building fronting St James St was a handsome one bursting with detail and character. They were generally in agreement with the proposed re-use of the building as a multi-purpose space but noted the success of the alterations posed in the scheme lay in their careful execution and detail.

The panel made several enquiries regarding some of the proposed changes to the listed part of the building, principally the retention of the internal strong rooms, the proposed mezzanine to the trade hall and the replacement rooflight. Members agreed it would be beneficial to see visuals of the inside of the trade hall to better understand how the proposed mezzanine would impact the volume of the space and the decorative plaster of the ceilings and walls. The panel were concerned about the impact the proposed green wall would have on the appearance and fabric

of the listed building and requested it be removed from the scheme.

The panel felt the proposed mansard roof on the rear building, which is unlisted, would be a modern and unique addition. The existing building is not considered to be overly sensitive, and a previous consent allowed for the removal of the roof. Given this context, the panel felt the roof extension could be successful if detailed correctly.

SEEKING AMENDMENTS

The panel made no comments on the following:

66 Church Gate

Planning Application 20230274

Approval of details pursuant to conditions 2 (joinery) and 3 (sound insulation) of listed building consent 20192294 dated 17/04/2020 (ADDITIONAL DETAILS RECEIVED 06/04/2023)

Town Hall Square, Town Hall

Planning Application 20230047

Installation of five flags and one banner to town hall (Class F1)

1 Riverside Drive

Planning Application 20230265

Retrospective application for pergola at side and rear of house and proposed alterations to dwelling (Class C3)

31 Horsefair Street, Permanent House, Ground Part First Third And Fifth Floors

Planning Application 20230535

Change of use of Second, Third, Fourth and Fifth Floors and part of basement from Commercial (Class E) to 19 self-contained flats with ancillary spaces (Class C3). Retain existing Ground to First Floor commercial (Class E). Basement floor to be retained a

15 Upper King Street

Planning Application 20230384

External alteration to a grade II listed building

Stoughton Lane, Sunnydale

Planning Application 20230520

Demolition of existing dwelling; construction of two storey detached dwelling with basement and roofspace accommodation (1 x 7 Bedrooms) (Class C3) and raised patio at rear; construction of detached double garage at front

**Land at junction of Vaughan Way and St. Margaret's Way
Planning Application 20230634**

Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.

**10 Talbot Lane
Planning Application 20230102**

Change of use from house in multiple occupation (11 bed) (sui generis) to six self-contained flats (5 x 1 bed, 1 x 2 bed) (Class C3); installation of six rooflight at front and rear; solar panels at rear; reinstatement of an existing basement window

**10 Talbot Lane
Planning Application 20230103**

Internal and external alterations to grade II listed building

**56 Vicarage Lane, Land Adjacent
Planning Application 20230463**

Construction of one two-storey dwelling (1x4 bed) (Class C3)

**Land at rear of 51-57 Sanvey Lane
Planning Application 20230501**

Approval of details reserved by conditions 2 (materials), 3 (suds details and management plan) & 4 (drainage), 9 (landscape and ecological management plan, 10 (wildlife protected species) and 12 (lighting) attached to planning permission 20192110

**108 Belgrave Gate
Planning Application 20230639**

Installation of one internally illuminated fascia sign at front; one non-illuminated fascia sign at side of financial and professional service (Class E)

**14 Market Street
Planning Application 20230449**

Installation of extraction flue at rear (Class E)

**University Road, University Of Leicester, Engineering Building
Planning Application 20230686**

Internal and external alterations to Grade II* listed building

28 Knighton Drive

Planning Application 20230037

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with timber framed triple glazed sash windows at front; replacement of dormer windows with timber framed triple glazed

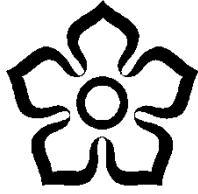
18 Elmfield Avenue

Planning Application 20230396

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

NEXT MEETING – Wednesday 14th June 2023

Meeting Ended – 17:10



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

14th June 2023

CURRENT DEVELOPMENT PROPOSALS

A) Public Art Installation, New Walk (pre-app)

The site is immediately adjacent to the New Walk and Market Street Conservation Areas. It is also within the setting of the New Walk Grade II Registered Park and Garden and various other nationally significant listed buildings.

B) Market Place, Leicester Market Planning Application [20230426](#)

Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.

The application relates to the remodelling of Leicester Market, which is within the Market Place Conservation Area. The proposal also affects the setting of a number of listed buildings including the Corn Exchange (Grade II*) and the Statue of the Duke of Rutland (Grade II)

The application is a development of the City Council.

C) Leicester Railway Station, London Road (pre-app)

The site includes the Grade II Listed screen wall to the station, Grade II Listed K6 telephone kiosks, and Grade II Listed gate piers and cast-iron gate. It is also adjacent to the Granby Street and South Highfields Conservation Areas.

D) Land at junction of Vaughan Way and St. Margaret's Way

Planning Application [20230634](#)

Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.

The site is immediately adjacent to the Grade II Listed former Richard Roberts Factory and opposite the Grade I Listed St Margaret's Church and churchyard containing the Grade II* Listed Tomb of Andrew Lord Rollo. It also lies close to the boundary of the Church Gate Conservation Area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 12th June 2023. 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>

3 Horsefair Street, Horsefair House

Planning Application 20230672

Change of Use of basement from Sui Generis to Class E; Part of ground floor to fifth floor from Class E to Class C3 Construction of fifth Storey Infill to create 40 flats (23x studio, 13x 1bed, 4x 2bed)

44 Oxford Street, The Bowling Green

Planning Application 20230766

Installation of one externally illuminated fascia sign; one externally illuminated projecting sign; two hoarding signs (Class E)

15 Carisbrooke Road, Land Adjacent

Planning Application 20230815

Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (2x5 bed) (Class C3)

40 Chapel Lane

Planning Application 20230599

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

203 Welford Road, The Donkey

Planning Application 20230651

Installation of eight externally illuminated fascia signs; one freestanding sign; three externally illuminated poster cases; three non-illuminated poster cases; one

externally illuminated projecting sign; three non-illuminated banner frames; one non-illuminated fascia sign to drinking establishment (Sui Generis)

90 Granby Street

Planning Application 20230763

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

90 Granby Street

Planning Application 20230781

Installation of two externally illuminated fascia sign; one externally illuminated projecting sign

1 Causeway Lane, Saxon House

Planning Application 20230543

Removal of existing chiller plant & enclosure at rear and alteration to parking layout; installation of raised planters and railings to East Bond Street and Grape Street site frontages; installation of cladding (part with vertical strip lighting) and external alterations to existing building (Class E)

32 De Montfort Street

Planning Application 20230927

Notification of change of use from offices (Class E) to four flats (4x1 Bed) (Class C3)

Willowbrook Mead Primary Academy, Roborough Green

Planning Application 20230402

Installation of air source heat pump (Class F1)

6 Hobart Street

Planning Application 20230855

Replacement of timber framed windows with new double glazed timber framed windows at front and UPVC windows at rear of building (Class C3)

45 Church Gate

Planning Application 20230879

Retrospective application for change of use from shop (Class E) to restaurant and hot food takeaway (Class E/Sui Generis) and for construction of single storey extension at rear; proposed installation of extract flue (part within brick-effect enclosure), bike store and alterations at rear; installation of new shopfront

266 London Road, Brookfield

Planning Application 20230705

Variation of condition 1 (removal of building by 30/06/23) attached to planning permission 20180966 to facilitate the continued use of the cabin on a permanent basis

5 Castle View

Planning Application 20230724

Change of use from office (Class E) to dwellinghouse (1x4 bed) (Class C3); installation of replacement rooflight at rear; works to tree within garden

5 Castle View

Planning Application 20230725

Internal and external alterations to grade II listed building

62 Knighton Drive

Planning Application 20230685

Installation of rooflights, alterations and application of external wall insulation with render finish to walls of house (Class C3); installation of garden gate at side

12 Cheapside, Second And Third Floors

Planning Application 20222327

Change of use of second and third floor from shop (Class E) to Tattoo Studio (Sui Generis)

12 Cheapside, Second And Third Floors

Planning Application 20230729

Internal and external alterations to grade II listed building

72 Highcross Street

Planning Application 20230311

Installation of replacement shopfront to restaurant (Class E); installation of external staircase at rear of first floor flat (Class C3); alterations

41-43 Church Gate

Planning Application 20230785

Installation of extraction flue at rear of restaurant and cafe (Class E)

336A Harrison Road

Planning Application 20230949

Demolition of existing garage & two storey building; construction of replacement two storey building with 2 front dormers to accommodate 3 flats (3 x 1 bed) (Class C3)

49 Stoughton Road (land to rear)

Planning Application 20230699

Construction of two storey detached dwellinghouse (3-bed) (Class C3); associated access, parking & landscaping
