



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 February 2023

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), N. Feldmann, (LRSA), S. Bowyer (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Hartshorne (TCS), C. Hossack (LHIS), S. Bird (DAC), M. Richardson (RTPI), D. Fountain (LSA).

Presenting Officers

J. Webber (LCC), S. Peppin Vaughan (LCC)

217. APOLOGIES FOR ABSENCE

C. Jordan (LHAS), D. Martin (LRGT), M. Davies (DMU), C. Sanliturk (LU), A. Al Touqi (student), A. Murakhovski (student).

218. DECLARATIONS OF INTEREST

None.

219. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

220. CURRENT DEVELOPMENT PROPOSALS

A) 71 Princess Road West-Waterloo House, 80 Regent Road-Regent House & Land South of Regent Road between Tigers Way and West Street

Planning Application [20222167](#)

Change of use from Offices (Class E (g) i) and construction of single and two storey roof extensions to provide student accommodation (270 beds)(Sui Generis); and construction of new five storey student accommodation block (57 beds) (Sui Generis) on existing car park site; associated parking and landscaping

Listed Building Consent [20222168](#)

Internal and external works to Listed Building (Grade II).

The panel noted the high-quality urban environment in this part of the

Conservation Area and the landmark quality of the Grade II Listed Building sitting within the proposed development site. The uniformity of parapet lines along Regent Road was noted and that this had been respected in new developments in the area. The panel focussed initially on the extension to the Listed Building and concluded that the proposed two storey mansard would severely undermine the character and architectural integrity of the building and the wider area both with respect of increased massing and a discordant architectural style. They were critical both of the scale of the extension and also its detailing, which exacerbated its visual dominance and incompatibility as a new element read subserviently to the host building. The panel contended that the existing parapet and the silhouette it presented on the skyline were important and additional mass in this section were not compatible with the most significant and sensitive elevation of the Listed Building. The panel considered the existing rear extension to the Listed Building to be of more modest architectural quality and concluded that a single-storey mansard extension would be less harmful here as this element might help define it as more distinct development, helping give it a stronger apex.

The panel considered the existing landscaped car park space to the south to have a strong function in terms of the character of the area, providing both key views across it to the wider townscape and being compatible with the wider morphology of New Walk. It was noted that it had historically been garden space and that the boundary walls and trees were complementary to the historic character of the area. They considered that a development proposal here was constrained and that the scheme proposed related poorly to its context. The panel were critical of the scale of the block proposed, which would be harmful to the character and appearance of the Conservation Area. Concern was expressed about the setting of the adjacent Listed Building, the southfield cottages and the row of houses on West Street. It was further felt that a tunnelling impact would be created along Regent Road and that long-distance views of the spire of the Grade II listed Holy Trinity Church would be negatively impacted on. The architectural response was considered to be unauthentic to its local setting, with a form and detailing that exacerbated its visual discordance.

Overall, it was felt that the submitted proposal would have a harmful impact on the Conservation Area and the other surrounding heritage assets.

OBJECTIONS

B) Old Church Street, Land adjacent to Meadow Court Planning Application [20222349](#)

Construction of flats (4 x 2 bed); associated car parking and landscaping (Class C3).

The panel had no objection to the principle of developing this plot of land and considered that the general scale and massing were reasonable. They considered that the layout addressed the junction positively and the overall height was appropriate. However, they raised concerns about the quality of the

material submitted and various aspects of design detail. The panel were not satisfied that sufficient information had been provided to allow a proper consideration of the proposal, particularly in relation to materials, such as brick types. The panel raised concerns about the scale of the proposed gable features noting they would be taller and larger than others within the street scene. Concern was also raised about the scale of the void extending into the gables. It was felt there was a lack of detailing and articulation throughout the design with the large, blank side elevations being of particular concern. The front boundary treatment was noted as potentially being somewhat oppressive due to its height and form. More work was needed on the detailing, particularly on the highly visible side elevations.

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>

**1 Lineker Road, Filbert Village
Planning Application 20222355**

Installation of external re-cladding and remedial facade works to student accommodation

**21 Elms Road
Planning Application 20222405**

Installation of replacement of windows on front elevation of house (Class C3)

**37 Sanvey Lane
Planning Application 20222277**

Demolition of outbuilding at rear; alterations; construction of single storey extension at rear and two storey extensions at side and rear of house (Class C3); widening of vehicular access at front

**28 St Barnabas Road, Barnabas Hall
Planning Application 20221839**

Variation of condition 6 (plans); approval of details for condition 2 (details) attached to planning permission 20211287

**1-5 Market Place, Market Tavern
Planning Application 20222285**

External alterations to Grade II listed building

**Highcross Street, Great Central Street and All Saints Open
Planning Application 20222242**

Variation of conditions 3 (accommodation approved), condition 4 (approved heights), condition 10 (cycle parking), condition 13 (SuDs), condition 14 (drainage condition), condition 24 (waste management) and condition 27 (approved plans) attached to planning permission 20210523: (Construction of purpose built student accommodation (Sui Generis) with communal ancillary space and roof terrace.(Amended plans)(S106 agreement)): To increase number of student rooms, add a sub-station, reconfigure the entrance, move and increase size of plant room and cycle store, adjust bin store and revise the drainage strategy.

**176-178 Highcross Street
Planning Application 20222241**

Change of use from retail (Class E) to student accommodation (13x studio flats) (Sui Generis); ancillary gym, construction of dormer extension.

**77 Braunstone Gate
Planning Application 20222240**

Installation of one internally illuminated fascia sign (Class E)

**11 East Gates
Planning Application 20222467**

Installation of 2 Internally illuminated replacement fascia signs; 1 internally illuminated replacement strapline to front and side of restaurant (Class E)

**58 Fosse Road South
Planning Application 20222474**

Change of use from house (Class C3) to two flats (1 x 2 Bed & 1 x 3 Bed) (Class C3)

**14 Salisbury Road
Planning Application 20221382**

Change of use from education facility (Class F1) to four flats (1 x 1 bed, 2 x 2 bed & 1 x studio); construction of single storey extension at rear; alterations; ancillary bin storage and cycle storage (amended plans 27/01/2023)

**68 High Street
Planning Application 20222344**

Installation of one internally illuminated fascia sign; replacement panels for one internally-illuminated projecting sign

**86-92 Regent Road, Enkalon House
Planning Application 20222299**

Change of use of ground, first, fourth and fifth floors from office use (Class E) to a mixed use comprising educational use and office use (Sui Generis)

**15 King Street
Planning Application 20221224**

Installation of awning at front of cafe (Class E)

**10 Frog Island, One Centre
Planning Application 20222430**

Installation of canopy and disabled access along with reconfiguration of existing staircase to front; installation of 2m high fence and gates to side and rear; construction of single and two storey extension to rear of place of worship (Class F1); Alterations

**159 Mere Road
Planning Application 20221830**

Construction of fourth floor extension to form one flat (1 x studio) (Class C3)

84 - 86 Granby Street, Pavement outside

Planning Application 20230048

Installation of double sided, internally illuminated free standing digital sign

**Unit 1a Ground Floor Faraday Works, Temple Road
Planning Application 20230001**

Change of use from retail unit (Class E) to function hall (Class F2)

**21 Samuel Street
Planning Application 20230051 & 20230054**

Discharge of conditions attached to planning approval 20220046: condition 2 (Materials) & Discharge of conditions attached to planning approval 20220045: Conditions 3 (Drainage), 4 (Signage Details), 5 (Roller Shutters to Remain Open), 6 (Parking/Service Area Retained) & 7 (Provision of Footway Crossings)

**3 De Montfort Street
Planning Application 20230125**

Change of use from offices (Class E) to house in multiple occupation (7 persons) (Sui-Generis); replacement of existing windows; external alterations; installation of fence, gates, cycle shelter and bin store at rear

**10 Talbot Lane
Planning Application 20230102 & 20230103**

**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 velux windows at front and rear; solar panels at rear; reinstatement of an existing basement window
&
Internal and external alterations to grade II listed building**

NEXT MEETING – Wednesday 15th March 2023

Meeting Ended – 18:45