

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 FEBRUARY 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
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	-	De Montfort University
D. Fountain	-	Leicester School of Architecture
C. Sanliturk	-	Loughborough University

A. Murakhovski – student member 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 18th January 2023 are attached and the

Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

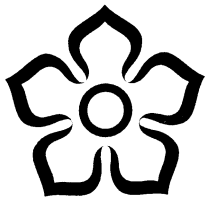
5. CURRENT DEVELOPMENT PROPOSALS

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, 18 January 2023**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), N. Feldmann, (LRSA), R. Allsop (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Hartshorne (TCS), C. Hossack (LHIS), C. Jordan (LHAS), C. Sanliturk (LU), M. Richardson (RTPI), D. Fountain (LSA), A. Murakhovski (student).

Presenting Officers

J. Webber (LCC), A. Brislane (LCC)

213. APOLOGIES FOR ABSENCE

D. Martin (LRGT), S. Bird (DAC), M. Davies (DMU)

214. DECLARATIONS OF INTEREST

None.

215. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

Danielle Fountain was welcomed as a new member to the panel representing the Leicester School of Architecture. She works as a Design Tutor with the DMU School of Architecture and as a practising architect.

RL announced the sad news of the passing of Peter Draper just before Christmas, who was a founding member of this panel. Peter represented the Royal Institute of Chartered Surveyors. RL attended the funeral on behalf of the panel and expressed condolences to his wife.

216. CURRENT DEVELOPMENT PROPOSALS

**A) 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

This item was being presented to the panel for the second time following amendments to the scheme based on previous comments and recommendations.

The members agreed this is a striking building on a prominent corner plot with an important symmetrical character. They were pleased to see the recent amendments resulted in an improved scheme which addressed their previous concerns.

Some queries were raised during the discussion, including whether the supporting written statement had also been updated in line with the amendments to the drawings. One member noted this document still made reference to widening the principal entrance to improve access. Other queries were raised over the proposed hard landscaping to the front of the building. Members enquired about the intended use of this space and whether details had been provided on the type of paving proposed, particularly whether it would be permeable. Members noted that two of the columns were proposed to be painted grey and expressed a desire to see all the columns painted the same colour to retain the symmetrical character of the building.

In general, the panel welcomed the amendments to the scheme and agreed to remove their previous objection but wished to seek clarification on the points noted above.

NO OBJECTIONS

B) 190 London Road Planning Application 20212876

Construction of detached three storey building to provide 8 flats (2 x 1 bed, 6 x 2 bed) (Class C3); provision of soft and hard landscaping, car and bicycle parking, bin store, drainage infrastructure and boundary treatment; removal of trees; alterations to existing accesses and frontage boundary wall; and demolition of single storey structures adjacent to 190 London Road.

This item was being presented to the panel for the second time following previous comments and recommendations.

The members welcomed the amendments to the boundary treatments fronting London Road. They were in agreement that retention of the railings and gates as existing would preserve their positive contribution to the Conservation Area. Some queries were raised over the hard landscaping and SUDs scheme, with clarification sought that features would be integrated (i.e. permeable paving and landscape features).

Two options were presented on the treatment of the north-eastern elevation, following previous comments and recommendations from the panel. Members agreed that this was a positive step forward and away from a typical “rear elevation” approach of the previous scheme, providing an improved backdrop

to the terrace on Oxford Avenue. The members debated the merits of both options, and while there was support for certain elements of both designs, in general the panel felt that neither option was entirely satisfactory. Some members felt the option with three gables appeared stretched, with uncharacteristically shallow pitches and an unsatisfactory solid: void ratio. Others felt the option with six gables was preferable as it was more compact and maintained a vertical symmetry that related well to the adjacent terrace. However, there was concern that detail here still needed more work. It was felt either option needed more work and detail on articulation, with a desire to see this element carried through to the principal elevation in terms of a cohesive relationship.

Queries were raised over the proposed materials and decorative finishes as these details were not specified in the drawings.

In general, the panel welcomed the amendments as a positive step forward but felt that further work was required.

SEEK AMENDMENTS

C) 185 Ratcliffe Road, Dover Court Planning Application 20222434

Demolition of garage; construction of single and two storey extensions at side and rear of house (Class C3); alterations to house and boundary.

The panel were in agreement that the property as existing was an attractive building which contributed positively to the settings of the Stoneygate and Knighton Village Conservation Areas. They further agreed that the property occupies an important gateway location, and characteristics of the existing building form an integral part of the approach to both conservation areas. In particular, the panel felt the eastern elevation was of special note with bay windows, a double pitched roof profile and prominent brick chimney stacks.

The panel felt the proposed development lacked finesse and did not respond well to the existing character of the host building. They felt the loss of certain elements, principally the Swithland slate roof and double pitch gables, would undermine the feel of the conservation areas at this important transitional location.

Members agreed that it would fail to preserve or enhance the settings of the Stoneygate and Knighton Village Conservation Areas and resolved to formally object on these grounds.

OBJECTION

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>

**45 Church Gate
Planning Application 20222270**

Change of use from shop (Class E) to restaurant and hot food takeaway (Class E/Sui Generis); construction of single storey extension at rear; installation of extract flue at rear

**26 Westfield Road
Planning Application 20222297**

Alterations and construction of single storey extension at side of house (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 27/10/2022 & supporting information 20/12/2022)

**146 Upper New Walk
Planning Application 20222408**

Retrospective application for freestanding double-sided non-illuminated sign at front of nursery

**19 Infirmary Square, Sapphire (formerly Swan And Rushes)
Planning Application 20221975**

Alterations and installation of external stairs, balustrade, pergolas and roof to create external seating area (with lighting) at ground and first floor levels at rear of restaurant (Class E) and public house (sui generis)

**Hazel Street, Hazel Community Primary School
Planning Application 20221907**

Internal and external alterations to Grade II listed building

**40 Granby Street, Tesco Store
Planning Application 20222416**

Installation of one externally illuminated fascia signs; two non illuminated fascia sign; two internally illuminated projecting signs; six vinyl signs; one frosting; one 5mm dibond panel sign

**107 Granby Street, Last Plantagenet
Planning Application 20221211**

Non-material amendment to planning permission 20201018: amendments to façades including louvre arrangement

**18 & 18A Knighton Park Road
Planning Application 20222375**

Change of use from two self-contained flats (2 x 2 bed) (Class C3) to a single dwellinghouse (Class C3)

**14 Main Street
Planning Application 20222286**

Installation of two uPVC windows at front of house (Class C3)

**42-44 Granby Street, (First and Second Floors)
Planning Application 20222040**

Change of use from office (Class E) to five self-contained flats (5x1 bed) (Class C3); construction of second floor extension at rear

**71 Braunstone Gate
Planning Application 20222254 & 20222155**

Installation of one internally illuminated fascia sign at front of shop (Class E) & Alterations to shop front (Class E)

**9 Gainsford Road
Planning Application 20222117**

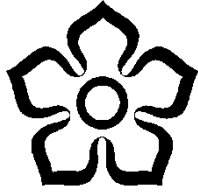
Retrospective application for construction of mezzanine floor to form three bedroom dwelling; installation of four rooflights to house (Class C3); alterations

**32-34 Charles Street
Planning Application 20221830**

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

NEXT MEETING – Wednesday 15th February 2023

Meeting Ended – 18:45



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

15th February 2023

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 site is located within the New Walk Conservation Area and part of the site features a Grade II Listed Building. There are additional Grade II Listed properties adjacent at 2 West Street, 1 West Street and New Walk Museum.

The application is for changing the use of the existing office complex to student residential flats, including a two-storey roof extension. In addition, the scheme includes the construction of a new five-storey block of student flats on the existing surface level car park site.

**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 site is located in the Aylestone Conservation Area.

The application is for the construction of a two-storey block of flats, with associated bin/cycle stores, parking and landscaping.

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 February 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>

**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**
