

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 JULY 2023
TIME: 5:15 pm
PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

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 A. Al Touqi – 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

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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

Andrea Brislane 4546291 Andrea.Brislane@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 14th June 2023 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

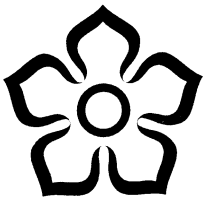
5. CURRENT DEVELOPMENT PROPOSALS

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.



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**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 June 2023**

Meeting Started 4:00 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), M. Taylor (IHBC), M. Richardson (RTPI), P. Ellis (VS), M. Davies (DMU), S. Hartshorne (TCS), N. Feldmann, (LRSA), C. Hossack (LIHS), D. Fountain (DMU), Cllr S. Barton, J. Aspey (student)

Presenting Officers

J. Webber (LCC).

G. Butterworth (LCC),
A. Brislane (LCC).

D. Sturgis, J. Carter (pre-app item A)
J. Rogers, K. Lodge, D. Beale (pre-app item C)

229. APOLOGIES FOR ABSENCE

D. Martin (LRGT), S. Bird (DAC), C. Sanliturk (LU)

230. DECLARATIONS OF INTEREST

None.

231. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

232. CURRENT DEVELOPMENT PROPOSALS

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

A presentation was made and the case was discussed.

**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.

Some members of the panel felt the additional information and justification presented was beneficial and helped to alleviate some of their concerns from the previous meeting. Other members of the panel continued to harbour significant concerns. They acknowledged that the proposed design would be an improvement over the existing arrangement; however, they felt this improvement was marginal and did not provide for as significant an enhancement to the setting of the Corn Exchange as might be possible with an alternative approach. They reiterated that they felt this was a missed opportunity for greater benefits and referenced that it was a once in a generation intervention.

Members generally felt the design of the new covered market structure was generic and undistinctive and did not relate well to the surrounding built form architecturally or materially. They felt the plan form was overly rigid and wished to see something more dynamic which better responds to the existing context. They felt it would be possible to accommodate the required stall numbers in a revised design.

The panel wished to emphasise that they were seeking significant amendments to the scheme. They feel, without amendments, the scheme potentially could be objected to.

SEEK AMENDMENTS

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

A presentation was made and the case was discussed.

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 panel felt the proposed building was of generic design, which did not successfully respond to the context of the site. Given the prominence of the location, fronting a busy highway and close to a conservation area, they considered that a higher quality of design would be expected. While the panel

agreed the reduction in height from the previously refused scheme was welcome, they continued to have concerns about the proposed scale. They expressed disappointment at the loss of views of the Grade II listed Richard Roberts Factory. While they acknowledged that the existing views would not have been possible historically, members argued that the chimney would likely have been a prominent in the roofscape, and this too would be lost. Finally, the panel were concerned about the lack of adequate details provided on the proposed materials and pointed out some discrepancies in the AVR's and application information.

Overall, the panel felt that the scheme lacked a robust design approach and would fail to preserve or enhance the setting of the conservation area and listed building.

OBJECTIONS

The panel made no comments on the following:

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)

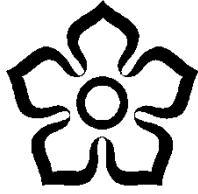
49 Stoughton Road (land to rear)

Planning Application 20230699

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

NEXT MEETING – Wednesday 12th July 2023

Meeting Ended – 19:00



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

19th July 2023

CURRENT DEVELOPMENT PROPOSALS

A) Land South of 155 Humberstone Drive Planning Application [20230942](#)

**Construction of 6 semi-detached dwellinghouses (6 x 3 bed) (Class C3);
associated access, parking and landscaping.**

The site lies within the designated boundary of the Old Humberstone Conservation Area and immediately adjacent to the Grade II Listed Building, No. 3 Main Street Humberstone, forming part of its setting.

B) 36 & 38 Market Place, Odeon Arcade Planning Application [20230712](#)

Demolition of most of Odeon Arcade; retention of facade to Market Place; construction of five storey (to Market Place) and six storey (to Cank Street) building (with basement) behind retained facade to Market Place to create: a gym for residents in the basement; 10 retail units (Class E) in the basement and on the ground floor; 53 flats (6 x studio, 30 x 1bed & 17 x 2bed) (Class C3) on the first, second, third, fourth & fifth floors, and a rooftop garden for residents adjacent to Cank Street

The site is located within the Market Place Conservation Area and in close proximity to several nationally designated Listed Buildings, including The Corn Exchange (II*), 44 Market Place (II), 46, 46A & 46B Market Place (II) and Silver Arcade (II) forming part of their settings.

C) 4 Knighton Park Road, The Scotlands Planning Application [20230745](#)

Demolition of existing garage and outbuilding; construction of two detached dwellings for student accommodation (2 x 2 bed) (Sui Generis)

The site is located within the designated boundary of the Stoneygate Conservation Area and in relative proximity to two nationally designated Listed Buildings, The Firs, 223 London Road (II) and Former Stoneygate School (II).

D) 48 Little Holme Street
Planning Application [20221898](#)

Demolition of factory (Class B2); construction of a 6 and 7 storey building containing student accommodation (Sui Generis), 2 storey building housing plant and cycle/bin storage, with associated ancillary works and landscaping (as amended)

The proposal lies in the setting of the Castle Conservation Area, which contains several heritage assets including Leicester Castle and Magazine Gateway (SAM), Castle Hall (Grade I), Church of St. Mary de Castro (Grade I), Remains of Castle Wall (Grade II), Nos. 5- 9 (all) Castle View (all Grade II), Nos, 20 & 22 Castle Street (Grade II*) No. 24 Castle Street (Grade II). It also lies near to several listed bridges, Bridge over River Soar, West Bridge and Bow Bridge (all Grade II), Bridge Parapet over Old River Soar (local ref: LL/377) and GCR Bridge (local ref: LL/308). Several local heritage assets lie to the south of the site including Black Horse PH (LL/313), 47-79 Braunstone Gate (LL/309), 25-27 Bede Island (LL/307), 58-64 Braunstone Gate (LL/310) and 2-10, 22 and 24 & 26 Narborough Road (LL/319, LL/320 and LL/321).

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 17th July 2023. Please contact Andrea Brislane (4546291) or Sam Peppin-Vaughan (4546204).

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

337 Narborough Road
Planning Application 20230816

Retrospective application for construction of single storey extension at rear of house (Class C3)

335 Narborough Road
Planning Application 20230766

Retrospective application for construction of single storey extension at rear of house (Class C3)

12 Pendene Road
Planning Application 20230732

Replacement of existing timber frame for conservatory with UPVC (Class C3)

1 Foxon Street, Black Horse

Planning Application 20230769

Installation of rendering and redecoration to Public house (Class A4)

6 Castle View

Planning Application 20230832

Change of use from offices (Class E) to dwellinghouse (1x2 bed) (Class C3)

2-6 Gallowtree Gate

Planning Application 20230814

Installation of five internally illuminated ATM fascia signs (Class E)

2-6 Gallowtree Gate

Planning Application 20230813

Removal of one existing ATM machine; replacement of five ATM Machine with new model ATM machine (Class E)

15 Halford Street

Planning Application 20230823

Installation of one externally illuminated fascia sign to shopfront (Class E)

19 De Montfort Street

Planning Application 20230943

Change of use of ground, first and second floors from offices (Class E) to five flats (4 x studios - Flats 1, 3, 4 & 5) (1 x 2 bed - Flat 7) (Class C3)

Narborough Road

Planning Application 20231124

Installation of 15m telecommunications monopole; ancillary cabinets

Abbey Court, Pioneer Park, Wallingford Road / Exploration Drive / Corporation Road

Planning Application 20231046

Outline application for demolition of buildings and construction of serviced employment building(s) with up to 6,000 m2 floorspace (Class E(g)); access to be considered; all other matters reserved

Fosse Road South (at junction with Cherryleas Drive)

Planning Application 20231147

Installation of 16m telecommunications monopole; ancillary cabinets

13 Franche Road

Planning Application 20230891

Construction of rooflight to front roofslope; hip to gable side roof extension; & dormer extension at rear of house (Class C3)

19 Elms Road, land at rear

Planning Application 20230923

Construction of two storey dwellinghouse (4-bed); associated access, parking and landscaping (Class C3)

15 Main Street Humberstone

Planning Application 20231073

Change of use of the ground floor from a public house/ restaurant (Sui generis) to a community centre (Class F2); reconfiguration of the car park; and cycle store at rear

16 East Park Road

Planning Application 20230987

Construction of single storey extension at side of industrial building (Class B2)

Granville Road, De Montfort Hall

Planning Application 20230850

Internal alterations to grade II listed building

36 Millstone Lane

Planning Application 20230975

Variation of condition 18 (approved plans) attached to planning permission 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. (Amended Plans)(S106 Agreement)) for the relocation of PV panels and installation of rooflight to front.

69-73 Regent Road, Howard House

Planning Application 20231032

Installation of PVC windows to replace existing windows at Hostel (Class C2)

325 Narborough Road

Planning Application 20230946

Retrospective application for the construction of single storey extension at front of house (Class C3)

Infirmary Square, Leicester Royal Infirmary

Planning Application 20230999

Retrospective application for installation of temporary building with access ramps for use as emergency ambulance hub

122 Granby Street, Ground Floor Shop

Planning Application 20231063

Installation of one externally illuminated fascia sign to shopfront (Class E)

122 Granby Street, Ground Floor Shop

Planning Application 20231064

Installation of new shopfront and Shutter (Class E)

81-83 Clarendon Park Road

Planning Application 20230805

Construction of hardsurfacing and steps across both properties; installation of 1m high handrail at front boundary between the properties; new glazing to the front door at 81 Clarendon Park Road

22 & 24 Market Street

Planning Application 20231042

External alterations to front elevation painting; refurbishment of existing windows

18A Scott Street, Millgate School

Planning Application 20230965

Retrospective application for construction of single storey detached classroom building at school (Class F1); associated steps and access

15 Halford Street

Planning Application 20231182

Installation of shopfront; new entrance door for 1st and 2nd floor access; 5 skylights to existing rear extension; alterations (Class E)

55 Granby Street

Planning Application 20231118

Installation of three non illuminated fascia signs and two non illuminated projecting signs to hot food takeaway (Sui Generis)

Hazel Community Primary School
Planning Application 20231315
Installation of replacement playground surface
