



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 9 August 2017**

**Meeting Started 5:20 pm**

**Attendees**

R. Gill (Chair) R. Lawrence (Vice-chair), M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), S. Hartshorne (TCS), P. Ellis (VS), C. Sawday, C. Laughton, N. Feldman (LRSA), M. Holland (GG)

Brita Sread (University of Leicester), Charles Dokk-Olsen (Architect)

**Presenting Officers**

S. Peppin Vaughan

**37. APOLOGIES FOR ABSENCE**

C. Hossack (LIHS), L. Blood (IHBC), N. Stacey (LSA)

**38. DECLARATIONS OF INTEREST**

S. Hartshorne declared she was employed by the University of Leicester.

**39. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**40. CURRENT DEVELOPMENT PROPOSALS**

**A) PRE-APPLICATION PRESENTATION BY THE UNIVERSITY OF  
LEICESTER ON PROJECTS**

The panel were shown emerging plans for two sites.

---

**B) 11 ELMFIELD AVENUE, ASHFIELD  
Planning Application 20171457**

Demolition of single dwelling and construction of three storey 72 Bed Care Home

The panel did not feel the proposed redevelopment would preserve or enhance

the character and appearance of the Stoneygate Conservation Area.

There was a general acceptance that the property would be well screened from the public highway, but the scale and size of the building seemed excessive for the amount of garden space within which it would be located. They considered the design of the new building lacked coherence and would not complement the overall character of the conservation area.

They felt the widening of the gate piers would undermine their character but the general boundary treatments were acceptable otherwise.

## **OBJECTIONS**

---

### **C) 2-4 PEACOCK LANE, 16 NEW STREET**

**Listed Building Consent 20171517**

**Change of use from office (class B1) to hotel (class C1); extensions and alterations**

The panel were supportive of the change of use of the building to a hotel. They felt that the rear extension and the lift extension were acceptable elements.

Concerns were raised that the roof extension would appear too modern and out of context with the main building and surrounding area. Specific concerns were raised about how much glazing could be achieved given the need for privacy in the rooms.

They felt a modern extension was acceptable in principle but greater reference should be made to the proportions of the main building.

The panel further felt the proposed new rear door was not the appropriate location for a replica grand door and that a simple modern door, set-back within the building would be preferable.

## **SEEK AMENDMENTS**

---

**The panel had no objections/observations on the following applications:**

### **D) DUMBLETON AVENUE, CHRIST CHURCH ROOMS**

**Planning Application 20171319**

**Replacement ground and first floor windows to church rooms (class D1)**

---

### **E) THE GATEWAY, PORTLAND BUILDING, DE MONTFORT UNIVERSITY**

**Planning Application 20170769  
Installation of 2 extraction flues, air handling units; and canopies to  
university building (class D1)**

---

**F) 16 WOODLAND AVENUE  
Planning Application 20171248  
Construction of single storey extension at front of house (class C3)**

---

**G) 13 CHURCH LANE  
Planning Application 20171156  
Installation of 1.2m high gates to front; alterations and increase in height  
of roof; construction of dormer extensions to front, side and rear of  
house (class C3)**

---

**H) 18 FRIAR LANE  
Planning Application & Listed Building Consent 20171320 & 20171321  
Change of use from offices (class B1(a)) to house in multiple occupation  
(1 x 7 bed) (sui generis); alterations**

---

**I) 368 LONDON ROAD, GABLES HOTEL  
Planning Application 20171208  
Installation of condensor units and fencing to rear of building**

---

**J) 99 LONDON ROAD, GROUND FLOOR SHOP  
Planning Application 20171356  
Installation of replacement shopfront**

---

**K) 32 OXFORD STREET, JAIN CENTRE  
Planning Application 20171322  
Construction of dormer extension and spiral staircase to roof of place of  
worship (class D1)**

---

**L) 22 DANESHILL ROAD  
Planning Application 20171389  
Change of use from house (class C3) to seven flats (1x 2 bed, 6x  
studio)(class C3); construction of single storey rear extension and rear**

---

**M) 4 LANCASTER ROAD**

**Planning Application 20171380**

**Change of use of house (1x 3bed)(class c3) to two self contained flats (2x 2bed); alterations (class C3)**

---

**N) 21 STOUGHTON ROAD, LAND ADJACENT TO**

**Planning Application 20171347**

**Construction of two storey detached building with accommodation in roof and dormer to rear to form a dwellinghouse (1 x 4 bedroom)**

---

**O) 216 LONDON ROAD, ST JAMES THE GREATER VICARAGE**

**Planning Application 20171377**

**Formation of one self-contained flat (1x 2bed) (class C3) on second floor; alterations and replacement windows to rear and sides; new external staircase at side and raised decking at rear**

---

**P) GRANBY ROAD, GRANBY PRIMARY SCHOOL**

**Planning Application 20171358**

**Construction of external staircase to rear of school (class D1); alterations**

---

**Q) QUEEN STREET, ATHENA**

**Planning Application 20171068**

**Construction of four storey extension on top of existing single storey side element of grade ii listed building to provide 11 flats**

---

**Q) 2 YEOMAN STREET**

**Planning Application 20171374**

**Change of use to 17 flats (6 x 1 bed, 5 x 2 bed, 4 x 3 bed) (class C3); including extensions and alterations**

---

**R) 1 GRANBY STREET**

**Listed Building Consent 20170932**

**Internal alterations to grade ii listed building**

---

**S) SHIRES LANE/HIGH STREET, CORNER OF**

**Planning Application & Advertisement Application 20171360 & 20171361**

**Installation of shopfront to restaurant (class A3) & installation of three**

**externally illuminated fascia signs to restaurant (class A3)**

---

**T) CORNER OF FOX LANE AND HUMBERSTONE GATE  
Planning Application 20171505  
Notification for installation of telephone kiosk**

---

**U) AYLESTONE ROAD, GAS SITE  
Planning Application 20171546  
Demolition of two buildings**

---

**V) 6 TOLLER ROAD  
Planning Application 20171032  
Replacement of ground and first floor windows at front and alterations to house (class C3)**

**Next Meeting – Wednesday 13<sup>th</sup> September 2017, G.03 Meeting Room 3,  
City Hall**

**Meeting Ended – 19:00**