



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 13 June 2018**

**Meeting Started 5:20 pm**

**Attendees**

R. Lawrence (Vice-Chair), M. Richardson (RTPI), P. Draper (RICS), C. Jordan (LAHS), D. Martin (LRGT), C. Walker, A. Stewart-Long, S. Cheung (LRSA), N. Knight (LCS), N. Crutchley (VS),

P. Khan (LCC), S. Brown (LCC)

**Presenting Officers**

J. Webber (LCC)

**69. APOLOGIES FOR ABSENCE**

R. Gill (Chair), N. Feldmann (LRSA), S. Eppel (LCS), P. Ellis (VS), L. Blood (IHBC), C. Sawday, C. Laughton, C. Hossack (LIHS), S. Hartshorne (TCS), N. Stacey (LSA)

**70. DECLARATIONS OF INTEREST**

None.

**71. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**72. CURRENT DEVELOPMENT PROPOSALS**

**A) 341 LONDON ROAD, MARTIN HOUSE**

Planning Application [20180703](#)

**CHANGE OF USE FROM CARE HOME (CLASS C2) TO COMMUNITY AND EDUCATION FACILITIES (CLASS D1); CONSTRUCTION OF SINGLE AND TWO STOREY EXTENSIONS TO SIDE AND REAR; ACCESS RAMP; ALTERATIONS**

The panel were supportive of the property being brought back into use and were content with the proposed use. However, they raised various concerns with the design of the proposed development. The panel thought that the access

arrangements were over engineered and could be simplified to reduce the impact. They did not object to the proposed parking close to London Road, subject to a suitable grass grid system being used. If the boundary treatment was to be altered, the panel requested that the design of the existing gate piers was matched in a wider entrance. The panel further requested that the avenue of trees be protected and, where trees have been lost, re-planted. Significant concerns were raised with the proposed rear extension, which was considered to be out of scale, overly dominant, lacking contextual design cues and of materials that were not appropriate. Although not seeking a pastiche, the panel felt the existing extension did not respond well to the existing rear elevation and that red brick was not an appropriate approach. A lighter and more modern style was suggested. The loss of the rear bay was considered to be harmful. The panel considered the existing conservatory to be of value and it was suggested that the facilities housed in the extension could perhaps be located in a new freestanding building in the rear space. The panel did not object to the proposed front extension.

## **OBJECTIONS**

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### **B) 140-142 NEW WALK**

Planning Application [20180500](#)

**PARTIAL DEMOLITION; RESIDENTIAL DEVELOPMENT COMPRISING 52 SELF-CONTAINED STUDENT STUDIO FLATS: 2, 3 & 4 STOREY EXTENSION AT REAR; ASSOCIATED LANDSCAPING; BIN STORE AND AMENITY AREA AT REAR**

The panel encouraged officers from the Planning Department to act proactively in ensuring the materials and workmanship of the works were appropriate, but were otherwise supportive of the proposed works.

## **NO OBJECTIONS**

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### **C) 44 CONDUIT STREET**

Planning Application [20170359](#)

**CONSTRUCTION OF SEVEN STOREY BUILDING TO PROVIDE 38 STUDENT STUDIO FLATS (NO USE CLASS)(AMENDED PLANS)**

The panel did not consider that the application would have a significant impact on the setting of nearby heritage assets.

## **NO OBJECTIONS**

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**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>

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**D) 3-5 POCKLINGTONS WALK**

**Planning Application/ Listed Building Consent 20180268 & 20180267  
CHANGE OF USE FROM (GROUND FLOOR) TATTOO PARLOUR, BARBERS,  
PIERCING, EVENTS AND CONVENTIONS (NO USE CLASS) TO ONE FLAT (1 X  
4 BED) (CLASS C3) AND TWO OFFICES (CLASS B1) & INTERNAL AND  
EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**E) 66 STONEYGATE ROAD**

**Planning Application 20180913  
CONSTRUCTION OF 1.3M FRONT WALL AND GATE TO HOUSE (CLASS C3)**

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**F) 89 CHARLES STREET, BISTRO LIVE**

**Planning Application 20180616  
INSTALLATION OF THREE EXTERNALLY ILLUMINATED WINDOW SIGNS;  
ONE INTERNALLY ILLUMINATED FASCIA SIGN AND ONE INTERNALLY  
ILLUMINATED WALL SIGN TO FRONT OF RESTAURANT (CLASS A3),  
ASSOCIATED LIGHTING**

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**G) BATH LANE, FORMER MERLIN WORKS**

**Planning Application (variation) 20181004  
(CONSTRUCTION OF ONE 10 STOREY, ONE 14 STOREY AND ONE 16  
STOREY TOWER WITH A 5, 8 AND 9 STOREY PODIUM PROVIDING 413  
DWELLINGS (59 x STUDIOS, 221 x 1 BED AND 133 x 2 BED) WITH ANCILLARY  
LEISURE FACILITIES, PARKING AND AMENITY SPACE; GROUND FLOOR  
COMMERCIAL UNIT AND ALL ASSOCIATED WORKS (OUTLINE APPLICATION  
- MATTERS RELATING TO LANDSCAPING RESERVED)(AMENDED PLANS))  
TO ALLOW CHANGES TO THE SCALE/MASS OF THE BUILDING REMOVING  
PART OF A NINE STOREY BLOCK TO THE SOUTH END OF THE BUILDING,  
REMOVING A FIVE STOREY BLOCK TO THE NORTH END OF THE BUILDING,  
REMOVING PART OF THE REAR OF THE TEN STOREY BLOCK, REMOVING  
THE 16TH AND 14TH FLOORS ON THE TALLER BLOCKS AND ADDING AN  
ADDITIONAL FLOOR ONTO THE TEN STOREY BLOCK, REDUCING CAR  
PARKING TO ONE LEVEL PROVIDING 100 SPACES, REMOVING DECK AREA  
ADJACENT TO THE FRIARS MILL SITE AND REDUCING THE NUMBER OF  
RESIDENTIAL UNITS TO 384 (256 X 1 BED, 128 X 2 BED);ALTERATIONS**

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**H) UNIVERSITY OF LEICESTER, GEORGE PORTER BUILDING**

**Planning Application 20180905  
CONSTRUCTION OF 17 METRE FLUE TO REAR OF BUILDING**

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**I) LEICESTER CASTLE BUSINESS SCHOOL, CASTLE VIEW**

**Planning Application/ Listed Building Consent 20180951 & 20180952**

**INSTALLATION OF FIVE SECURITY CAMERAS TO FRONT, SIDE AND REAR OF EDUCATION AND FUNCTION VENUE (SUI GENERIS) & INTERNAL AND EXTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**J) 6 BATH STREET, BULLS HEAD**

**Planning Application 20180587**

**RETROSPECTIVE APPLICATION FOR RETENTION OF WINDOWS AND DOORS TO PUBLIC HOUSE (CLASS A4)**

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**K) 46 MARKET PLACE**

**Planning Application/ Listed Building Consent 20180907, 20180908 & 20180909**

**RETROSPECTIVE APPLICATION FOR INSTALLATION OF ATM TO FRONT OF SHOP (CLASS A1); RETROSPECTIVE APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING; RETROSPECTION APPLICATION FOR ONE INTERNALLY ILLUMINATED FASCIA SIGN TO FRONT OF SHOP (CLASS A1); ASSOCIATED HALO ILLUMINATION**

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**L) 34 WEST AVENUE**

**Planning Application 20180898**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3); ALTERATION**

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**M) 9 EVINGTON ROAD**

**Planning Application 20180133**

**INSTALLATION OF REPLACEMENT DOOR TO FRONT OF HOUSE (CLASS C3)**

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**N) 30 CENTRAL AVENUE**

**Planning Application 20180910**

**INSTALLATION OF REPLACEMENT WINDOWS TO FRONT OF HOUSE (CLASS C3)**

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**O) 116 LONDON ROAD**

**Planning Application 20180981 & 20180982**

**CHANGE OF USE FROM SHOP AND THREE FLATS (1X STUDIO, 2X 1BED) (MIXED USE) TO SHOP AND FIVE FLATS (3X STUDIO, 2X 1BED), CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; SECOND STOREY REAR EXTENSION, DORMER EXTENSION; ALTERATIONS (MIXED USE) & CHANGE OF USE OF GARAGE AT REAR OF SHOP/FLATS TO ONE SELF CONTAINED FLAT (1X1BED) (CLASS C3); ALTERATIONS**

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**P) 22 MILLSTONE LANE  
Planning Application 20181071  
INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE  
EXTERNALLY ILLUMINATED PROJECTING SIGN TO FRONT OF BUILDING  
(CLASS A4)**

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**Q) SPENCEFIELD LANE, KRISHNA AVANTI PRIMARY SCHOOL  
Listed Building Consent 20180993  
INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS D1)**

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**R) 1 MIDDLETON STREET, OLD AYLESTONE SOCIAL CLUB  
Planning Application 20180888  
INSTALLATION OF ONE EXTERNALLY ILLUMINATED PROJECTING SIGN TO  
FRONT AND ONE EXTERNALLY ILLUMINATED FASCIA SIGN TO SIDE OF  
SOCIAL CLUB (CLASS D2)**

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**S) 23-25 MARKET STREET, TARRATT  
Planning Application 20181021 & 20181022  
INSTALLATION OF ONE NON ILLUMINATED FASCIA SIGN; ONE INTERNALLY  
ILLUMINATED PROJECTING SIGN; ONE NON ILLUMINATED AWNING SIGN AT  
FRONT OF SHOP (CLASS A1) & SHOPFRONT; ALTERATIONS; RELOCATION  
OF CCTV CAMERAS TO SHOP (CLASS A1)**

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**T) 184-186 LONDON ROAD  
Planning Application 20181103  
CONSTRUCTION OF CHIMNEYS TO RESIDENTIAL FLATS (CLASS C3)**

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**U) THURMASTON LANE, GRANGE COTTAGE  
Listed Building Consent 20180968  
INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

**NEXT MEETING – Wednesday 11<sup>th</sup> July 2018, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:20**

