



Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 16 JANUARY 2019**  
**TIME: 5:15 pm**  
**PLACE: Meeting Room G.03 - City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

R. Gill (Chair), R. Lawrence (Vice Chair)

Cllr M. Unsworth

S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
C. Jordan	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
N. Stacey	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute

C Sawday, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

C. Cross (Centre for Urban History) – student representative

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

**Officer contact: Justin Webber, Paula Burbicka**  
*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*  
*(Tel. 0116 454 4638)*  
*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

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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](mailto:Justin.Webber@leicester.gov.uk)

Paula Burbicka 4541111 [Paula.Burbicka@leicester.gov.uk](mailto:Paula.Burbicka@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 5<sup>th</sup> December 2018 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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City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 5 December 2018**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair)

M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), N. Feldmann (LRSA), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), S. Bird (DAC), C. Sawday, C. Cross (SR), R. Sayed (SR)

**Presenting Officers**

J. Webber (LCC)  
P. Burbicka (LCC)

**85. APOLOGIES FOR ABSENCE**

P. Draper (RICS), N. Stacey (LSoA), C. Laughton

**86. DECLARATIONS OF INTEREST**

None.

**87. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**88. CURRENT DEVELOPMENT PROPOSALS**

**A) SITE BOUND BY ALL SAINTS ROAD/BATH LANE, JARVIS STREET  
AND RUDING STREET**

Planning Application [20182431](#)

**REDEVELOPMENT OF SITE FOR STUDENT ACCOMMODATION (464  
BEDROOMS) AND 184 RESIDENTIAL APARTMENTS (30 x STUDIOS, 89 X  
1 BED, 65 X 2 BED), TOGETHER WITH 172 SQ. M OF FLEXIBLE  
COMMERCIAL SPACE (CLASSES A1, A2, A3, A4, A5, B1, D1 AND D2),  
GROUND LEVEL CAR PARKING, ASSOCIATED ANCILLARY WORKS AND  
LANDSCAPING.**

Initial comments from the Panel focused on the colour scheme for the proposed new build, which was considered to be in stark contrast with the

predominantly red brick structures within the area, and the increased scale of the development in contrast to the development previously proposed. The Panel were very concerned with the relationship of the proposed complex to the neighbouring locally and nationally designated properties, in particular the locally listed Generator House.

It was concluded that the development as proposed would overpower the locally listed structure, and the plans should be amended to create a less drastic juxtaposition. The Panel were also concerned that the elevational treatment of the proposed student blocks was poor and would harm the setting of the nationally listed buildings in the Friars Mill complex. They suggested various alterations, including more variety for the student block elevations, with the addition of balconies that would reduce the monolithic character of the new build. They further suggested a reduced height and increased gap between the other part of the development and the Generator House. They further argued that the views provided of the proposed development were misleading and requested additional verified views, in special regards to the view from Jarvis Street, considered as essential to reach a firm decision on the proposal.

## **OBJECTIONS**

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### **B) 11-15 AND 19-35 CONDUIT STREET**

#### **Planning Application [20182266](#)**

SEVEN STOREY BUILDING FOR 186 STUDENT FLATS (SUI GENERIS) WITH 254 BED SPACES (153 X STUDIO, 6 X 2BED, 19 X 3BED, 8 X 4BED); ANCILLARY FACILITIES ON GROUND FLOOR; COMMUNAL GARDEN AT REAR

The panel focused on the location of the proposal, at the edge of the South Highfields Conservation Area. Although the increased height in relation to the nearby properties was acknowledged, it was also appreciated that a similar height has been approved for new build to the south-west of the site. The Panel did not express concerns with the development in relation to the setting of nearby listed buildings.

Concerns were raised about the awkward juxtaposition between the proposed seven storey height and the two-three storey scale of existing development adjacent on Andover Street. It was concluded that the development should be dropped down by two storeys to ensure it was not harmful to the setting of the Conservation Area. The argument was advanced that the wider block was a transition between larger development to the west and lower development to the east, with an intermediate scale of around five storeys being more in keeping with the character of the area. The Panel also requested an increased quantity of fenestration as an amendment that would improve the relationship of the south elevation to the wider streetscape.

Finally, verified views, with special regards to the proposed structure's relationship with the existing buildings along Andover Street, were requested as an essential amendment to enable the panel to reach a definite conclusion

on the application.

## **SEEK AMENDMENTS**

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### **C) AYLESTONE ROAD, FORMER GRANBY HALLS SITE**

Planning Application [20182477](#)

### **NEW HOTEL (CLASS C1) WITH THREE COMMERCIAL UNITS (CLASS A1 OR A3); PUBLIC OPEN SPACE**

The comments focused predominantly on the poor quality of the plans provided as part of the application and the prominence of the site within the streetscape of the area. It was unanimously concluded that insufficient information about the proposed materials and design were submitted to reach a firm and informed conclusion on the potential impact of the new built on the heritage assets in close proximity to the site. Notwithstanding the point raised above, the Panel further raised concerns with the quality of the architectural response to the location, in terms of detailing and appearance.

## **INSUFFICIENT INFORMATION - SEEK AMANDEMENTS**

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### **D) 4 KNIGHTON PARK ROAD**

Planning Application [20182457](#)

### **CONVERSION OF EXISTING GARAGE/OUTBUILDING AND CONSTRUCTION FO PART SINGLE PART TWO STOREY FRONT AND SIDE EXTENSIONS TO FORM NEW DWELLING (1 X 2 BED) (CLASS C3)**

The Panel did not consider the application contained adequate material to allow an informed assessment of the scheme. They drew attention to the lack of a proposed site plan and the poor quality of wider visualisations. The lack of exact dimensions and nature of the material palette were considered a hindrance to assessment of the scheme in terms of its impact on the Conservation Area.

Notwithstanding the point raised above, concerns about the limited survival of the existing outbuilding as a legible structure were voiced. Equally, the materials, dimensions and massing of the indicative redevelopment were considered as incompatible with the adjacent boundary wall and the host property.

## **INSUFFICIENT INFORMATION - OBJECTION**

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**The following applications are reported for Members' information but no additional comments were made.**

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### **E) 69 STONEYGATE ROAD**

Planning Application [20182268](#)

**ALTERATIONS TO FRONT ELEVATION AND CHANGES TO ENTRANCE STEPS, WALLS AND GARAGE CANOPY (CLASS C3)**

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**F) 63A MELTON ROAD, CANTABURY HOUSE  
Planning Application 20182349  
INSTALLATION OF REPLACEMENT WINDOWS TO RESIDENTIAL FLATS (CLASS C3)**

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**G) CASTLE VIEW, LEICESTER CASTLE BUSINESS SCHOOL  
Planning Application 20182399  
INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**H) 58A LONDON ROAD  
Planning Application 20182341  
RETROSPECTIVE APPLICATION FOR INSTALLATION OF ONE INTERNALLY ILLUMINATED FACIA SIGN; ONE INTERNALLY ILLUMINATED PROJECTING SIGN; ONE NON-ILLUMINATED FABRIC BANNER TO BEAUTY SALON (SUI GENERIS)**

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**I) 95 PRINCESS ROAD EAST  
Planning Application 20182270  
CHANGE OF USE FROM OFFICE (CLASS B1(a)) TO RESIDENTIAL DWELLING (1 x 3 BED); BOUNDARY WALL TO FRONT (CLASS C3)**

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**J) 116 REGENT ROAD  
Planning Application 20182347  
CONSTRUCTION OF FIRST FLOOR EXTENSION AT REAR OF OFFICE (CLASS B1(a)); ALTERATIONS**

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**K) 3A SANDOWN ROAD, THE COACH HOUSE  
Planning Application 20182426  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF COACH HOUSE TO HOUSE (1 X 3 BED) (CLASS C3)**

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**L) 375 LONDON ROAD  
Planning Application 20182400  
CONSTRUCTION OF TWO AND SINGLE STOREY EXTENSIONS AT SIDE AND REAR OF HOUSE (CLASS C3); ALTERATIONS**

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**M) 203 MERE ROAD  
Planning Application 20182423  
CHANGE OF USE FROM HOUSE TO FLATS (3 x 1 BED); DEMOLITION OF**



**SINGLE STOREY REAR EXTENSION; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; FRONT AND REAR DORMER EXTENSIONS; ALTERATIONS (CLASS C3)**

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**N) 27A-29 FRIAR LANE**

**Planning Application 20182449**

**CHANGE OF USE FROM OFFICES (CLASS B1) TO ONE STUDIO FLAT (1 x 2 BED) (CLASS C3) AND HOUSE IN MULTIPLE OCCUPATION (5 PERSONS) (CLASS C4); ALTERATIONS**

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**O) 16 MORLAND AVENUE**

**Planning Application 20182340**

**DEMOLITION OF REAR BRICK SHED AND REAR BAY WINDOW; SIDE DORMER; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF OF HOUSE TO CREATE A FLAT ROOF WITH ROOF LIGHTS; ALTERATIONS TO HOUSE (CLASS C3)**

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**P) WALNUT STREET BRIDGE**

**Planning Application 20182504**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BRIDGE**

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**Q) 58 FOSSE ROAD CENTRAL**

**Planning Application 20182307**

**CHANGE OF USE FROM SIX SELF-CONTAINED FLATS (5 x 1 BED, 1 X 2 BED) TO EIGHT SELF-CONTAINED FLATS (8 X 1 BED) (CLASS C3); INSTALLATION OF ROOF LIGHT TO FRONT; CONSTRUCTION OF SINGLE STOREY EXTENSION AND BALCONY TO REAR; INSTALLATION OF THREE REPLACEMENT WINDOWS AND HARDSTANDING TO REAR; ALTERATIONS.**

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**R) 40 - 48 BELVOIR STREET**

**Planning Application 20181361**

**CHANGE OF USE OF PART FIRST, SECOND AND THIRD FLOORS FROM WAREHOUSE (CLASS B8) TO 13 FLATS (2XSTUDIO), (7X1 BED), (4X2 BED) (CLASS C3); INTERNAL DEMOLITION AND ALTERATIONS.**

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**S) 5 UNIVERSITY ROAD**

**Planning Application 20182405**

**CONSTRUCTION OF UPPER FLOOR OFFICE EXTENSION AT REAR OF PREMISES (CLASS B1/C3); ALTERATIONS**

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**T) CORNER OF EGGINTON STREET AND FAIRFIELD STREET**

**Planning Application 20180094**

**CONSTRUCTION OF THREE HOUSES (3 x 2 BED) (CLASS C3)**

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**U) 43 BELVOIR STREET**

**Planning Application 20181826**

**NEW ROLLER SHUTTER; REMOVAL OF EXISTING ROOF AND  
CONSTRUCTION OF FIRST FLOOR TERRACE WITH BALUSTRADE;  
REMOVAL OF SECOND FLOOR**

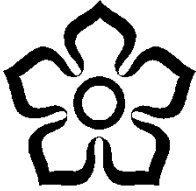
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**NEXT MEETING – 16<sup>th</sup> January, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:20**







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# APPENDIX B

CONSERVATION ADVISORY PANEL

16<sup>th</sup> January 2019

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## CURRENT DEVELOPMENT PROPOSALS

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**A) School at junction of Narborough Road and Upperton Road.**  
Pre-Application  
Presentation by the Applicant

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**B) ST MARTINS, ST MARTINS CATHEDRAL CHURCH**  
Planning Application [20182729](#)

**DEMOLITION OF SINGLE STOREY EXTENSION; CONSTRUCTION OF TWO STOREY ABOVE GROUND AND TWO STOREY BELOW GROUND BUILDING FOR A LEARNING CENTRE, STORE AND VOLUNTEERS AREA (CLASS D1); SOLAR PANELS TO ROOF; ALTERATIONS**

The site is a Grade II\* Listed property, surrounded by a variety of designated assets, including the Grade I Listed Guildhall to its west. The property is located within the Greyfriars Conservation Area.

The application is for the demolition of the single storey Song School to the front of the Cathedral, and erection of a two-storey Heritage Learning Centre on a similar footprint of the former structure. The new built would extend downwards, providing additional basement space, while its external aesthetic will be of a modern design, to provide a visual contrast with the main building.

**C) 36 MARKET STREET, FORMER FENWICK BUILDING**  
Planning Application [20182478](#) and [20182479](#)

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING / CHANGE OF USE OF CLASS A1 RETAIL SHOP TO: (BASEMENT) CLASSES A1 RETAIL, A2 FINANCIAL & PROFESSIONAL SERVICES, A3 RESTAURANT/CAFE, B1 OFFICE, C1 SERVICED APARTMENTS INCLUDING ANCILLARY GYM; (GROUND FLOOR) CLASSES A1, A2, A3, B1, C1 INCLUDING ANCILLARY RECEPTION/BAR; (FIRST, SECOND, THIRD FLOORS CLASS C1. FOURTH AND FIFTH FLOOR EXTENSIONS TO PROVIDE ROOF TOP BAR AND C1. ALTERATIONS**

A substantial part of the property under consideration is Grade II Listed, namely the corner at the junction of Belvoir Street and Market Street. The property is located within the Market Street Conservation Area, in close proximity to a wide of range of designated assets, including Grade II Listed Library, Adult Education Centre and Nos. 42 to 48 Belvoir Street immediately across the street.

The proposal is for the change of use of the currently vacant former Fenwick store into a mixed use development, occupied by commercial units or offices to the ground floor and a series of residential accommodation to the upper storeys. A single top floor extension is proposed as part of the application.

#### **D) SANDACRE STREET, CAR PARK**

Planning Application [20171254](#)

**CONSTRUCTION OF 298 RESIDENTIAL UNITS. BLOCK ONE: FIVE, SIX, NINE AND TWELVE STOREY'S (78 X 1 BED, 91 X 2 BED); BLOCK TWO: FIVE, SIX, ELEVEN AND THIRTEEN STOREY'S (79 X 1 BED, 50 X 2 BED) (CLASS C3). CAR PARKING, LANDSCAPING. DEMOLITION**

The site is adjacent to the Church Gate Conservation Area, located to its immediate west, currently occupied by a surface level car park and a mix of modern brick structures. The proposal is to demolish the existing buildings on the site and construct a group of mixed height residential blocks (up to 11 storeys) with associated landscaping and car parking.

Major amendments have been made to the original application, including the ground level site plan, elevation drawings and the overall height and massing of the development.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 14<sup>th</sup> January 2019. Please contact Justin Webber (4544638) or Paula Burbicka (4541703).**

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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#### **E) 7 ST PETERS ROAD**

Planning Application [20182481](#)

**INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN; PILASTERS TO MATCH FASCIA SIGN**

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#### **F) 31 KNIGHTON DRIVE, KNIGHTON MANOR RESIDENTIAL HOME**

Planning Application [20182507](#)

**INSTALLATION OF TIMBER STYLE U-PVC WINDOWS TO THE FRONT, BOTH SIDES AND REAR ELEVATIONS OF ORIGINAL BUILDING (CLASS C2)**

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**G) PORTLAND TOWERS, LAND ADJACENT PORTLAND LODGE**

Planning Application 20182547

**CONSTRUCTION OF TWO-STOREY DETACHED DWELLING (1X 4BED);  
DETACHED GARAGE; ASSOCIATED PARKING AND LANDSCAPING (CLASS  
C3)**

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**H) 27 LANCASTER PLACE**

Planning Application 20182412

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING  
(CLASS C3)**

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**I) 29 LANCASTER PLACE**

Planning Application 20182413

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING  
(CLASS C3)**

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**J) GROBY ROAD, GLENFIELD HOSPITAL**

Planning Application 20182512

**CONSTRUCTION OF TWO STOREY EXTENSION TO HOSPITAL; ENCLOSED  
PLANT ROOM ON ROOF (CLASS D1)**

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**K) 4 MIDLAND STREET, PHOENIX SQUARE**

Planning Application 20182350

**CONSTRUCTION OF TWO STOREY EXTENSION TO PHOENIX DIGITAL MEDIA  
CENTRE (MIXED USE)**

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**L) 23 GALLOWTREE GATE**

Planning Application 20182269

**INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN;  
PILASTERS TO MATCH FASCIA SIGN**

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**M) 40 - 48 BELVOIR STREET**

Planning Application 20181362

**INTERNAL DEMOLITION, AND INTERNAL AND EXTERNAL ALTERATIONS, TO  
LISTED BUILDING TO FACILITATE THE CONVERSION OF PART FIRST,  
SECOND AND THIRD FLOORS TO RESIDENTIAL USE**

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**N) 23 CENTRAL AVENUE**

Planning Application 20182161

**PARTIAL DEMOLITION OF A SINGLE STOREY REAR EXTENSION AND  
CONSTRUCTION OF SINGLE STOREY EXTENSION AND OTHER MINOR  
ALTERATIONS TO EXISTING DWELLING HOUSE**

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**O) 12-16 DE MONTFORT STREET**

Planning Application 20182564

**CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION; TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS).**

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**P) 160 HINCKLEY ROAD, WYGGESTONS HOSPITAL, WILLIAM HOUSE**

Planning Application 20182516

**CONSTRUCTION OF THREE STOREY AND TWO STOREY EXTENSIONS TO SIDE OF SELF CONTAINED FLATS (CLASS C3); INSTALLATION OF WINDOWS AND DOORS TO SIDE AND REPLACEMENT OF WINDOWS; ALTERATIONS**

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**Q) 23 GALLOWTREE GATE**

Planning Application 20182534

**INSTALLATION OF NEW FASCIA DETAILS ON THE SHOP FRONT PILASTERS (CLASS A1)**

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**R) 30 STOUGHTON ROAD**

Planning Application 20182566

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

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**S) 20 STRETTON ROAD**

Planning Application 20182612

**INSTALLATION OF TWO ROOF LIGHTS TO FRONT AND CONSTRUCTION OF DORMER EXTENSION TO REAR OF HOUSE (CLASS C3); ALTERATIONS**

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**T) 10-12 ST MARTINS SQUARE (UNITS 12 & 13)**

Planning Application 20182480

**CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT (CLASS A3); CONSTRUCTION OF SINGLE STOREY EXTENSION AND FIRST FLOOR EXTENSION AT REAR; SHOPFRONT; ALTERATIONS**

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**U) 55 REGENT ROAD**

Planning Application 20182256

**CONSTRUCTION OF STUDIO FLAT IN ROOF SPACE; DORMERS AT REAR; ALTERATIONS (CLASS C3)**

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**W) 20 MARKET STREET**

Planning Application 20182377

**INSTALLATION OF NEW SHOPFRONT**



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**X) ABACUS HOUSE 32 FRIAR LANE**

Planning Application 20181748

**INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN; ONE EXTERNALLY ILLUMINATED PROJECTING SIGN AND ONE NON-ILLUMINATED SIGN TO FRONT ELEVATION OF BUILDING (CLASS B1/D1)  
AYLESTONE ROAD, GAS SITE**

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**Y) Planning Application 20182552**

**CONSTRUCTION OF ONE TWO STOREY BUILDING AND ONE THREE STOREY BUILDING TO PROVIDE A CONTACT, OFFICE, RESEARCH AND TRAINING CENTRE (SUI GENERIS) AND ASSOCIATED CAR PARKING AREA**

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**Z) GROBY ROAD, GLENFIELD HOSPITAL N H S TRUST**

Planning Application 20182380

**CONSTRUCTION OF TEMPORARY SINGLE STOREY MODULAR EXTENSION TO HOSPITAL WARD AND PROVISION OF ADDITIONAL CAR PARKING (PART RETROSPECTIVE)**

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**Z1) 24-26 MARKET PLACE**

Planning Application 20182531

**CHANGE OF USE FIRST FLOOR FROM AMUSEMENT ARCADE (SUI GENERIS) TO EITHER BUSINESS, NON-RESIDENTIAL INSTITUTION OR ASSEMBLY AND LEISURE (CLASS B1, D1 OR D2); ALTERATIONS**

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**Z2) 1 DANESHILL ROAD**

Planning Application 20182675

**CHANGE OF USE FROM DAY NURSERY (CLASS D1) TO 8 STUDIO FLATS (CLASS C3); CONSTRUCTION OF SINGLE STOREY EXTENSION TO FRONT; ALTERATIONS**

