



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 October 2019**

Meeting Started 5:15 pm

Attendees

Cllr Susan Barton (Chair),

C. Jordan (LAHS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday, N. Stacey (LSA), D. Martin (LRGT), P. Ellis (VS), P. Draper (RICS), R. Alsop (LCS), S. Cheung (LRSA)

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC), D. Evans (LCC)

Apologies

S. Eppel (LCS), N. Feldmann (LRSA), R. Gill, R. Lawrence (Vice Chair), S. Bird (DAC), M. Richardson (RTPI),

113. APOLOGIES FOR ABSENCE

114. DECLARATIONS OF INTEREST

None.

115. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

116. CURRENT DEVELOPMENT PROPOSALS

A) Pre-application Presentation: Abbey Lane / Abbey Park Road

**B) 2-6 POCKLINGTONS WALK
Planning Application [20191081](#)**

**DEMOLITION OF EXISTING BOUNDARY WALL; DEVELOPMENT OF SITE
WITH A 4 STOREY OFFICE BUILDING (USE CLASS B1)**

Although the Panel appreciated the constraints of the site, the overreaching conclusion was that the building as currently proposed is too sizeable for the site. Its height as matched by its overall mass / width were criticized as out of

keeping with the streetscene. Although the brick elevations and modern aesthetic were complimented by some, most members had reservations regarding the unapologetically modern frontage, with broad windows and strong verticality throughout, considered as incompatible with adjacent properties.

A scheme of reduced overall height (with potential recessed top storey) and revised design, was considered as the best way forward for the scheme to be rendered acceptable.

SEEK AMENDMENTS

C) 42 BELGRAVE GATE, FORMER ABC CINEMA Planning Application [20191390](#)

CONSTRUCTION OF 126 RESIDENTIAL APARTMENTS (80 X 1 BED AND 46 X 2 BED) FOR THE PRIVATE RENTED SECTOR AND RETAIL / OFFICE UNITS TO THE GROUND FLOOR (CLASS A1, A2, A3 AND B1) BLOCK FACING BELGRAVE GATE 5 STOREY'S, BLOCKS FACING NEW ROAD 5, 7 AND 9 STOREY'S, BLOCK FACING MANSFIELD ST 9 STOREY'S. CAR PARKING AND BIN STORAGE.

The members criticised the scale of the elevations to Mansfield Street, considered of an imposing impact on the adjacent Church Gate Conservation Area. More broadly, the scheme's design was considered overtly plain and decontextualized, not corresponding to its locality. This was especially considered to be the case to north of the plot, where the 'disjointed and overly blank' high-rise sections were considered to have a substantial, and detrimental, impact on the Conservation Area. The quality of the visuals was also criticised, with some reservations voiced regarding the accuracy and compatibility of some of the imagery.

The scheme was considered as excessive for its site, especially considering the northernmost section of the plot, and of high potential to adversely affect the setting of and views from the Church Gate Conservation Area.

OBJECTIONS

D) ABBEY PARK ROAD, LAND TO THE NORTH OF Planning Application [20191730](#)

DEMOLITION OF PART OF BRICK WALL TO FRONT BOUNDARY AND CONSTRUCTION OF REPLACEMENT WALL, CONSTRUCTION OF TWO AND THREE STOREY BUILDING TO PROVIDE SECONDARY SCHOOL (CLASS D1), CONSTRUCTION OF SINGLE AND TWO STOREY SPORTS HALL(CLASS D1), PLAYING PITCHES AND ANCILLARY PARKING, LANDSCAPING, AND TEMPORARY CONSTRUCTION VEHICULAR ACCESS

The Panel focused on the meagre information submitted as part of the application. From the drawings and visuals submitted, they considered the architecture to be of a quality inferior to the location, insensitive in heritage terms. Comments addressed the industrial quality of the buildings, 'crude' simplicity and bulky form.

The lack of primary frontage addressing Abbey Park Road was criticised, as was the site layout with car-parking to the front. Some natural screening was advanced as advantageous for the scheme to achieve a more successful visual connection with the adjacent assets.

Concerns regarding the demolition and rebuilding of the brick boundary treatment to front were also voiced, with request for more information regarding rebuilding of this element.

A more contextually responsive design with more refined architectural detailing and of amended massing, form and layout (where possible), with a defined primary frontage and additional planting on site were considered as necessary improvements.

SEEK AMENDMENTS

E) 125 LONDON ROAD, VICTORIA HOTEL AND 1 UNIVERSITY ROAD Planning Application [20191082](#)

CONVERSION OF PROPERTY FROM HOTEL (CLASS C1) TO 12 STUDENT FLATS (9 X STUDIO, 3 X 4 BED) (SUI GENERIS); ALTERATIONS

The Panel noted the deteriorating condition of the building and its immediate setting. The installation of a refuse storage to the front of the building, in such a prominent location within the South Highfields Conservation Area, was criticized, as was the installation of a simplistic line of railings and the introduction of a grass patch to the pavement. These were considered as inappropriate for such a prominent location, along the busy thoroughfare of London Road. Moreover, the meagre information regarding the design of these features was pointed out, with a request for further information, including a visual render accurately illustrating the impact of the development on this prominent corner. The members also highlighted the need for external repairs and refurbishment of the existing property.

SEEK AMENDMENTS / MORE INFORMATION

No comments were made on the following 'B' list items.

Further details on the cases below can be found by typing the reference number into:

<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

**8-10 KING STREET
Planning Application 20191553**

**INSTALLATION OF SHOPFRONT, DOOR AND CANOPIES TO FRONT AND
VENTILATION FLUE AT REAR; ALTERATIONS**

**188 EAST PARK ROAD, GROUND FLOOR SHOP
Planning Application 20191469**

**CHANGE OF USE FROM SHOP (CLASS A1) TO LAUNDRETTE (SUI
GENERIS); INSTALLATION OF ROLLER SHUTTER AT FRONT AND
VENTILATION FLUE AT REAR; ALTERATION**

**UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, FIELDING JOHNSON
Planning Application 20191216**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**24 KING STREET, THE GRAND UNION
Planning Application 20191535**

**ONE INTERNALLY ILLUMINATED FASCIA SIGN; TWO EXTERNALLY
ILLUMINATED HANGING SIGNS; FIVE NON ILLUMINATED FASCIA SIGNS
(CLASS A4)**

**173-175 GRANBY STREET
Planning Application 20191163**

**INSTALLATION OF TWO NON ILLUMINATED SIGNS ON AWNINGS AT
FRONT OF CAFE (CLASS A3)**

**2-4 HUMBERSTONE GATE & 1-3 HAYMARKET
Planning Application 20191577**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS;
FOUR ILLUMINATED ADDITIONAL SIGNS; TWO NON-ILLUMINATED
DOOR HANDLE SIGNS**

**2-4 HUMBERSTONE GATE & 1-3 HAYMARKET
Planning Application 20191576**

INSTALLATION OF TWO INTERNALLY ILLUMINATED PIN-MOUNTED

SIGNS; TWO ILLUMINATED ATM SIGNS

**2-4 HUMBERSTONE GATE & 1-3 HAYMARKET
Planning Application 20191575**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS;
FOUR ILLUMINATED ADDITIONAL SIGNS; TWO NON-ILLUMINATED
DOOR HANDLE SIGNS**

**14-20 PRINCESS ROAD WEST, RENAISSANCE HOUSE
Planning Application 20191711**

**INSTALLATION OF NON ILLUMINATED FASCIA SIGN TO FRONT OF
BUILDING (SUI GENERIS)**

**7 HIGH STREET
Planning Application 20191770**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**7 HIGH STREET
Planning Application 20191422**

**ALTERATIONS AND INSTALLATION OF DRAIN TO ACCESS OF BANK
(CLASS A2)**

**RIVER SOAR & GRAND UNION CANAL, SOUTH OF SOAR VALLEY WAY
Planning Application 20191611**

**SCREENING OPINION AS TO WHETHER AN ENVIRONMENTAL IMPACT
ASSESSMENT IS REQUIRED FOR WORKS TO RIVER AND MEADOWS**

**173-175 GRANBY STREET
Planning Application 20191612**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**87 SOUTHERNHAY ROAD
Planning Application 20191740**

**CONSTRUCTION OF SINGLE STOREY EXTENSIONS AT FRONT AND
REAR; ALTERATIONS TO FRONT OF HOUSE (CLASS C3) ALTERATIONS**

THE QUEEN'S BUILDING ST GEORGE'S CHURCHYARD RUTLAND STREET

Planning Application 20191759

CONSTRUCTION OF PATHWAY; INSTALLATION OF GATE

JUBILEE SQUARE

Planning Application 20191606

INSTALLATION OF TEMPORARY BUILDING AND PLANT FOR USE AS ICE RINK ON PUBLIC SQUARE

1B CONDUIT STREET

Planning Application 20191720

ALTERATIONS TO GROUND FLOOR FRONT OF ONE RESTAURANT (CLASS A3) TO CREATE TWO RESTAURANTS (CLASS A3)

1B CONDUIT STREET

Planning Application 20191719

CHANGE OF USE OF PART OF GROUND FLOOR FROM RESTAURANT (CLASS A3) TO EITHER SHOP (CLASS A1) OR FINANCIAL OR PROFESSIONAL SERVICES (CLASS A2); ALTERATIONS

19 HIGHFIELD STREET

Planning Application 20191695

CONSTRUCTION OF DORMER WINDOW AT FRONT OF TWO FLATS (CLASS C3)

21 LINCOLN STREET, UNITY HOUSE

Planning Application 20191547

CHANGE OF USE FROM RESIDENTIAL INSTITUTION (CLASS C2) TO 5 SELF-CONTAINED FLATS (3X1 BED, 2X2 BED) (CLASS C3); SINGLE STOREY EXTENSION AT REAR OF BUILDING; ALTERATIONS

NATIONAL SPACE CENTRE AND ABBEY PUMPING STATION, LAND BETWEEN

Planning Application 20191678

CREATION OF PUBLIC SPACE BETWEEN THE NATIONAL SPACE CENTRE AND ABBEY PUMPING STATION (CLASS D1)

**59 LONDON ROAD
Planning Application 20191807**

CHANGE OF USE OF GROUND FLOOR FROM DENTISTS SURGERY (CLASS D1) TO GROUND FLOOR RESTAURANT (CLASS A3) AND HOUSE IN MULTIPLE OCCUPATION (4 PERSONS) ON FIRST AND SECOND FLOOR; CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR; REMOVAL OF RAMP AT FRONT OF PROPERTY; INSTALLATION OF VENTILATION FLUE; INSTALLATION OF RAMP AT REAR; EXTERNAL ALTERATIONS; CONSTRUCTION OF TWO STOREY DWELLING TO REAR (CLASS C3)

**CARRICK POINT, FALMOUTH ROAD
Planning Application 20191679**

REPLACEMENT OF 6 POLE MOUNTED ANTENNAS WITH 7.5M TOWER SUPPORTING UP TO 12 ANTENNAS ON ROOF OF BUILDING; ANCILLARY DEVELOPMENT

**158 LONDON ROAD
Planning Application 20191788**

INSTALLATION OF THREE ANTENNAS; THREE REMOTE RADIO UNITS; ONE GPS MODULE AND ANCILLARY DEVELOPMENT INCLUDING SAFETY HANDRAIL TO ROOF OF FLATS (CLASS C3)

**100 TUDOR ROAD, THE TUDOR
Planning Application 20191379**

CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO 8 FLATS (3 X STUDIOS, 5 X 1BED) (CLASS C3); ALTERATIONS

**100 TUDOR ROAD, THE TUDOR OUTBUILDING
Planning Application 20191396**

CHANGE OF USE OF OUTBUILDING FROM STORAGE (CLASS A4) TO SELF CONTAINED FLATS (2 X 1BED) (CLASS C3); CONSTRUCTION OF TWO STOREY SIDE EXTENSION; ALTERATIONS

**11 SOUTHERNHAY ROAD
Planning Application 20190894**

CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION; ALTERATIONS TO HOUSE (CLASS C3)

**46-48 CHURCH GATE
Planning Application 20191452**

CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS (MIXED USES) AND CONSTRUCTION OF PART INFILL FIRST FLOOR EXTENSION AT SIDE AND ALTERATIONS TO FORM THREE HOUSE IN MULTIPLE OCCUPATION UNITS (CLASS C4) (2 X 5 BED AND 1 X 4 BED)

**219 LONDON ROAD
Planning Application 20191741**

RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF TWO BRICK PILLARS, HARDSTANDING AT FRONT; INSTALLATION OF FENCE AT FRONT AND SIDE; GATE AT FRONT OF HOUSE (CLASS C3)

**ABBAY PARK ROAD, LAND TO THE NORTH OF
Planning Application 20191730**

RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF TWO BRICK PILLARS, HARDSTANDING AT FRONT; INSTALLATION OF FENCE AT FRONT AND SIDE; GATE AT FRONT OF HOUSE (CLASS C3)

NEXT MEETING – 13th November 2019, Meeting Room G.04, City Hall

Meeting Ended – 18:45