



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 May 2019**

**Meeting Started 5:15 pm**

**Attendees**

R. Lawrence (Chair)

M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), N. Feldmann (LRSA), C. Hossack (LIHS), S. Hartshorne (TCS), P. Ellis (VS), P. Draper (RICS), C. Cross (SR)

**Presenting Officers**

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

**97. APOLOGIES FOR ABSENCE**

C. Laughton, R. Gill, S. Bird (DAC), C. Sawday, C. Jordan (LAHS)

**98. DECLARATIONS OF INTEREST**

None.

**99. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**100. CURRENT DEVELOPMENT PROPOSALS**

**A) 580 GIPSY LANE**

**Planning Application [20190080](#)**

**DEMOLITION OF EXISTING DWELLING; CONSTRUCTION OF TWO  
DETACHED DWELLINGS (2X 4BED) (CLASS C3); ASSOCIATED PARKING**

The discussion started by noting the lack of viable arguments for the demolition of the dwelling on site, considered to be in fair condition and of some architectural merit. The pair of dwellinghouses as proposed was criticized for excessive height and poor overall design. The uPVC windows were specifically noted as regrettable. The members also criticized the inadequate information submitted as part of the application, with meagre detail and vague specification of the actual finish and materiality of the proposed buildings and associated landscaping.

It was concluded that the new development would not preserve or enhance the Old Humberstone Conservation Area, while the loss of the historic dwelling on site would be detrimental to the area's wider character. As such, the Panel unanimously objected to the development.

## **OBJECTIONS**

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### **B) ABBEY LANE AND ABBEY PARK ROAD, LAND AT CORNER OF Planning Application [20182721](#)**

#### **CONSTRUCTION OF 6 STOREY BUILDING COMPRISING 96 FLATS (45 X 1 BED, 51 X 2 BED) ANCILLARY USES AND FACILITIES (CLASS B1 OFFICE X 2, 60 AND 51SQM AND GYM CLASS D2, 82SQM) AND ASSOCIATED PARKING AND LANDSCAPING**

The Panel focused on the potential impact of the new development on the Scheduled Monument of the Abbey / Cavendish House and Grade II\* Listed Abbey Park, together with a range of Grade I Listed assets within. The members indicated that the quality and design of the development are not adequate in regards to its prominent corner location, adjacent to a wide variety of designated and scheduled built heritage. The grey aesthetic of the Abbey Lane unit was regarded as unresponsive of its surroundings, introducing a bland aesthetic to the detriment of the whole scheme.

The height of the proposed development was also criticized, labelled as excessive. A reduction by at least two storeys was concluded as being adequate to minimize the currently overbearing effect on the Abbey Park and the multiple designated heritage assets within.

Based on the multiple issues identified with the scheme, and its potentially detrimental impact on the setting the adjacent Scheduled Monument that would lead to the erosion of its significance, an objection was advanced.

## **OBJECTIONS**

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### **C) 12-14 HIGHFIELD STREET, LAND AT REAR OF Planning Application [20190278](#)**

#### **CONSTRUCTION OF TWO STOREY BUILDING TO PROVIDE 4 SELF-CONTAINED STUDENT FLATS (4 X STUDIOS) (CLASS C3)**

The members began discussion with a brief identification of the nature of the site under consideration. They concluded that the site could be redeveloped only if not directly encroaching on the intimate environment of Victoria Avenue. Indeed, the additional of a dwelling within a current visual gap present on site was regarded as detrimental to the character of the locality, and thus the South Highfields Conservation Area. Overall, the current dwelling was considered as excessive in regards to the host plot.

In terms of design, the addition of pastiche elements, with special regards to the Victoria Avenue frontage bay window, were criticized, as was the form and plan of the dwelling. Its tight relationship with the end gable of No. 5 Victoria Avenue was regarded as inappropriate. Given the setting, a more considered architectural response was deemed advisable.

## **OBJECTIONS**

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### **D) 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.**

The panel focussed on the amendments that had been made to the proposed development, in light of their previous comments. They were supportive of the additional gap created between the Local Heritage Asset and the new six storey block and considered that, subject to a good landscape design scheme, this was now acceptable. They were broadly comfortable with the wider buildings height, layout and massing. As before, they considered that the differential approach to the elevational treatment of the two blocks adjacent to the group of Grade II Listed Buildings at Friars Mill was regrettable and requested that the block of student accommodation be better designed to match the quality of that adjacent. This request was considered to be important to ensuring that the setting of the listed buildings should not be diluted.

## **SEEK AMENDMENTS**

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

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### **20-40 NEW WALK**

Planning Application 20190194

### **REPLACEMENT RAILINGS AND GATE; REMOVAL OF LOW LEVEL WALL**

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### **27-29 MILLSTONE LANE, THE MILL**

Planning Application 20190223

**CHANGE OF USE FROM BUSINESS (CLASS B1) TO CAFE (CLASS A3) AND MIXED USE COMPRISING OF EITHER SHOP (CLASS A1) OR RESTAURANT/CAFE (CLASS A3) OR DRINKING ESTABLISHMENT (CLASS A4) OR HOT FOOD TAKEAWAY (CLASS A5) OR BUSINESS (CLASS B1) OR NON-RESIDENTIAL INSTITUTION (CLASS D1) OR ASSEMBLY AND LEISURE (CLASS D2); INSTALLATION OF GATE AND WINDOWS TO FRONT AND REPLACEMENT OF ROOF AND WALLS TO REAR; ALTERATIONS**

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**222 FOSSE ROAD SOUTH  
Planning Application 20190252**

**CONSTRUCTION OF DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)**

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**97 SPENCEFIELD LANE  
Planning Application 20190362**

**CONSTRUCTION OF TWO STOREY EXTENSION AT FRONT; RAISED RIDGE HEIGHT TO FORM FIRST FLOOR HABITABLE ACCOMMODATION; SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3); ALTERATIONS**

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**31 SOUTHERNHAY CLOSE  
Planning Application 20190403**

**RASIED RIDGE HEIGHT TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION; CONSTRUCTION OF 1.5 STOREY FRONT EXTENSION; REAR DORMER EXTENSION TO HOUSE; ALTERATIONS (CLASS C3)**

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**95 HUMBERSTONE GATE  
Planning Application 20190272**

**CONVERSION OF EXISTING OFFICES (CLASS B1(a)) TO 4 x STUDENT CLUSTER FLATS (1 x 3 BED, 1 x 6 BED, 2 x 8 BED) AND COMMUNAL SPACES (SUI GENERIS)**

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**495 WELFORD ROAD, MILLGATE LODGE  
20190308**

**INSTALLATION OF 1X STORAGE CONTAINER TO LAND ADJACENT TO MILLGATE LODGE AND 3 X STORAGE CONTAINERS ALONG SCHOOL DRIVEWAY; INSTALLATION OF 1.8M AND 2.4M HIGH FENCING ADJACENT TO BOUNDARY WITH NO.49 HEATHER ROAD;**

**CONSTRUCTION OF SOFT PLAY AREA AT REAR OF SCHOOL CAR PARK WITH 3M HIGH PLAY EQUIPMENT; INSTALLATION OF 2.4M HIGH BOUNDARY FENCE AND TWO GATES AROUND THE SOFT PLAY AREA; INSTALLATION OF 2X 7M HIGH FLOOD LIGHT COLUMN WITHIN SOFT PLAY AREA OF SCHOOL (CLASS D1) ALTERATIONS**

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**78-80 LONDON ROAD  
Planning Application 20190310**

**RETRSOPECTIVE APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**40 GROSVENOR GATE, NURSING HOME  
Planning Application 20190234**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF TWO DETACHED SINGLE STOREY BUILDINGS AT REAR OF GRADE II LISTED BUILDING**

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**GROSVENOR GATE, FORMER NURSES HOME  
Planning Application 20190233**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF TWO DETACHED SINGLE STOREY BUILDINGS AT REAR OF NURSING HOME (CLASS C2); ALTERATIONS**

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**UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, ASTLEY CLARKE BUILDING  
Planning Application 20190419**

**INSTALLATION OF HARD STANDING AND LIGHTING TO FORM FOOTPATH TO GROUNDS OF UNIVERSITY (CLASS D1); ALTERATIONS**

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**12 NEWTOWN STREET  
Planning Application 20190349**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**16 WOODLAND AVENUE  
Planning Application 20190413**

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

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**1 GARRICK WALK, HAYMARKET THEATRE**  
**Planning Application 20190600**

**INSTALLATION OF SIX INTERNALLY ILLUMINATED SIGNS TO THEATRE**  
**(SUI GENERIS)**

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**61 CHURCH ROAD EVINGTON**  
**Planning Application 20190261**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF SINGLE STOREY**  
**EXTENSION AT FRONT, SIDE AND REAR; HIP TO PITCH ROOF;**  
**EXTERNAL ALTERATIONS OF HOUSE (CLASS C3)**

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**32-40 MARKET STREET**  
**Planning Application 20190553**

**VARIATION OF CONDITION 7 (PLANS) ATTACHED TO PLANNING**  
**PERMISSION 20182478 (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.) TO ALLOW FOR INTERNAL AND EXTERNAL**  
**ALTERATIONS INCLUDING A LIGHTWELL AND ALTERATIONS TO**  
**INTERNAL LAYOUT, LIFT OVER RUN AND 2 X ROOF WINDOWS. REDUCE**  
**NUMBER OF A1/A2//A3 UNITS FROM 8 DOWN TO 6. INCLUSION OF**  
**EXISTING 2ND BASEMENT.**

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**32-40 MARKET STREET**  
**Planning Application 20190554**

**VARIATION OF CONDITION 3 (PLANS) ATTACHED TO LISTED BUILDING**  
**CONSENT 20182479 TO ALLOW FOR INTERNAL AND EXTERNAL**  
**ALTERATIONS INCLUDING A LIGHTWELL AND ALTERATIONS TO**  
**INTERNAL LAYOUT, LIFT OVER RUN AND 2 X ROOF WINDOWS.**

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**16 GRENFELL ROAD**  
**Planning Application 20190429**

**ALTERATIONS TO FACILITATE LOFT CONVERSION, REPLACEMENT**  
**TIMBER WINDOWS; REPLACEMENT DOORS; REPLACEMENT OF**  
**EXTERNAL BRICKS AND POINTING, LANDSCAPING (CLASS C3)**

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**158 LONDON ROAD  
Planning Application 20190577**

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

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**COSSINGTON STREET, COSSINGTON STREET SPORTS CENTRE  
Planning Application 20190285**

**INSTALLATION OF SIX NON-ILLUMINATED SIGNS TO SOUTH  
ELEVATION OF SPORTS CENTRE (CLASS D2)**

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**1 ELM TREE COURT  
Planning Application 20190461**

**INSTALLATION OF PATIO DOORS AT SIDE OF HOUSE (CLASS C3)**

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**224 FOSSE ROAD SOUTH  
Planning Application 20190424**

**CONSTRUCTION OF DORMER AT REAR OF HOUSE (CLASS C3)**

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**58 FOSSE ROAD CENTRAL  
Planning Application 20190394**

**CHANGE OF USE FROM SIX FLATS (5 x 1 BED, 1 x 2 BED) TO SEVEN  
FLATS (6 x 1 BED, 1 x 2 BED); CONSTRUCTION OF DORMERS TO REAR;  
ROOF LIGHTS TO FRONT; REPLACEMENT WINDOWS AT SIDE AND  
REAR; ALTERATIONS**

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**59 WESTCOTES DRIVE  
Planning Application 20190390**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR; NEW ROOF  
TO SIDE; REMOVAL OF CHIMNEY; REPLACEMENT FENCE TO FRONT  
AND SIDE OF HOUSE (CLASS C3)**

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**1-9 REGENT ROAD  
Planning Application 20190459**

**CONSTRUCTION OF ADDITIONAL STOREY TO CREATE ONE  
ADDITIONAL FLAT (1 x 6 BED); ALTERATIONS (CLASS C3)**

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**19 BURLEYS WAY**  
**Planning Application 20182606**

**CHANGE OF USE FROM STORAGE (CLASS B8) TO 14 APARTMENTS (11X 1BED, 3X 2BED) (CLASS C3); SINGLE STOREY EXTENSION AT REAR; EXTERNAL ALTERATIONS INCLUDING NEW WINDOWS AND ADDITION OF BALCONIES**

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**302 LOUGHBOROUGH ROAD**  
**Planning Application 20190110**

**RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF DORMER AT FRONT AND REAR AND SINGLE STOREY EXTENSION AT REAR OF FLATS (CLASS C3)**

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**55 LONDON ROAD**  
**Planning Application 20190432**

**INSTALLATION OF ONE INTERNALLY ILLUMINATED AND PROJECTING SIGN TO SHOP (CLASS A1)**

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**ABBAY MEADOWS, ROCKET STUDIOS**  
**Planning Application 20190515**

**DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS; RESIDENTIAL DEVELOPMENT COMPRISING 18 DWELLINGS (9 X 2 BEDROOM, 6 X 3 BEDROOM, 3 X 4 BEDROOM) (CLASS C3), ACCESS ROADS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS**

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**56 KNIGHTON DRIVE**  
**Planning Application 20190246**

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

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**19 HIGHCROSS STREET**  
**Planning Application 20190407**

**PART RETROSPECTIVE APPLICATION FOR INSTALLATION OF SHUTTERS TO FRONT ELEVATION OF RESTAURANT (CLASS A3)**

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**GUILDHALL LANE, THE GUILDHALL  
Planning Application 20190668**

**INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**80 WHARF STREET SOUTH  
Planning Application 20190380**

**DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 8-11 STOREY BUILDING TO ACCOMMODATE 4 RETAIL UNITS (CLASS A1) ON THE GROUND FLOOR AND 72 FLATS ABOVE (18 X 1 BED AND 54 X 2 BED) (CLASS C3)**

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**2-6 GALLOWTREE GATE  
Planning Application 20190555**

**REMOVAL OF EXISTING ENTRANCE DOORS; INSTALLATION OF NEW SHOPFRONT AND ENTRANCE DOORS TO BANK (CLASS A2); ALTERATIONS**

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**2-6 GALLOWTREE GATE  
Planning Application 20190556**

**INSTALLATION OF ONE NON ILLUMINATED FASCIA SIGN AND WINDOW SIGNS TO FRONT ELEVATION (CLASS A2)**

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**8-10 KING STREET  
Planning Application 20190079**

**CHANGE OF USE OF PREMISES TO NIGHT CLUB IN BASEMENT (SUI GENERIS)) AND BAR/RESTAURANT/HOT FOOD TAKEAWAY (CLASS A3/A4/A5) ON GROUND FLOOR; INSTALLATION OF SHOPFRONT, DOOR AND PARASOL TO FRONT AND VENTILATION FLUE AT REAR; ALTERATIONS**

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**133 LOUGHBOROUGH ROAD, REAR OF  
Planning Application 20190546**

**CHANGE OF USE OF FIRST FLOOR OFFICE (CLASS B1) OF ANNEXE BUILDING TO FLAT (1 X 2 BED) (CLASS C3); ALTERATIONS**

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**NEXT MEETING – 19<sup>th</sup> June 2019, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:25**

