



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 June 2020**

Meeting Started 5:15 pm

Attendees

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

G. Butterworth (LCC), S. Brown (LCC)

Presenting Officers

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

129. APOLOGIES FOR ABSENCE

R. Lawrence (Vice Chair), C. Sawday, Cllr S. Barton, N. Stacey (LSA), K. Durkin (Student)

130. DECLARATIONS OF INTEREST

None.

131. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

132. CURRENT DEVELOPMENT PROPOSALS

**A) 14 Southernhay Road
Planning Application [20200652](#)**

The Panel commented on the lack of contextual drawings and visuals, which they considered would be beneficial for understanding the relationship of the proposed new dwelling to its streetscene. Some members questioned the lack of a more contemporary design style and the excessive footprint of the rear extension, as well as the loss of garden space. The odd geometry and massing of the new dwellinghouse were also commented on, as was its 'pastiche' design, but the loss of the existing close boarded fence was considered a potential positive. The general form and use, such as building height, was broadly supported.

Members unanimously criticised the impact and extent of hard landscaping to the front, with particular regard to the lack of front boundary treatment and planting to this part of the curtilage, considered of high potential do adversely affect the character and townscape of the Conservation Area. They requested that this is amended, with a brick (dwarf) boundary wall and soft landscaping introduced to the front of the property.

SEEK AMENDMENTS

B) 64-66 London Road & 17 Glebe Street Planning Application [20200663](#)

The Panel agreed that the top-storey extension to the modern (rear) portion of the building will not have a notable impact on the character and significance of the South Highfields Conservation Area.

Whilst some members commented on the integrity of the 1920s block to London Road, with special regard to its roofscape, most concluded that the addition of dormers would be welcomed, as adding visual and architectural interest to the building. Amendments to their design, to better match the design and proportions of the existing glazing to frontage, were recommended. More information regarding materiality and finish of glazing and dormers was requested.

SEEK AMENDEMENTS

C) 2 St James Road, 200 London Road Planning Application [20200429](#)

Members first discussed the principle of the development. The erection of a two-storey dwelling on site was criticised, considered to have a negative impact on the character of the Conservation Area, leading to a cramped appearance in the streetscene and detracting from the prominent dwellings adjacent to the plot.

The pastiche design and materials (uPVC windows and doors) were also criticised, considered inadequate in its context.

OBJECTIONS

D) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE Planning Application [20190433](#)

In reference to previous comments on the scheme, the Panel concluded that the conservation concerns regarding the excessive mass and 'institutionalised' architectural definition of the development were not addressed by the

amendments. The materiality and finish were criticised, especially in regard to concrete tiles and uPVC windows. Although some amendments were welcomed, including the recessed balconies, these were considered insufficient to render the scheme acceptable from conservation perspective and address the aforementioned concerns.

The Panel retained broader concerns on the basis of the development being contextually inappropriate, with dominant massing and excessive visual impact on the Conservation Area.

OBJECTIONS

E) 115 Abbey Park Road, Land Adjacent Planning Application [20192102](#)

Members welcomed the reduced height of the scheme, considered as successful in reducing the visual impact on the adjacent heritage assets. They concluded that the development as proposed is acceptable, with no amendments advanced.

NO OBJECTIONS

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

The Panel broadly welcomed the alterations to elevation treatments, finishes and materials, especially the improved definition and proportions of the tallest element to Mansfield Street. However, they criticised the excessive height of the corner block to Mansfield Street, exacerbated by the narrow highways to west and north of the site.

Thus, the Panel recommended a more balanced redistribution of height and mass throughout the plot, with additional height along the new street and a potential recessed top-storey to Belgrave Gate block. They concluded that this should be associated with a reduction of height of the nine storey element by a couple of storeys, reducing the adverse impact on the adjacent Church Gate Conservation Area.

SEEK AMENDMENTS

G) 29 Middleton Street Planning Application [20200401](#)

Members of the Panel criticized the location and definition of the new dwellinghouse. They concluded that the addition of a two-storey structure on site would adversely affect the symmetry of the three pairs of dwellings along Middleton Street, and be detrimental to the character of the local streetscene,

at the 'gateway' into the Conservation Area. The development was defined as an 'unwelcomed imposition' on the local townscape that would harm the significance of the Conservation Area, and thus objected to. The loss of boundary treatments and soft landscaping to front, to create additional parking provisions, were also criticised.

OBJECTIONS

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

**1 Garrick Walk, Haymarket Theatre
Planning Application 20200398**

Variation of condition 2 (Submitted Plans) attached to planning permission 20180150 (Shopfront alterations to front; construction of extensions to provide lobby area and lift shaft; external staircase and link bridge to side of theatre (Sui Generis); alteration) to allow for alteration to material of lift shaft

**University Road, outside Percy Gee Building
Planning Application 20200304**

Installation of 20m high monopole with antennas; 2 cabinets

**5 Carisbrooke Road
Planning Application 20200162**

Construction of a single storey extension at side and rear of house (Class C3)

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200515**

Installation of two non-illuminated vinyl signs to cafe (Class A3)

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200514**

Installation of shopfront to cafe (Class A3)

**19 De Montfort Street
Planning Application 20200178**

Construction of single storey and first storey extension at rear to create single storey flat (1 x 1 bed) at rear of office; part change of use from offices (Class B1(a)) to two flats (2 x studios) (Class C3)

**Land between 62-68 Constance Road
Planning Application 20200397**

Construction of 2 x two storey dwellings (2 x 3 bed) (Class C3)

**42 Sandown Road
Planning Application 20200541**

Part retrospective application for alterations to garage (Class C3)

**50 Western Boulevard - Trinity Hospital
Planning Application 20200503**

Construction of extended terrace, installation of fire escape stairs and removal of two trees to rear of sheltered accomodation (Class C2); alterations

**Car park opposite 40 Almond Road
Planning Application 20200299**

Construction of two storey restaurant and drive-through takeaway (Class A3/A5)

**75 Market Place
Planning Application 20200040**

Change of use from office (Class A2) to office (Class A2) and three studio flats (Class C3); alterations

**75 Market Place
Planning Application 20200041**

Internal and external alterations to grade II listed building

57 London Road

Planning Application 20200468

Change of use from shop (Class A1) to cafe (Class A3) and installation of ventilation flue at rear; alterations

**57 London Road
Planning Application 20200469**

Internal and external alterations to grade II listed building

**25 St Albans Road
Planning Application 20200585**

Installation of new UPVC windows and doors at rear of flats (Class C3)

**118-120 REGENT ROAD
Planning Application 20190235**

RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)

**Soar Lane, Pavement at Soar Lane
Planning Application 20200521**

Installation of 20m high mono-pole with antennas; equipment cabinets

**362 ST SAVIOURS ROAD
Planning Application 20190978**

CONSTRUCTION OF FIRST FLOOR EXTENSIONS TO SIDE AND REAR OF COMMUNITY CENTRE AND PRAYER HALL (CLASS D1) ALTERATIONS

**4 Market Place, Spencer Chambers
Planning Application 20200205**

Internal and external alterations to Grade II listed building

**8 Market Place
Planning Application 20200204**

Internal alterations to Grade II listed building

**6a Hotel Street, 4 Market Place, 6 Market Place, 8 Market Place
Planning Application 20200272**

Change of Use from Mixed Use to 14 apartments (4x studio, 8x1bed, 2x 2bed) (Class C3); construction of first floor extension at rear; alterations

**459 Hinckley Road (former eco-house)
Planning Application 20200312**

Construction of a single storey extension at front; two storey extension at front; first storey extension at rear; installation of a 2m high fence at front, sides and rear of eco house; installation of new access drive and car park (Class D1); alterations

**7 Upper King Street
Planning Application 20200548**

External alterations to grade II listed building

**7 Upper King Street
Planning Application 20200547**

Installation of 2m high gate and railings at rear of offices (Class B1(a)); alterations

**5 Fox Lane
Planning Application 20200587**

Change of use of first and second floor from cafe (Class A3) to four self-contained flats (4 x 1 bed) (Class C3), alterations

**191 Loughborough Road
Planning Application 20200513**

A retrospective planning application for the construction of two storey building new two storey building to provide 4 self-contained flats (4x1 bed); Construction of single storey bike store at rear (Class C3)

**16 Toller Road
Planning Application 20200710**

Construction of single storey extension at front of house; single storey extension at rear of house (Class C3)

**350 Melton Road; at rear
Planning Application 20200405**

Construction of single storey building to form four light industrial units (Class B1); car and cycle parking; alterations to vehicle access

**Halifax Drive, St Lukes Church
Planning Application 20200701**

Replacement antennas (x 3); GPS module (x 1); ancillary works

**Highcross Street
Planning Application 20200699**

Installation of 20m high monopole; 2 cabinets

**44-46 Cank Street
Planning Application 20200372**

Change of use from shop (Class A1) to simulation entertainment centre (Class D2)

**Southernhay House
Planning Application 20200733**

Construction of single storey extension at side; single and two storey extension at rear of house (Class C3); alterations

**188 East Park Road, Ground Floor Shop
Planning Application 20200499**

Installation of shopfront to laundrette (Sui Generis)

**188 East Park Road, Ground Floor Shop
Planning Application 20200500**

Installation of one internally illuminated fascia sign at front of shop (Class A1)

**25 Sanvey Gate
Planning Application 20200574**

Installation of one internally illuminated digital screen (Class B2)

**219 London Road
Planning Application 20200608**

**Retrospective application for construction of hardstanding at front;
installation of fence at front and side; gate at front of house (Class C3)**

**1 Wharf Street South
Planning Application 20200511**

**Installation of ventilation louvers to east and west elevations (Sui
Generis)**

**7 St Martins Walk
Planning Application 20200675**

Installation of ventilation flue at rear of restuarant (Class A3)

**30-32 Granby Street
Planning Application 20200594**

Installation of shop front and awning (Class A3)

**30-32 Granby Street
Planning Application 20200595**

**Installation of externally illuminated fascia sign and internally illuminated
projecting sign (Class A3)**

**26 Stoneygate Avenue
Planning Application 20200474**

**Construction of single storey extension to front and rear of outbuilding
at rear to form one flat (1x1 bed) (Class C3)**

**Granville Road, Victoria Park Memorial Grounds
Planning Application 20200667**

Installation of 3.2m high statue with plinth

**5 Birkdale Avenue
Planning Application 20200583**

Construction of single storey extension at side and rear; construction of hip to gable roof; dormer extension at rear of house (Class C3)

**St Margarets Way, St Margarets Pastures Sports Centre
Planning Application 20200670**

Installation of 4.5m high steel mesh perimeter fence; eight replacement 15m high lighting masts and LED luminaries; Installation of pitch perimeter barrier (1.20m); enclosed water storage tank / unit and pumping unit; refurbishment of the existing artificial turf hockey pitch and hard standing areas (Class D2)

**26-28 Princess Road West
Planning Application 20200741**

Retrospective application for the construction of third floor extension to create 4 self contained flats (4 x 1 bed) (Class C3)

**36-40 Market Street
Planning Application 20200768**

Construction of scaffolding for refurbishment and restoration; internal and external alterations to Grade II Listed Building

**22-30 Sandown Road, Sandown Court
Planning Application 20200683**

Installation of 12 replacement UPVC windows to flats (Class C3)

**46B Market Place
Planning Application 20200475**

Internal and external alterations to grade II listed building

**High Street, Evington Chapel
Planning Application 20200864**

External alterations to grade II listed building

**105 London Road
Planning Application 20200477**

Change of use of first and second floor from Office (Class B1(a)) to one self-contained flat (3 bed) (Class C3); alterations

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200658**

Change of use of part of basement and ground floor from shop (Class (A1) to hot-food takeaway (Class A5); alterations to ventilation flue at rear

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200659**

Internal and external alterations to grade II listed building

**12 Fosse Road South
Planning Application 20200687**

Change of use from shop (Class A1) to restaurant (Class A3); installation of ventilation flue at rear; alterations

**176-180 Loughborough Road
Planning Application 20192176**

Change of use from Storage (Class B8) to Hotel (Class C1)

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200869**

Installation of ramp, steps, canopy and hard surfacing to form access at side of university building (Class D1); alterations

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200870**

Internal and external alterations to grade II listed building

**37 Highfield Street
Planning Application 20200617**

Demolition of garage; change of use from HMO (1 X 5 bed) (Class C4) to 5 flats (2X 1 bed 3 X 2 bed); construction of three storey extension; single storey extension at rear of flats (Class C3)

**12 Ashfield Road
Planning Application 20200867**

Remove existing fence; installation of 1.5m high fence at front and part of side; installation of 2.1m high fence at part of side and rear; alterations to gated access at rear of house (Class C3)

**Herrick Road, Knighton Fields Centre
Planning Application 20200636**

Installation of 2.4m high fences and gates to side and front of educational establishment (Class D1); alterations

NEXT MEETING – Wednesday 15th July 2020

Meeting Ended – 19:00