



Leicester  
City Council

## **Minutes of the Meeting of the**

## **CONSERVATION ADVISORY PANEL HELD ON Wednesday, 18 November 2020**

**Meeting Started 5:15 pm**

### **Attendees**

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

### **Presenting Officers**

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

### **145. APOLOGIES FOR ABSENCE**

N. Stacey (LSA)

### **146. DECLARATIONS OF INTEREST**

None.

### **147. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

### **148. CURRENT DEVELOPMENT PROPOSALS**

#### **A) 36 Millstone Lane Planning Application [20201470](#)**

**Change of use from light industrial (Class B1(c) to 31 student flats (Sui Generis); removal of existing roof, rear basement doorway and chimney stack; construction of new mansard roof, lightwell at rear and installation of new windows.**

The Panel concluded that the development will have a limited impact on the Greyfriars Conservation Area but that more information and amendments are necessary to render the scheme acceptable from a conservation perspective. The precedence of mansard roofs in the locality was noted. However, members agreed that the design of the roof lights to proposed roofscape is regrettable and requested amendments to these features, to ensure they are of a more light-weight design, more akin the existing windows.

The members expressed their concerns regarding the quality of the scheme,

based on insufficient information submitted as part of the application, particularly replacement windows and roof lights to the frontage. Some criticised the position and scale of the mansard roof (flush with the frontage) and the increased visual prominence of the side gable, noting that the loss of the original fabric may not be outweighed by the benefit of the scheme, calling into question if in its current form the development takes up the opportunities available for improving the character and quality of the Conservation Area.

## **SEEK AMENDMENTS / MORE INFORMATION**

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**B) 79 Knighton Drive**  
**Planning Application [20202051](#)**

**Construction of single storey outbuilding with car port at side of house (Class C3)**

The members noted the limited amendments to the scheme compared to the previous submission. However, the reduced height of the car port was appreciated, as was the additional information regarding landscaping works.

The members agreed that the scheme, located within the private curtilage of a dwellinghouse, with the proposed outbuilding now positioned only slightly above the existing boundary treatments (fence and hedging), will have a negligible impact on the amenity of the wider Stoneygate Conservation Area.

The Panel requested that there is a particular weight given to the protection of mature trees and associated planting in and around the curtilage of the site, regarded as important features of the Conservation Area, contributing to its character and townscape merit.

## **NO OBJECTIONS**

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**7 Stoneygate Court, 298 London Road**  
**Planning Application 20201388**

**Retrospective application for installation of seven replacement windows to front, side and rear of self-contained flat (Class C3)**

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**11 Stoneygate Avenue**  
**Planning Application 20201742**

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

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**35 Devonshire Road**  
**Planning Application 20201978**

**Installation of six internally illuminated fascia signs at front, side and rear; four non illuminated signs at front; one non illuminated sign on detached building at front; eight single sided free standing signs on land outside at front and side of shop (Class E)**

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**4-8 Granby Street  
Planning Application 20201868**

**Retrospective application for installation of one internally illuminated fascia sign at front of restaurant (Class E)**

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**8-10 Millstone Lane  
Planning Application 20201958**

**Internal and external alterations to Grade II listed building**

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**St Margarets Bus Station, Gravel Street  
Planning Application 20202080**

**Construction of replacement two storey bus station; Associated landscaping and public realm works (Sui Generis)**

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**246 St Saviours Road  
Planning Application 20201994**

**Construction of single storey extension at rear of dwellinghouse (Class C3)**

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**Granville Road, De Montfort Hall  
Planning Application 20202053**

**Internal alterations to grade II listed building**

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**Holy Cross Priory, Wellington Street  
Planning Application 20202067**

**Installation of replacement window guards at front and sides of place of worship (Class F1); alterations**

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**Provincial House, 37 New Walk  
Planning Application 20202002**

**External alterations to grade II listed building**

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**57 Westcotes Drive  
Planning Application 20202022**

**Demolition of single storey at rear; construction of single storey at rear of house (Class C3)**

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**19 East Avenue  
Planning Application 20201291**

**Change of use from house (Class C3) to seven self-contained flats (6x1 bed; 1x2 bed) (Class C3); demolition of outbuilding and wall to rear; hardstanding and alterations**

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**66 Braunstone Gate  
Planning Application 20202101**

**Installation of replacement of one internally illuminated sign at front; replacement of one externally illuminated projecting sign at side of drinking establishment (Sui generis)**

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**56 Newmarket Street  
Planning Application 20202055**

**Construction of flat roof at rear of dwellinghouse; Alterations (Class C3)**

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**Herongate Road (Plot 33)  
Planning Application 20200504**

**Construction of one dwelling (1 x 4 bed) (Class C3) on vacant site adjacent to No.s 37 & 39).**

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**Shop, 30 Narborough Road  
Planning Application 20202023**

**Installation of new shopfront and signage at front (Class E)**

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**1 The Meads  
Planning Application 20201927**

**Change of use from house (Class C3) to house in multiple occupation for**

**more than 6 persons (8 bed) (Sui Generis); alterations**

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**58 Stretton Road  
Planning Application 20202041**

**Installation of two roof lights to front and replacement windows and door to rear; construction of dormer extension at rear of house in multiple occupation (Class C4)**

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**1 Tyndale Street  
Planning Application 20202078**

**Construction of single storey extension at front; loft conversion; two dormer at front and rear of office ; alterations**

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**41 Castle Street  
Planning Application 20201270**

**Installation of two internally illuminated fascia signs (Sui Generis)**

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**124-126 Belgrave Road  
Planning Application 20202177**

**Alterations of shopfront (Class E)**

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**NEXT MEETING – Wednesday 16<sup>th</sup> December 2020**

**Meeting Ended – 18:00**