



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 20 October 2021**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), L. Gonsalves (RICS), S. Hartshorne (TCS), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Jordan (LAHS), C. Laughton.

Presenting Officers

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

181. APOLOGIES FOR ABSENCE

D. Martin (LRGT), M. Richardson (RTPI), M. Davies (DMU)

182. DECLARATIONS OF INTEREST

None.

183. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

184. CURRENT DEVELOPMENT PROPOSALS

**A) Charter Street, Kapital Buildings
Planning Application [20200293](#)**

Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement).

Whilst the member did acknowledge that the scheme has been improved, in terms of design and articulation, it was noted that the elevations of the proposed elevations of the new built remain strikingly flat, with inadequate architectural references to the existing building. The lack of horizontality was also highlighted, considered to be a core characteristic of the locally listed asset. The lack of updated AVR's and a Heritage Statement was criticised.

The new block was considered as overtly monolithic and monotonous, showing regrettable lack of modulation between its different elements and elevations.

It was concluded that the application fails to preserve or enhance the non-designated asset, with the scheme inadequately referencing and reflecting the significance and architectural interest of the existing complex. The proposed scheme was considered to be of inadequate quality to justify partial loss of the locally listed asset.

OBJECTIONS

B) 115 Aylestone Road Planning Application [20211974](#)

Construction of 3, 5 and 6 storey purpose-built student accommodation comprising student studios and cluster flats (student bedrooms) (Sui Generis); communal area; landscaping and parking

The panel concluded that the scheme adequately relates to the existing Grade II* Listed Church and the Grade II Listed former rectory, in massing and materiality, with no damage to the setting of these heritage assets. The stepped down height was particularly appreciated. It was also concluded that there will be no impact on the special significance of the Grade II Listed gates to the former Cattle Market as derived from their setting.

However, concerns were raised over the pronounced rise in height of the complex as viewed from the open cricket ground, impacting the setting of the locally listed Sports Pavilion. It was requested that the massing and composition of the proposed scheme are reconsidered, with special consideration of the impact on the important open space of the cricket ground and the non-designated heritage asset. The members requested that an AVR looking across the cricket ground towards the new build is submitted.

Some members expressed concerns over the 'grim' appearance of the grey blocks, due to the use of grey brickwork in conjunction with dark brown or grey cladding.

SEEK AMENDMENTS

C) Aylestone Road, Gas Site Planning Application [20212095](#)

Demolition of single storey office building (Class E); construction of two storey office building (Class E); alterations

The members considered the scheme to be acceptable in its context. They noted that the new building will be barely visible from the immediate setting of

the Grade II Listed assets, as well as the main highway, and will not affect the group legibility of the heritage assets on site. The design and materials were commended as adequately referencing the designated and non-designated heritage assets on site, without sacrificing the modern appearance of the scheme.

NO OBJECTIONS

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

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

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

6 East Gates, Unit SU64
Planning Application 20211805

Installation of one internally illuminated fascia sign and one internally illuminated projecting sign to shop (Class E)

213 Mere Road
Planning Application 20211964

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

Main Street, Humberstone, Humberstone Infant Academy
Planning Application 20211417

Demolition of single storey extension; construction of single storey extension to school; installation of replacement timber windows with uPVC (Class F.1) (Amended plans received 12/07/2021)

Jubilee Square
Planning Application 20211768

Installation of temporary building and plant for use as ice rink on public square

Falmouth Road, Carrick Point, Existing Base Station
Planning Application 20211991

Installation of 6 no. replacement antennas and 6 no. new antennas; ancillary development

St Hugh's Church, Sturdee Road
Planning Application 20212020

Installation of 6 no. replacement antennas and 12 no. new antennas; ancillary development

The Sanctuary Workshops, 9 Sanvey Lane
Planning Application 20211712

Part change of use of place of worship, hall and workshop (Class F1) to create one self-contained flat (Class C3); reinstatement of front stonewall boundary; alterations

Gipsy Lane, Towers Hospital
Planning Application 20211376

Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout

Highcross Street, Great Central Street and All Highcross Street, Great Central Street and All Saints Open
Planning Application 20210523

Construction of 8 storey student accommodation to provide 53 flats providing 210 bedspaces (18 x studio, 18 x 5 bed, 17 x 6 bed) (Sui Generis) with communal ancillary space and roof terrace.(Amended plans)

St Augustine Road, former car park
Planning Application 20211944

RETENTION OF 3 TEMPORARY TEACHING BLOCKS, HARD PLAY AREAS, CYCLE PARKING AND STAFF CAR PARK

68 High Street
Planning Application 20211629

Retrospective application for change of use from retail (Class E) with ancillary offices to cafe/bar (Class E) and performing arts venue (Sui Generis) with ancillary offices

6 East Gates, Unit SU64, Highcross Shopping Centre

Planning Application 20211952

Alterations to shop front of ground floor commercial unit (Class E)

4 St Martins

Planning Application 20211658

Internal and external alterations to Grade II listed building including installation of various signages and awnings

7-9 Market Place

Planning Application 20211820

External alterations to Grade II Listed building

6 Bath Street, Bulls Head

Planning Application 20211901

Retrospective application for change of use from drinking establishment (Sui Generis) to four self-contained flats (2x2 bed, 2x1bed); installation of timber windows and doors and associated alterations (Class C3)

32-40 Market Street, The Gresham

Planning Application 20211815

Installation of 12 internally illuminated signs; 6 non-illuminated signs; and 10 internally illuminated projecting signs to building

32-40 Market Street, The Gresham

Planning Application 20211819

External alterations to Grade II Listed Building for installation of various signage

45 Sanvey Lane

Planning Application 20211858

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

8 Seymour Street

Planning Application 20211931

Installation of replacement windows to house (Class C3); alterations

8 Knighton Road
Planning Application 20211903

Construction of first storey extension at side; two rooflights at rear of house (Class C3); alterations

12 Severn Street
Planning Application 20211950

Installation of replacement timber windows to front; replacement white upvc double glazed windows to side and windows and door to rear of house (Class C3)

14 Market Street
Planning Application 20211803

Change of use from retail with ancillary storage (Class E) to cafe (Class E) and two self-contained flats (Class C3) (1 x 2 bed & 1 x studio); installation of shopfront; ventilation flue at rear; alterations

56 Dumbleton Avenue
Planning Application 20212024

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

31 Granby Street
Planning Application 20211997

Internal and external alterations to Grade II* Listed Building

Upperton Road
Planning Application 20212318

Installation of 20m high telecommunications monopole; associated works

305 Uppingham Road
Planning Application 20211902

Construction of dwelling house (1x4bed) to rear of property (Class C3)

153-155 London Road & Rear Coach House
Planning Application 20211630

Change of use of ground floor from shop (Class E) to mixed use restaurant and takeaway; change of use of first and second floor HiMOs (2x4 bed) (Class C4) to mixed use restaurant/takeaway (Class E/Sui Generis); change of use of outbuilding from hairdressers (Class E) to mixed use restaurant/takeaway; construction of single storey extension at rear; installation of two ventilation flues to the rear; reconfiguration of external staircase at rear; alterations

225 Loughborough Road
Planning Application 20212083

Construction of single storey extension at rear; removal of chimney and installation of four roof lights at rear of house (Class C3); alterations

Jubilee Square
Planning Application 20212015

Installation of 35m high temporary Ferris Wheel on Public Square

314 Welford Road
Planning Application 20211661

Change of use of ground floor office (Class E) and first floor self-contained flat (Class C3) to Social Club/Bar on ground floor and ancillary living accommodation on first floor (Sui Generis)

28 Eastfield Road
Planning Application 20212003

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

2 Springfield Road, Springfield House
Planning Application 20212054

Internal and external alterations to Grade II listed building to facilitate change of use from house to residential care home

2 Springfield Road, Springfield House

Planning Application 20212053

Change of use from dwelling house (Class C3) to residential care home (Class C2); internal and external alterations

Gipsy Lane, Towers Hospital
Planning Application 20211376

Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout

53 New Walk, New Walk Museum
Planning Application 20212156

Installation of Louvres and ventilation system to windows on side and rear of museum (Class F1); External alterations

53 New Walk, New Walk Museum
Planning Application 20212157

Internal and external alterations to Grade II listed building

123 London Road, The Lansdowne
Planning Application 20212148

Installation of extendable awning above window height; 3D panels to form arch and exterior lights to columns (Class E); and colour render to walls

228 Fosse Road South
Planning Application 20212082

Proposed change of use from garage to flat (Class C3); construction of single storey extension to garage at rear; construction of detached single storey office annexe at rear of house (Class C3); alterations

1 Pocklingtons Walk
Planning Application 20210537

Internal and external alterations to Grade II listed building to facilitate partial conversion to ten flats

NEXT MEETING – Wednesday 17th November 2021

Meeting Ended – 18:15