



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 February 2022**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Laughton, R. Allsop (LCS) M. Richardson (RTPI)

Presenting Officers

J. Webber (LCC)

Pre-app Presenters

G. Masterson, A. Robertson, K. Dhande, B. Carr, T. Mead, V. Miller

In attendance

G. Butterworth (LCC)

S. Hartshorne (LCC)

193. APOLOGIES FOR ABSENCE

C. Jordan (LAHS), R. Lawrence (Vice Chair), D. Martin (LRGT)

194. DECLARATIONS OF INTEREST

None.

195. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

196. CURRENT DEVELOPMENT PROPOSALS

A) 100 Churchgate

Pre-app

The Panel made comments on a pre-app scheme.

B) 15 Carisbrooke Road
Planning Application [20220007](#)

Construction of two 2.5 storey detached dwellings (2x5 bed) (Class C3); new access and associated infrastructure

The site is located in the Knighton Conservation Area.

The panel noted that this was the only point on Carisbrooke Road where the parkland/less built-up aspect of the Conservation Area character is retained. Although the panel queried whether there was a policy against building in gardens, it was noted that development has taken place in gardens in the last decade. The panel discussed the close proximity of the two buildings and felt that from certain angles they would read as one building surrounded by greenery, which was broadly welcomed. The points the panel felt needed further consideration were the boundary treatment and the retention of existing trees.

The boundary treatment was not considered to be in keeping with the character of the Conservation Area. The panel recommended that the amount of brick and the square piers were replaced by a more open transparent treatment. They referred to examples of the gates at Herrick House and the more subtle relationship that presently exists between the mature hedge and existing fencing at the boundary to Carisbrooke Road. The panel was keen to ensure that existing trees were not removed from the site where they add to the character of the area and do not sit under the proposed building footprint. Particular concern was raised regarding the retention of tree no.10 on the plan as this is a significant tree. It is a tall and unusually shaped tree which informs the skyline. The panel welcomed the modern approach and high standard of architecture. Whilst the materials palette did not speak to the historic materiality of the Conservation Area the panel felt it would enhance it.

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>

St George's Way, St Georges Retail Park Planning Application 20212839

Construction of hardsurfaced area and canopy to provide covered car parking spaces; installation of electric vehicle charging points and associated plant rooms; relocation

230 Narborough Road Planning Application 20212851

Construction of single storey extension to front of shop (Class E)

**82-84 Humberstone Gate, 2-2A Wharf Street South
Planning Application 20212461**

Change of use of ground floor from cluster accommodation to shop (Class E); conversion of part ground, first and second floor to eight flats (8 x 1 bed) (Class C3)

**6 Highfield Street
Planning Application 20212672**

Change of use from retail shop (Class E) to 2 x hot food takeaways (Sui Generis) on ground floor and basement, and to 2 x studio flats (Class C3) on first and second floors; installation of new shopfronts and entrance to flats on ground floor front elevation; construction of basement extension at rear; alterations to raise of roof, construction of dormer roof extension at rear and installation of rooflights at front; installation of replacement windows; installation of extract flue at rear; external alterations at rear

**Kenwood Road, Carisbrooke Tennis Club
Planning Application 20212459**

Partial demolition of existing clubhouse and removal of shed; construction of extension to clubhouse and raised terrace; alterations to existing clubhouse of Tennis Club (Class F2)

**59A Evington Road
Planning Application 20212548**

Installation of roller shutters at front and side of cafe (Class E)

**8 Newarke Close, Newarke Point
Planning Application 20212476**

Installation of external re-cladding and remedial facade works (Sui Generis)

**1 Pocklingtons Walk
Planning Application 20210536**

Change of use from Offices to 10 flats; alterations.

**1 Garrick Walk, Haymarket Theatre
Planning Application 20220088**

**Installation of replacement entrance screen and windows to stair tower;
security fencing to roof / car park deck areas of theatre (Sui Generis)**

**2 Stoneygate Road, De Montfort Court, Flat 4 & 5
Planning Application 20212286**

**Installation of roof access; replacement of stairwell enclosure to flats
(Class C3) (Amendments received 13 January 2021)**

**96 Letchworth Road
Planning Application 20212629**

**Installation of replacement door to front; windows to front and rear;
external staircase to side; construction of raised decking to rear; &
installation of replacement rain water goods to locally listed
dwellinghouse**

**Falmouth Road, Carrick Point
Planning Application 20213055**

**Installation of 6 telecommunications antennas to rooftop to replace 3
existing antennas; ancillary works**

**22-32 Wellington Street, Wellington House
Planning Application 20212963**

**Non-material amendment to planning permission 20211204 (minor
change to facade)**

**Melbourne Hall Evangelical Free Church, St Peters Road
Listed Building Consent 20212454**

**Internal and External Alterations to Grade II* Listed Building (amended
plans received 18/01/2022)**

**Melbourne Hall Evangelical Free Church, St Peters Road
Planning Application 20212453**

Installation of handrails and construction of replacement ramp to front; installation of lighting, bollards, hard surfacing and 1.4m high railings and construction of 0.3m high walls to front and sides; installation of 1.1m high railings and reconstruction of retaining walls to side and construction of ramp and steps to rear of place of worship (Class F1); works to trees covered by tree preservation order; alterations

**Grobby Road, Glenfield Hospital N H S Trust
Planning Application 20212883**

Construction of two-story modular extension to the existing recreational hall building (Class F1)

**169 Ratcliffe Road
Planning Application 20212967**

Construction of canopy and single storey structure at rear of garage, balcony at side of garage, roof lights at side and alterations to house (Class C3)

**Abbey Park Road, Abbey Corner Bridge
Planning Application 20220237**

Alterations to Grade II Listed Bridge

NEXT MEETING – Wednesday 16th March 2022

Meeting Ended – 18:50