



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 May 2022**

Meeting Started 5:15 pm

Attendees

N. Feldmann (LRSA; Chair), R. Allsop (LCS), P. Ellis (VS), C. Hossack (LHIS), D. Martin (LRGT), M. Taylor (IHBC)

Presenting Officers

J. Webber (LCC)

S. Hartshorne (LCC)

197. APOLOGIES FOR ABSENCE

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, S. Bird (DAC), C. Laughton, M. Richardson (RTPI), C. Jordan (LHAS), M. Davies

198. DECLARATIONS OF INTEREST

None.

199. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

200. CURRENT DEVELOPMENT PROPOSALS

**A) 5 Pendene Road
Planning Application [20220701](#)**

Demolition of garage and construction of two storey dwellinghouse (1 bed) (Class C3); installation of gates/fence and hard surfacing and removal of gate and fence to front.

Site is within the Stoneygate Conservation Area

An application ([20202152](#)) at the same site for demolition of the garage and replacement with a new two-storey dwelling was refused in April 2021 for 3 reasons including on the impact on the character and appearance of the Conservation Area.

The panel felt the proposed dwelling was a modest building with no striking

features which, with an appropriate brick and a good bricklayer could be a humble building clearly subservient to the main property. The panel welcomed the fact that the massing of the proposed dwelling would not obscure the side window of the main Victorian property. The proposal was considered to be a modest and discreet replacement of a late twentieth-century garage which in itself is not striking.

Panel members were disappointed that the opportunity had not been taken to add a more architecturally refined new building to the Conservation Area but nevertheless, considered that this proposal would preserve the character of the Conservation Area.

NO OBJECTIONS

B) 125 London Road, Park Hotel Planning Application [20220558](#)

Change of use from hotel (Class C1) to cafe (Class E) in basement and nine flats (9 x 1bed) (Class C3) on ground, first, second, third and within roof; two dormer windows and a balcony; aluminium doors & windows; alterations

The site is located within the South Highfields Conservation Area and is opposite the 7th Day Adventists Church and War Memorial, which are grade II listed buildings.

An application ([20191082](#)) for the conversion of this property (along with adjacent property 1 University Road) was approved in June 2020.

As this is one of the best corner buildings in the South Highfields Conservation Area the panel welcomed the investment in the building.

The panel felt that the current classical composition of the corner staircase would be damaged by the proposed removal of the two central pillars which support the balcony and by the loss of the taper in the staircase. It was noted that each of the four pillars consisted of square columns behind cylindrical columns and, from the information supplied, the panel was unable to visualise how the weight of the balcony would be supported without the two central pillars.

This is a prominent building with a lot of detailing and the panel considered the proposed fenestration of the café to be very stark and made no attempt to be sympathetic to the existing fenestration. The panel did not support the use of aluminium and wished to see the continued use of wooden windows. The information supplied was inconsistent as the plan shows the existing projecting bay but the elevation shows the piers removed and the bay broken up. The panel questioned why the proposal did not re-glaze the existing windows.

As the roofscape of this building is visible at points as London Road rises up towards Victoria Park the proposed roof plan was considered to be

unsympathetic. The square white dormer windows would be very prominent, and the proposed scheme would leave very little of the existing roofscape in place. The panel objected to the use of dormer windows but would consider the use of discreetly located conservation rooflights.

The panel considered the proposed hard landscaping to be bland and felt that the planters may obscure the bay to the café. Although investment in the building was welcomed, the proposed scheme was not considered to be sympathetic to the existing detailing of the building or its prominent location within the Conservation Area.

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>

**580 Gipsy Lane
Planning Application 20212831**

Change of use from house (3 bed) (Class C3) to two flats(1 x 1 bed, 1 x 2 bed) (Class C3); demolition of outbuilding; installation of 1.8 metre high fence; dropped kerb; alterations (new window at rear)

**9B St Johns Road, The Gables
Planning Application 20213051**

CHANGE OF USE OF A DWELLING AND GARAGE (CLASS C3) TO HMO (9 BED) (Sui Genres); REPLACEMENT OF EXTERNAL TIMBER DOORS AND WINDOWS; Alterations

**28 Knighton Drive
Planning Application 20212408**

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with double glazed windows; installation of rooflights at front and rear of house (Class C3) (AMENDED PLANS RECEIVED)

**94 Halstead Street
Planning Application 20220259**

Change of use from light industrial factory (Class E) to six self-contained flats (4 x 1 bed; 2 x 2 bed) (Class C3); alterations

**Flat 4, 8 Sandown Road
Planning Application 20220310**

Construction of first floor extension at rear of flat (Class C3)

**59 London Road
Planning Application 20220213**

Retrospective application for construction of one 3-storey house (1 x 3 bed) at rear

**University Road, Engineering Building University of Leicester
Planning Application 20220468**

External alterations to grade II listed building

**23 Morland Avenue
Planning Application 20220480**

Demolition of existing conservatory, alterations and construction of single storey extensions and raised patio at side and rear of house (Class C3)

**31 Westleigh Road
Planning Application 20220469**

Installation of replacement windows and doors at rear of dwellinghouse (Class C3)

**225 Evington Lane
Planning Application 20220484**

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

**130 London Road
Planning Application 20220446**

Approval of Details Reserved by Conditions 2 (Windows), 3 (Railings, Roof Details & Brickwork), 4 (Retention of Timber Frame Windows) and 5 (Noise Survey) of Planning Permission (20211102)

**58 Stoneygate Road
Planning Application 20220105**

Internal and external alterations to Grade II Listed Building to facilitate conversion to 15 flats

**19 Granby Street
Planning Application 20220483**

Retrospective application for installation of internally illuminate advertisement to restaurant (Class E)

**89-101 Belgrave Road
Planning Application 20220423**

Installation of vehicular access gate; entrance gate at front of building

**52 Meadvale Road
Listed Building Consent 20220412**

Removal of condition 3 (dormer materials to match roof) attached to planning permission 20210326: Construction of first floor extension at side; dormer at rear; alterations to house (Class C3) (amendments received 4 May 2021)

**Doncaster Road Substation
Planning Application 20220665**

Installation of replacement antennas to rooftop of locally listed building (x3); ancillary works

**82-84 Humberstone Gate, 2-2A Wharf Street South
Planning Application 20220467**

Retrospective application for change of use of ground floor from cluster accommodation to shop (Class E)

**Kerrysdale Avenue, Wyvern Arms
Planning Application 20220293**

Replacement of existing first floor windows and doors; external

alterations (Class C3)

**322 London Road, Kirk Lodge
Planning Application 20220492**

**Installation of two air conditioning units to sides at first floor roof level
(Class C2A)**

**Thurcaston Road, Land East of
Planning Application 20220711**

Construction of Industrial Unit (Use Classes B2 and B8); associated facilities, gatehouse, parking and landscaping; access road; plateauing of future development plot on west side

**6 Burlington Road
Planning application 20220580**

Construction of dormer roof extension at rear, installation of rooflights and alterations at front of house (Class C3)

**144A New Walk
Planning application 20220430**

Alterations and construction of second floor extension to consultant and practitioners' office (Class E)

**288 Evington Road
Planning application 20220164**

Demolition of conservatory and construction of two storey extension at side and extension of roof including dormer at rear of house (Class C3)

**18 Bath House Lane
Planning application 20220651**

Installation of four internally illuminated fascia signs; one internally illuminated projection sign; two internally illuminated roundel signs

**1 Foxon Street
Planning application 20220202**

Installation of 16 new signs and 9 new led floodlights (Sui Generis)

NEXT MEETING – Wednesday 15th June 2022

Meeting Ended – 18:15