



Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 April 2023**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Hartshorne (TCS), S. Bird (DAC), M. Richardson (RTPI), D. Fountain (LSA), C. Jordan (LHAS), A. Murakhovski (student)

**Presenting Officers**

S. Peppin Vaughan (LCC), A. Brislane (LCC)

G. Butterworth (LCC)  
Adam Longbottom (Levitate)

**221. APOLOGIES FOR ABSENCE**

N. Feldmann, (LRSA), C. Hossack (LHIS), M. Davies (DMU), D. Martin (LRGT)

**222. DECLARATIONS OF INTEREST**

None.

**223. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**224. CURRENT DEVELOPMENT PROPOSALS**

**A) Leicester Museum & Art Gallery, New Walk (pre-app)**

A presentation was made and the case was discussed.

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**B) Leicester Cycle Storage & Amenity Space Design Guide**

Sam Peppin-Vaughan gave a brief presentation on the Council's new Cycle Storage & Amenity Space Design Guide, which is currently out for public consultation before formal adoption.

The members agreed it was an excellent resource for the Council to produce. They recognised that there is currently a challenging dilemma between heritage and

sustainability and agreed that the discussed facilities could prove to be intrusive in some circumstances.

Members experienced some issues with downloading the guidance document from the Council website. They noted that the website was not clear or straightforward, and many were unable to access the document at all.

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**C) Abbey Park Road, Land to north**  
**Planning Application [20230062](#)**

**Construction of 61 dwellings (26 x 2bed, 30 x 3bed, 5 x 4bed) (Class C3); 4 two storey maisonettes (8 x 1bed) (Class C3); four storey building comprising 41 flats (30 x 1bed, 11 x 2bed) (Class C3); associated access; roads; parking; landscaping).**

The panel agreed that that the principal of development in this location would not have a detrimental impact on the surrounding built heritage, however they felt that the proposed scheme lacked a high quality design that responded positively to its context.

Members acknowledged that the development fronting Abbey Park Road is consistent with the modern development associated with the Shoe Factory site further along. However, given this site's greater proximity to the Grade II Listed Gate Lodges, they felt an opportunity had been missed to really celebrate them as a very significant group of buildings. They expressed a desire to see a greater amount of the site's history as the location of the city's 20<sup>th</sup> century Tram and Bus Depot incorporated into the development, such as street names and heritage panels. Members also felt the impact of the proposed apartment building on the locally listed Abbey Mill was difficult to fully appreciate without a street elevation drawing showing their spatial relationship.

Overall, the panel felt that the scheme lacked imagination and could be improved, with greater reference made to the surrounding heritage context. They mentioned the success of any scheme in this location would come down to details, such as fenestration and boundary treatments.

## **SEEKING AMENDMENTS**

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**The panel made no comments on the following:**

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**77 Braunstone Gate**  
**Planning Application 20222239**

**Installation of shopfront (Class E)**

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**Canning Place, Leeson Building**  
**Planning Application 20222369**

**Change of Use from industrial building to eight storage and distribution units (Class B8) and one retail unit (Class E) on the ground floor and ten office units on the first**

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**116 Granby Street  
Planning Application 20222340**

**Change of use from storage (Class B8) to five self contained student flats (5x1 Bed) (Sui Generis)**

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**Hanover Close, land at rear  
Planning Application 20222409**

**Installation of wooden cabin to the rear of flats (Class C3); associated works**

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**2 Central Avenue  
Planning Application 20222120**

**Replacement of timber windows with new white timber heritage casement windows (Class C3)**

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**St Mary's Church Hall, Lidster Close  
Planning Application 20222291**

**Installation of replacement windows, doors and rooflight; construction of replacement access ramp at side and rear; alterations to church hall (Class F2)**

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**1 Garrick Walk, Haymarket Theatre  
Planning Application 20222432**

**Replacement of existing security gate and railings at Ground Floor (Street) level to Stage Door entrance staircase with new glazed screen and glazing (Class Su Generis)**

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**2-4 St Georges Way  
Planning Application 20222453**

**Change of use from offices (Class E) to hotel (14 Bed) (Class C1); construction of additional storey to create two additional bedrooms**

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**1-5 Market Place, Market Tavern**

**Planning Application 20222284**

**Installation of door at front of shop (Class A1)**

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**29 Upper King Street  
Planning Application 20230050**

**External alterations to Grade II listed building**

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**28 Knighton Drive  
Planning Application 20230037**

**Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; refurbishment of sash windows; installation of rooflights at front and rear; and demolition of chimney stack at rear of house (Class C3)**

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**179 Granby Street  
Planning Application 20230141**

**Internal and external alterations to Grade II Listed Building**

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**8 Ratcliffe Road  
Planning Application 20230172**

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

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**292 Victoria Park Road  
Planning Application 20230161**

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

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**15 Elms Road, Lester Hall Apartments  
Planning Application 20230063**

**Replacement of brick pillars and gates at front of care home (Class C2)**

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**5 Lee Street, Telecommunications Exchange  
Planning Application 20230273**

**Installation of ventilation louvres to ground floors of the east and west elevation (Sui Generis)**

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**14 Toller Road  
Planning Application 20230359**

**Alternations to the single storey at rear; Raise the eaves at rear and Installation of solar panels to rear of house (Class C3)**

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**90 Highcross Street  
Advertisement Application 20230241**

**Installation of seven internally illuminated fascia signs; three non illuminated fascia sign and two internally illuminated projecting signs to west, north and east elevations of casino (Sui Generis).**

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**1-13 Granby Street  
Listed Building Consent / Advertisement Application 20230339 & 20230335**

**Internal and external alterations to Grade II listed building / Installation of 4 x internally illuminated fascia signs, 2 x internally illuminated projecting signs; 2 x opening times signs, 1 x digital display screen and 6 x vinyl window screens**

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**33 Westleigh Road  
Planning Application 20230132**

**Replacement of ground and first floor windows at front with timber double glazed windows; replacement of second floor windows at front and all windows on side and rear elevations with UPVC double glazed windows; replacement of existing timber door and panel over with UPVC double glazed door and panel over at rear**

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**Unit 4 Haymarket Towers, 17 Humberstone Gate  
Advertisement Application 20230382**

**Installation of one externally illuminated fascia sign; one internally illuminated projecting sign; installation of two internally illuminated free standing signs; Installation of one external window vinyl (Sui generis).**

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**25 Southernhay Close  
Planning Application 20230304**

**Construction of single storey extension at front; dormer window to the front; single storey extension at rear of bungalow and alterations (Class C3)**

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**16 East Park Road  
Planning Application 20230212**

**Construction of extension at side of industrial building (Class B2)**

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**6 Salisbury Road  
Planning Application 20230357**

**Change of use from Education facility (Class F1) to four self-contained flats (3x1 bed; 1x2 bed) (Class C3); removal of tree at front; alterations**

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**22-24 Market Street  
Advertisement Application 20230145**

**Installation of four non illuminated fascia signs; one externally illuminated hanging sign (Class E)**

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**18 Elmfield Avenue  
Advertisement Application 20230396**

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

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**NEXT MEETING – Wednesday 10th May 2023**

**Meeting Ended – 18:45**

