



Leicester  
City Council

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

## **CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 September 2018**

**Meeting Started 5:15 pm**

### **Attendees**

R. Gill (Chair), R. Lawrence (Vice-Chair), M. Richardson (RTPI), N. Knight (LCS), D. Martin (LRGT), N. Feldmann (LRSA), P. Ellis (VS), S. Hartshorne (TCS), N. Stacey (LSA), C. Jordan (LAHS), C. Laughton, S. Bird

### **Presenting Officers**

J. Simmins (LCC)

### **77. APOLOGIES FOR ABSENCE**

S. Eppel (LCS), P. Draper (RICS), C. Hossack (LIHS), C. Sawday

### **78. DECLARATIONS OF INTEREST**

None.

### **79. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

### **80. CURRENT DEVELOPMENT PROPOSALS**

#### **A) 19 ST JOHNS ROAD**

Planning Application [20181776](#)

CHANGE OF USE FROM SURGERY (CLASS D1) TO HOUSE (1 X 3BED) (CLASS C3); DEMOLITION OF SIDE EXTENSION AND GARAGE TO CONSTRUCT A DETACHED THREE STOREY DWELLING (1X 4 BED) (CLASS C3); ALTERATIONS

There were no objections over the change of use of the original building back to residential or the proposed demolition of the single storey link and garage, with the panel accepting that this was an opportunity for an infill development, subject to appropriate size, scale and design.

The principle of a 3-storey development, with a matching front building line was considered appropriate, whilst the proposal for a contemporary design was considered to be the correct approach.

The panel did however raise concerns over the level of detail provided within the application, commenting that the lack of a wider streetscene elevation made it difficult to appreciate how the new build would sit within the streetscene, in particular its relationship with 15 & 17 St Johns Road.

Concerns were also raised over a number of design features proposed, as the square windows to the ground floor and proposed stringcourses are at odds with the overall vertical design of the building. The panel did appreciate the proposal for the upper floor windows to project from the building line, breaking up the elevation, but were concerned over how this detailing would be achieved; the submission of detailed window cross-sections was recommended to address this.

It was also felt that the lack of a boundary treatment / soft landscaping was a missed opportunity and that this should be requested in order to improve the appearance of the frontage.

In summary, although the panel agreed with the general principle of the proposal, it was felt that the design of the new build needed further work before it could be supported in order to ensure that the proposed development would sit comfortably within the streetscene, complementing the existing high quality building stock.

## **OBJECTIONS**

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### **B) 38 WELFORD ROAD, SITE OFF MARLBOROUGH STREET**

Planning Application [20181702](#)

CONSTRUCTION OF 4 STOREY BUILDING WITH GROUND FLOOR RETAIL UNIT (CLASS A1 AND A2) AND 17 APARTMENTS (7 X 1 BED, 9 X 2 BED, 1 X 3BED) (CLASS C3)

The panel accepted the proposed development, stating that it was of an appropriate size, scale and design for the location and would preserve the setting of the adjacent designated heritage assets.

It was however recommended that the applicant improves the active frontage to the ground floor, Marlborough Street elevation. To achieve this, it was recommended that the applicant introduces glazing to the mailroom (instead of the brick feature panel).

## **NO OBJECTIONS**

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### **C) 176 - 178 HIGHCROSS STREET**

Planning Application [20181102](#)

REFURBISHMENT OF TWO RETAIL UNITS ON GROUND FLOOR AND BASEMENT; FORMATION OF RESIDENTIAL LOBBY; CHANGE OF USE OF FIRST FLOOR RETAIL (CLASS A1) TO RESIDENTIAL AND EIGHT STOREY

**EXTENSION TO CREATE 36 RESIDENTIAL UNITS (27X 1BED, 9X STUDIO)  
(CLASS C3)**

Strong objections were raised by the panel to the proposal, as the scheme was wholly inappropriate for the location, as it would undermine the appearance of the existing buildings, which positively contribute to the All Saints conservation area, and would harm the setting of All Saints Church.

The panel noted that the existing conical roof and turret were important design features of No. 176 and that they should not be lost, whilst the size & scale of the extension would completely dominate the original buildings.

Questions were also raised over whether the proposal could actually be constructed without the necessary steelwork undermining the original buildings.

**OBJECTIONS**

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

**D) 46 FOSSE ROAD CENTRAL**

Planning Application 20181601

PROPOSED CONVERSION OF EXISTING BASEMENT TO (1-BED) SELF-CONTAINED FLAT (CLASS C3)

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**E) 100 LONDON ROAD**

Planning Application 20181455

CHANGE OF USE OF PART OF GROUND FLOOR FROM ESTATE AGENT (CLASS A2) TO RETAIL (CLASS A1); INSTALLATION ROLLER SHUTTER TO SHOP FRONT; REMOVAL OF CHIMNEY STACK AT GROUND LEVEL; ALTERATIONS

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**F) 8 ASHLEIGH ROAD**

Planning Application 20181438

CHANGE OF USE FROM THREE SELF-CONTAINED FLATS (2 X 1 BED, 1 X 2 BED) (CLASS C3) TO ONE STUDIO AND FIVE SELF-CONTAINED FLATS (4 X 1 BED, 1 X 2 BED) (CLASS C3); CONSTRUCTION OF TWO STOREY EXTENSION, FIRST FLOOR EXTENSION AND DORMER TO REAR; ALTERATIONS

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**G) 17 HORSEFAIR STREET, LLOYDS TSB**

Listed Building Consent 20181732

INTERNAL AND EXTERNAL WORKS TO GRADE II LISTED BUILDING

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**H) 8 NORTH AVENUE**

Planning Application 20181453

CONSTRUCTION OF TWO STOREY EXTENSION AND DORMER EXTENSION TO SIDE OF HOUSE (CLASS C3); ROOF ALTERATIONS

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**I) 7 HIGH STREET**

Listed Building Consent 20181729

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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**J) 2-4 ST GEORGES WAY**

Planning Application 20181585

CONSTRUCTION OF SINGLE STOREY EXTENSION TO ROOF TO PROVIDE ADDITIONAL OFFICE SPACE (CLASS B1(a)); REAR EXTENSION TO SECOND AND THIRD FLOORS; SINGLE STOREY EXTENSION TO REAR OF GROUND FLOOR; CHANGE OF USE OF GROUND FLOOR FROM RETAIL (CLASS A1) TO RESTAURANT (CLASS A3)

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**K) GUILDHALL LANE, THE GUILDHALL**

Listed Building Consent 20181711

INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING

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**L) 116 LONDON ROAD**

Planning Application 20181891

CHANGE OF USE FROM SHOP (CLASS A1) AND THREE FLATS (1X STUDIO, 2X 1BED) (CLASS C3) TO SHOP (CLASS A1) AND FOUR FLATS (3X STUDIO, 1X 2BED); CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; REAR DORMER; ALTERATIONS (CLASS C3)

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**M) 46-48 CHURCH GATE**

Planning Application 20181462

CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS AND CONSTRUCTION OF PART INFILL EXTENSION AT FIRST AND THIRD FLOOR; FOURTH FLOOR EXTENSION WITH BALCONY AT FRONT TO FORM FOUR HOUSE IN MULTIPLE OCCUPATION UNITS (1X5BEDS, 1X3BEDS AND 2X7 BEDS) (SUI GENERIS); ALTERATIONS

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**N) 10 MORLAND AVENUE**

Planning Application 20181537

CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3); ALTERATIONS

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**O) 156 ST SAVIOURS ROAD**

Planning Application 20181697

CONSTRUCTION OF DORMER TO REAR OF HOUSE (CLASS C3)

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**P) 10 ST JAMES ROAD**

Planning Application 20181534

CONSTRUCTION OF FIRST FLOOR AND TWO STOREY EXTENSION AT REAR OF SELF-CONTAINED FLATS (CLASS C3); ALTERATIONS

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**Q) 133 LOUGHBOROUGH ROAD; REAR OF**

Planning Application 20181653

CHANGE OF USE OF GROUND FLOOR OFFICE (CLASS A2) OF ANNEXE BUILDING TO FLAT (1 X 1 BED) (CLASS C3); ALTERATIONS

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**R) 52-54 GALLOWTREE GATE**

Planning Application 20181922

INSTALLATION OF ONE INTERNALLY ILLUMINATED HANGING SIGN AND ONE INTERNALLY ILLUMINATED DIGITAL SCREEN TO FRONT OF PREMISES (CLASS A1/D2)

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**S) 2 PORTLAND TOWERS, FLAT 5**

Planning Application 20181888

SUBDIVISION OF ONE FLAT TO TWO FLATS (CLASS C3); ALTERATIONS

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**T) 201 KNIGHTON ROAD, CRADOCK ARMS**

Planning Application 20181428

CONSTRUCTION OF ONE CANOPY, TWO GAZEBOS AND THREE OUTBUILDINGS AND INSTALLATION OF HARD SURFACING TO EXTERNAL SEATING AREA OF PUBLIC HOUSE (CLASS A4); ALTERATIONS

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**U) 25 PORTLAND ROAD**

Planning Application 20181652

CONSTRUCTION OF SINGLE STOREY REAR EXTENSION TO HOUSE (CLASS C3)

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**NEXT MEETING – Wednesday 17<sup>th</sup> October 2018, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 17:50**



