

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 22 JULY 2020
TIME: 5:15 pm
PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Cllr M. Unsworth

L. Blood	-	Institute of Historic Building Conservation
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
C. Jordan	-	Leicestershire Archaeological & Historical Society
P. Draper	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
N. Stacey	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute

C Sawday, C Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638)*

Email: planning@leicester.gov.uk

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INDUCTION LOOPS

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General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The Minutes of the meeting held on 17th June 2020 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

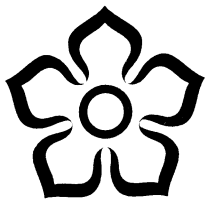
Appendix B

The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

6. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



Leicester
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**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 June 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), M. Richardson (RTPI), S. Eppel (LCS), N. Feldmann (LRSA), S. Hartshorne (TCS), S. Bird (DAC), C. Hossack (LIHS), C. Laughton, D. Martin (LRGT), C. Jordan (LAHS) P. Ellis (VS)

G. Butterworth (LCC), S. Brown (LCC)

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC)

129. APOLOGIES FOR ABSENCE

R. Lawrence (Vice Chair), C. Sawday, Cllr S. Barton, N. Stacey (LSA), K. Durkin (Student)

130. DECLARATIONS OF INTEREST

None.

131. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

132. CURRENT DEVELOPMENT PROPOSALS

**A) 14 Southernhay Road
Planning Application [20200652](#)**

The Panel commented on the lack of contextual drawings and visuals, which they considered would be beneficial for understanding the relationship of the proposed new dwelling to its streetscene. Some members questioned the lack of a more contemporary design style and the excessive footprint of the rear extension, as well as the loss of garden space. The odd geometry and massing of the new dwellinghouse were also commented on, as was its 'pastiche' design, but the loss of the existing close boarded fence was considered a potential positive. The general form and use, such as building height, was broadly supported.

Members unanimously criticised the impact and extent of hard landscaping to the front, with particular regard to the lack of front boundary treatment and planting to this part of the curtilage, considered of high potential do adversely affect the character and townscape of the Conservation Area. They requested that this is amended, with a brick (dwarf) boundary wall and soft landscaping introduced to the front of the property.

SEEK AMENDMENTS

B) 64-66 London Road & 17 Glebe Street Planning Application [20200663](#)

The Panel agreed that the top-storey extension to the modern (rear) portion of the building will not have a notable impact on the character and significance of the South Highfields Conservation Area.

Whilst some members commented on the integrity of the 1920s block to London Road, with special regard to its roofscape, most concluded that the addition of dormers would be welcomed, as adding visual and architectural interest to the building. Amendments to their design, to better match the design and proportions of the existing glazing to frontage, were recommended. More information regarding materiality and finish of glazing and dormers was requested.

SEEK AMENDEMENTS

C) 2 St James Road, 200 London Road Planning Application [20200429](#)

Members first discussed the principle of the development. The erection of a two-storey dwelling on site was criticised, considered to have a negative impact on the character of the Conservation Area, leading to a cramped appearance in the streetscene and detracting from the prominent dwellings adjacent to the plot.

The pastiche design and materials (uPVC windows and doors) were also criticised, considered inadequate in its context.

OBJECTIONS

D) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE Planning Application [20190433](#)

In reference to previous comments on the scheme, the Panel concluded that the conservation concerns regarding the excessive mass and 'institutionalised' architectural definition of the development were not addressed by the

amendments. The materiality and finish were criticised, especially in regard to concrete tiles and uPVC windows. Although some amendments were welcomed, including the recessed balconies, these were considered insufficient to render the scheme acceptable from conservation perspective and address the aforementioned concerns.

The Panel retained broader concerns on the basis of the development being contextually inappropriate, with dominant massing and excessive visual impact on the Conservation Area.

OBJECTIONS

E) 115 Abbey Park Road, Land Adjacent Planning Application [20192102](#)

Members welcomed the reduced height of the scheme, considered as successful in reducing the visual impact on the adjacent heritage assets. They concluded that the development as proposed is acceptable, with no amendments advanced.

NO OBJECTIONS

F) 42 BELGRAVE GATE, FORMER ABC CINEMA Planning Application [20191390](#)

The Panel broadly welcomed the alterations to elevation treatments, finishes and materials, especially the improved definition and proportions of the tallest element to Mansfield Street. However, they criticised the excessive height of the corner block to Mansfield Street, exacerbated by the narrow highways to west and north of the site.

Thus, the Panel recommended a more balanced redistribution of height and mass throughout the plot, with additional height along the new street and a potential recessed top-storey to Belgrave Gate block. They concluded that this should be associated with a reduction of height of the nine storey element by a couple of storeys, reducing the adverse impact on the adjacent Church Gate Conservation Area.

SEEK AMENDMENTS

G) 29 Middleton Street Planning Application [20200401](#)

Members of the Panel criticized the location and definition of the new dwellinghouse. They concluded that the addition of a two-storey structure on site would adversely affect the symmetry of the three pairs of dwellings along Middleton Street, and be detrimental to the character of the local streetscene,

at the 'gateway' into the Conservation Area. The development was defined as an 'unwelcomed imposition' on the local townscape that would harm the significance of the Conservation Area, and thus objected to. The loss of boundary treatments and soft landscaping to front, to create additional parking provisions, were also criticised.

OBJECTIONS

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

**1 Garrick Walk, Haymarket Theatre
Planning Application 20200398**

Variation of condition 2 (Submitted Plans) attached to planning permission 20180150 (Shopfront alterations to front; construction of extensions to provide lobby area and lift shaft; external staircase and link bridge to side of theatre (Sui Generis); alteration) to allow for alteration to material of lift shaft

**University Road, outside Percy Gee Building
Planning Application 20200304**

Installation of 20m high monopole with antennas; 2 cabinets

**5 Carisbrooke Road
Planning Application 20200162**

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

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200515**

Installation of two non-illuminated vinyl signs to cafe (Class A3)

**The Gateway, De Montfort University, Hugh Aston Building
Planning Application 20200514**

Installation of shopfront to cafe (Class A3)

**19 De Montfort Street
Planning Application 20200178**

Construction of single storey and first storey extension at rear to create single storey flat (1 x 1 bed) at rear of office; part change of use from offices (Class B1(a)) to two flats (2 x studios) (Class C3)

**Land between 62-68 Constance Road
Planning Application 20200397**

Construction of 2 x two storey dwellings (2 x 3 bed) (Class C3)

**42 Sandown Road
Planning Application 20200541**

Part retrospective application for alterations to garage (Class C3)

**50 Western Boulevard - Trinity Hospital
Planning Application 20200503**

Construction of extended terrace, installation of fire escape stairs and removal of two trees to rear of sheltered accomodation (Class C2); alterations

**Car park opposite 40 Almond Road
Planning Application 20200299**

Construction of two storey restaurant and drive-through takeaway (Class A3/A5)

**75 Market Place
Planning Application 20200040**

Change of use from office (Class A2) to office (Class A2) and three studio flats (Class C3); alterations

**75 Market Place
Planning Application 20200041**

Internal and external alterations to grade II listed building

57 London Road

Planning Application 20200468

Change of use from shop (Class A1) to cafe (Class A3) and installation of ventilation flue at rear; alterations

**57 London Road
Planning Application 20200469**

Internal and external alterations to grade II listed building

**25 St Albans Road
Planning Application 20200585**

Installation of new UPVC windows and doors at rear of flats (Class C3)

**118-120 REGENT ROAD
Planning Application 20190235**

RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)

**Soar Lane, Pavement at Soar Lane
Planning Application 20200521**

Installation of 20m high mono-pole with antennas; equipment cabinets

**362 ST SAVIOURS ROAD
Planning Application 20190978**

CONSTRUCTION OF FIRST FLOOR EXTENSIONS TO SIDE AND REAR OF COMMUNITY CENTRE AND PRAYER HALL (CLASS D1) ALTERATIONS

**4 Market Place, Spencer Chambers
Planning Application 20200205**

Internal and external alterations to Grade II listed building

**8 Market Place
Planning Application 20200204**

Internal alterations to Grade II listed building

**6a Hotel Street, 4 Market Place, 6 Market Place, 8 Market Place
Planning Application 20200272**

Change of Use from Mixed Use to 14 apartments (4x studio, 8x1bed, 2x 2bed) (Class C3); construction of first floor extension at rear; alterations

**459 Hinckley Road (former eco-house)
Planning Application 20200312**

Construction of a single storey extension at front; two storey extension at front; first storey extension at rear; installation of a 2m high fence at front, sides and rear of eco house; installation of new access drive and car park (Class D1); alterations

**7 Upper King Street
Planning Application 20200548**

External alterations to grade II listed building

**7 Upper King Street
Planning Application 20200547**

Installation of 2m high gate and railings at rear of offices (Class B1(a)); alterations

**5 Fox Lane
Planning Application 20200587**

Change of use of first and second floor from cafe (Class A3) to four self-contained flats (4 x 1 bed) (Class C3), alterations

**191 Loughborough Road
Planning Application 20200513**

A retrospective planning application for the construction of two storey building new two storey building to provide 4 self-contained flats (4x1 bed); Construction of single storey bike store at rear (Class C3)

**16 Toller Road
Planning Application 20200710**

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

**350 Melton Road; at rear
Planning Application 20200405**

Construction of single storey building to form four light industrial units (Class B1); car and cycle parking; alterations to vehicle access

**Halifax Drive, St Lukes Church
Planning Application 20200701**

Replacement antennas (x 3); GPS module (x 1); ancillary works

**Highcross Street
Planning Application 20200699**

Installation of 20m high monopole; 2 cabinets

**44-46 Cank Street
Planning Application 20200372**

Change of use from shop (Class A1) to simulation entertainment centre (Class D2)

**Southernhay House
Planning Application 20200733**

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

**188 East Park Road, Ground Floor Shop
Planning Application 20200499**

Installation of shopfront to laundrette (Sui Generis)

**188 East Park Road, Ground Floor Shop
Planning Application 20200500**

Installation of one internally illuminated fascia sign at front of shop (Class A1)

**25 Sanvey Gate
Planning Application 20200574**

Installation of one internally illuminated digital screen (Class B2)

**219 London Road
Planning Application 20200608**

**Retrospective application for construction of hardstanding at front;
installation of fence at front and side; gate at front of house (Class C3)**

**1 Wharf Street South
Planning Application 20200511**

**Installation of ventilation louvers to east and west elevations (Sui
Generis)**

**7 St Martins Walk
Planning Application 20200675**

Installation of ventilation flue at rear of restuarant (Class A3)

**30-32 Granby Street
Planning Application 20200594**

Installation of shop front and awning (Class A3)

**30-32 Granby Street
Planning Application 20200595**

**Installation of externally illuminated facia sign and internally illuminated
projecting sign (Class A3)**

**26 Stoneygate Avenue
Planning Application 20200474**

**Construction of single storey extension to front and rear of outbuilding
at rear to form one flat (1x1 bed) (Class C3)**

**Granville Road, Victoria Park Memorial Grounds
Planning Application 20200667**

Installation of 3.2m high statue with plinth

**5 Birkdale Avenue
Planning Application 20200583**

Construction of single storey extension at side and rear; construction of hip to gable roof; dormer extension at rear of house (Class C3)

**St Margarets Way, St Margarets Pastures Sports Centre
Planning Application 20200670**

Installation of 4.5m high steel mesh perimeter fence; eight replacement 15m high lighting masts and LED luminaries; Installation of pitch perimeter barrier (1.20m); enclosed water storage tank / unit and pumping unit; refurbishment of the existing artificial turf hockey pitch and hard standing areas (Class D2)

**26-28 Princess Road West
Planning Application 20200741**

Retrospective application for the construction of third floor extension to create 4 self contained flats (4 x 1 bed) (Class C3)

**36-40 Market Street
Planning Application 20200768**

Construction of scaffolding for refurbishment and restoration; internal and external alterations to Grade II Listed Building

**22-30 Sandown Road, Sandown Court
Planning Application 20200683**

Installation of 12 replacement UPVC windows to flats (Class C3)

**46B Market Place
Planning Application 20200475**

Internal and external alterations to grade II listed building

**High Street, Evington Chapel
Planning Application 20200864**

External alterations to grade II listed building

**105 London Road
Planning Application 20200477**

Change of use of first and second floor from Office (Class B1(a)) to one self-contained flat (3 bed) (Class C3); alterations

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200658**

Change of use of part of basement and ground floor from shop (Class (A1) to hot-food takeaway (Class A5); alterations to ventilation flue at rear

**55 Granby Street; 1-1A Belvoir Street
Planning Application 20200659**

Internal and external alterations to grade II listed building

**12 Fosse Road South
Planning Application 20200687**

Change of use from shop (Class A1) to restaurant (Class A3); installation of ventilation flue at rear; alterations

**176-180 Loughborough Road
Planning Application 20192176**

Change of use from Storage (Class B8) to Hotel (Class C1)

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200869**

Installation of ramp, steps, canopy and hard surfacing to form access at side of university building (Class D1); alterations

**University Road, Fielding Johnson Building University Of Leicester
Planning Application 20200870**

Internal and external alterations to grade II listed building

**37 Highfield Street
Planning Application 20200617**

Demolition of garage; change of use from HMO (1 X 5 bed) (Class C4) to 5 flats (2X 1 bed 3 X 2 bed); construction of three storey extension; single storey extension at rear of flats (Class C3)

**12 Ashfield Road
Planning Application 20200867**

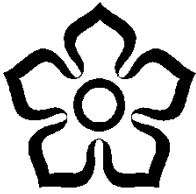
Remove existing fence; installation of 1.5m high fence at front and part of side; installation of 2.1m high fence at part of side and rear; alterations to gated access at rear of house (Class C3)

**Herrick Road, Knighton Fields Centre
Planning Application 20200636**

Installation of 2.4m high fences and gates to side and front of educational establishment (Class D1); alterations

NEXT MEETING – Wednesday 15th July 2020

Meeting Ended – 19:00



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APPENDIX B

CONSERVATION ADVISORY PANEL

22nd July 2020

CURRENT DEVELOPMENT PROPOSALS

A) Fleet Street, Fleet House
Planning Application [20200942](#)

Part demolition and conversion of Fleet House; construction of four storey extension to Fleet House fronting Byron Street; construction of five 5 - 6.5 storey buildings comprising 359 flats (146 x Studio, 211 x 1 bed, 2 x 2 bed) (Class C3); communal ancillary facilities to include residents gym; indoor amenity space; outdoor landscaped amenity space; pedestrian access.

The building under consideration is a Locally Listed asset, positioned adjacent a number of other non-designated heritage assets, north of St George's Conservation Area. It has been vacant since late 2000s and subject to some fire damage and vandalism recently. The application is for partial demolition and as series of extensions on site, to facilitate the building's conversion into residential accommodation.

B) 125 - 129 VAUGHAN WAY
Planning Application [20181552](#)

CONSTRUCTION OF EXTENSION TO EXISTING FOURTH FLOOR; TWO STOREY ROOFTOP EXTENSION TO EXISTING BUILDING TO PROVIDE 33 FLATS (2 X STUDIO, 28 X 1 BED, 3 X 2 BED) (AMENDED PLANS) (S106 Agreement)

The building is a 20th century structure located in close proximity to the Grade II Listed Former Richard Roberts' Factory, north-west from Church Gate Conservation Area and east from All Saints' Conservation Area. The proposal is for a top storey extension, to provide additional residential units. The external treatment has been altered, whilst the total mass of the proposed extension has been reduced as compared to the first reiteration of the scheme.

C) 14 Jarvis Street
Planning Application [20200801](#)

Construction of 6-storey building to provide 21 residential units (Class C3) (16 x 1-bed and 5 x 2-bed) residential lobby, resident's lounge, cycle storage, refuse/ recycling storage area, plant room and store rooms, provision of 2 visitor car parking bays, 1 loading/ unloading bay, associated hard and soft landscaping; ancillary works.

The cleared site is positioned adjacent the Locally Listed Great Central Railway Station Viaduct, north of the Locally Listed Former Generator House, in close proximity to the Grade II Listed Former Donisthorpe & Co. Factory. The application is for a 6-storey residential tower block.

**D) 19-23 Burleys Way
Planning Application [20200791](#)**

Change of use of storage space and office accommodation (Class B1 and B8); construction of third floor; construction of single storey rear extension; installation of wall/roof-mounted equipment and solar panels; alterations to create 42 flats (41x 1bed, 1x 2bed) (Class C3)

The property under consideration is a 20th century building, positioned on a corner of a busy thoroughfare of Burley's Way, immediately adjacent the Locally Listed Former Pineapple PH, south-east from the Grade I Listed St Margaret's Church and the Grade II* Listed Tomb of Andrew Lord Rollo within its curtilage. The application is for an upward extension and external refurbishment of the existing building, associated with its conversion into residential accommodation.

**E) Kerrysdale Avenue, Wyvern Arms
Planning Application [20200900](#)**

Change of use of first floor flat (1x4 bed) to 4 flats (4 x1 bed); construction of second floor extension to create additional 4 flats (1x4 bed) (Class C3); alterations.

The building is a Locally Listed asset, located on a prominent junction of Kerrysdale Avenue and Barkby Road. It is located adjacent the Locally Listed All Saint Church and BAPS Shri Swaminarayan Mandir. The application is for a rear and top storey extension to the property, to provide additional residential accommodation.

**F) 37 Welford Road, Reynard House
Planning Application [20201009](#)**

Construction of additional three floors; construction of single storey, six storey and seven storey extension; Change of use from office (Class B1a) to student accommodation (Sui Generis) comprising 20 cluster flats (132 student bedrooms) and 155 x 1 bed student studio flats, gym, cinema room, amenity space, spa, staff room and associated works.

The building is a modern corner property located on the Welford Road and Norton Street junction, adjacent the Locally Listed Former Jemsox Factory and George V Post Box, west of New Walk Conservation Area and south of Market Street Conservation Area. The application is for a three storey upward, side and rear extensions to the existing property, associated with the change of use into student accommodation.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday the 20th of July 2020. Please contact Justin Webber (4544638) or Paula Burbicka (4541703).

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

**Belgrave Circle SW
Planning Application 20200863**

Installation of 20m high monopole; 3 cabinets

**Abbey Park Road
Planning Application 20200873**

Installation of 20m high monopole; 3 cabinets

**Norfolk Street, West End
Planning Application 20200814**

Installation of 20m high monopole; 4 cabinets

**42 Sandown Road
Planning Application 20200541**

Part retrospective application for alterations to garage at front of house (Class C3)

**8 College Avenue
Planning Application 20200425**

Installation of roof lights to front and construction of dormer extension to rear of house (Class C3)

**132-140 Charles Street, Agin Court
Planning Application 20200756**

Installation of ventilation flue at the side of the building to restaurant (Class A3)

**3 Carisbrooke Road
Planning Application 20200782**

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

**Regent Road, Verge
Planning Application 20201019**

Installation of 20m high monopole; 3 cabinets

**Checketts Road
Planning Application 20200959**

Installation of 20m high monopole; 3 cabinets

**Beauchamp City Sixth Form, 1 South Albion Street
Planning Application 20200160**

Installation of two internally illuminated wall signs, one internally illuminated totum sign, one non-illuminated fascia sign, one nonilluminated wall sign and eighteen non-illuminated window signs to school (Class D1)

**16 Salisbury Road
Planning Application 20200945**

Installation on two non-illuminated free standing signs at front of property (Sui Generis)

**Goscote House, 40 Sparkenhoe Street
Planning Application 20200755**

Notification of demolition of 22 storey tower block (Class C3)

**58 Stretton Road
Planning Application 20200932**

Change of use from house (Class C3) to house in multiple occupation for more than 6 persons (7 bedroom) (Sui Generis); construction of dormer to rear; alterations

**16 Toller Road
Planning Application 20200710**

Construction of single storey extension at the side and rear; partly demolition of the existing garage at the side;, alterations to house (Class C3)

**2 Wellington Street
Planning Application 20200830**

Replacement of existing gate (Class D1)

**80 Belgrave Gate
Planning Application 20200616**

Change of use of part of ground floor from shop (Class A1) and first and second floors from offices (Class B1(a)) to six self-contained flats (6x1 bed) (Class C3); construction of second storey extension at rear; alterations

**Regent Road, Regent College
Planning Application**

Construction of single storey building to rear of college (Class D1)

**8 Toller Road
Planning Application**

Installation of 5 replacement double glazed timber framed windows at front and side of house (Class C3)

**170 London Road
Planning Application 20200839**

Change of use from offices (Class B1(a)) to 9 student flats (sui generis); alterations

**170 London Road
Planning Application 20200840**

Internal and external alterations to grade II listed building
