

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 20 OCTOBER 2021**  
**TIME: 5:15 pm**  
**PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

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

Elected Member Position – Cllr Susan Barton

M. Richardson	-	Royal Town Planning Institute
R. Allsop	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
L. Gonsalves	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 <sup>th</sup> Century Society
N. Stacey	-	Leicester School of Architecture
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee
M. Taylor	-	Institute of Historic Building Conservation

M. Davies, 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, Paula Burbicka, Daniel Evans**  
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638 / 1703 / 4076)  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

### WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

### BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

### INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

**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](mailto:Justin.Webber@leicester.gov.uk)

Paula Burbicka 4541703 [Paula.Burbicka@leicester.gov.uk](mailto:Paula.Burbicka@leicester.gov.uk)

Daniel Evans 4544076 [Daniel.Evans@leicester.gov.uk](mailto:Daniel.Evans@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 18<sup>th</sup> August 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**

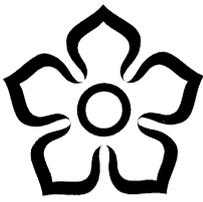
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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.





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**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 18 August 2021**

**Meeting Started 5:15 pm**

**Attendees**

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

G Butterworth (LCC)

**Presenting Officers**

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

**177. APOLOGIES FOR ABSENCE**

C. Laughton, L. Gonsalves (RICS)

**178. DECLARATIONS OF INTEREST**

None.

**179. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**180. CURRENT DEVELOPMENT PROPOSALS**

**A) 170 London Road  
Planning Application [20211424](#) and [20211425](#)**

**Change of use from offices (Class E) to 6 student flats (sui generis);  
alterations**

**Retrospective application for internal and external alterations to Grade II  
Listed Building to enable change of use from offices (Class E) to 6  
student flats (Sui generis)**

The members commented on the clear architectural interest and quality of the Grade II Listed building and agreed that the harm to the building caused by the unauthorised works has been considerable. They expressed considerable

concerns in relation to the level of detail and information submitted, considered insufficient considering the level of damage and alterations proposed, including no methodology of reinstatement works proposed to rectify the harm. The removal of the staircase to the rear of the property was considered as particularly problematic. The creation of a toilet cubicle on top of the main staircase was considered unacceptable, based on its impact on the original floorplan and legibility of the space.

Otherwise, the members agreed that the internal and external alterations proposed cannot be adequately accessed in the context of the unauthorised development that has taken place. They requested that all damage is rectified prior to any application for change of use and internal & external alterations to the Grade II Listed building.

## **OBJECTIONS**

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### **B) Lee Circle, City Industrial Units Planning Application [20211339](#)**

**Demolition of buildings; Construction of a 5 and 6 storey building comprising of 93 flats (15 x studios, 45 x 1 bed, 33 x 2 bed); substation; communal amenity space and facilities**

The members agreed that the scheme is an improvement to the previous submission. They commended the reinstatement of the arched features to the ground floor but noted that these could be better highlighted, for example through a fenestration design that responded better to the framing provided. The general scale of the building was considered acceptable.

It was noted again that the visuals provided by the applicant could be better in terms of presenting the building in context. It was noted that some of the presented detailing could be improved, including the top storey cladding and UPVC windows across the building. More information on framing to glazing and materials was requested.

## **MORE INFORMATION / SEEK AMENDMENTS**

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### **C) 20 St Peter's Lane, Former Debenhams Highcross Planning Application [20210461](#)**

**Demolition of vacant retail store and the removal of existing car parking spaces; construction of 12, 11 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 305 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping. (Amended 23/7/2021)**

The scheme was considered to be a significant improvement to the previous submission in terms of scale, massing and elevational treatments. The

members commented on the fitting choice of the brickwork, improved window articulation and generally improved appearance, in particular when viewed from Mansfield Street. Although aspects of the height were considered to be at a challenging scale and a view would be lost of the Cathedral spire, the reduced quantum of development was deemed to be acceptable.

The impact on the Church Gate Conservation Area and the Grade II Listed buildings in close proximity to the site was considered to be acceptable on balance, with no objections raised.

## **NO OBJECTIONS**

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### **D) Abbey Park Road, Land North East of River Soar Bridge Planning Application [20211869](#)**

#### **Construction of new pedestrian and cycle footbridge across the River Soar to North of road bridge (Sui Generis)**

While the member have not objected to the principle of the scheme, they considered the current design of the bridge to be unacceptable in its context, failing to preserve the setting of the Grade II Listed asset.

The members criticised the proposed bridge as overtly bulky and dominant in relation to the existing bridge. Its height relative to the existing bridge parapet was noted and judged to be excessive. It was agreed that a more light-weight and subservient alternative should be explored, with particular focus on lowering the height of the parapet.

## **SEEK AMENDMENTS**

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### **E) 2 Ratcliffe Road Planning Application [20211767](#)**

#### **Demolition of single-storey garage and conservatory; construction of a two storey extension at rear of house (Class C3)**

The members had no objections to the principle of loss of the existing single storey extensions, considered to be of negligible heritage interest in their own right. However, the design of the proposed two-storey extension were criticised.

The members were comfortable with the design of the ground floor of the proposed extension, considered an improvement to the existing extension and to respond well to the host building. However, there were concerns with the first storey of the proposed extension in terms of its detailing and relationship to the host building. The current design was considered to have some merit, but had an overly dominant impact on the host building. Members considered this could be partially addressed by the addition of a 'light weight link' between the

existing building and the new first floor extension. Such a design revision should consider the setting of the existing chimneystack. There were a range of views expressed on the wider element, with some concern expressed with the use of render. A suggestion was made that the wider glazing at first floor level, with stronger horizontal emphasis, did not work well and that the fenestration should be broken down more with the addition of more mullions.

### **SEEK AMENDMENTS**

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**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>

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8 Church Road  
Planning Application 20211306

Construction of single storey extension at front, single storey extension at rear, two rooflight at rear; notification of proposed felling of two (2) trees in Evington Village conservation area; alterations to house (Class C3).

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57 Knighton Drive  
Planning Application 20211544

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

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86-92 Regent Road, Enkalon House, Existing base station  
Planning Application 20211495

Removal of 6 antennas; installation of 12 replacement antennas; 2 x 300mm dishes; 2 x 600mm dishes; ancillary development

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25 Springfield Road  
Planning Application 20211090

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

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2 Colton Square  
Planning Application 20211422

Internal alterations to Grade II listed building

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5 Fox Lane  
Planning Application 20211359

Change of use on first and second floors from cafe (Class E) to three self-contained flats (2x 1bed, 1x 2bed) (Class C3); alterations

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University Road  
Planning Application 20211328

Installation of 20m high monopole; associated ancillary works

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Loughborough Road, Outdoor Pursuits Centre  
Planning Application 20211650

Installation of a 20m lattice tower supporting six (6) antennas; ancillary development

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58 Stretton Road  
Planning Application 20211389

Proposed change of use from house in multiple occupation (6 bed) (Class C4) to a House in multiple occupation for more than six people (7 bed) (Sui Generis)

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Aikman Avenue  
Planning Application 20211690

Installation of 20m high monopole; ancillary works.

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60 Charles Street, Midland House  
Planning Application 20211635

Notification of proposed installation of assorted steelwork to support 6 antenna apertures; 6 cabinets; 4 dishes; ancillary works

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201 Knighton Road, Cradock Arms  
Planning Application 20210985

Construction of outbuilding and installation of decking to external seating area of public house (Sui Generis); felling of one tree

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19 East Avenue  
Planning Application 20211792

Change of use from house in multiple occupation (10 beds) (Class C4) to seven flats (6 x 1 bed, 1 x 2 bed) (Class C3); demolition of the existing outbuilding

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22-24 Pocklingtons Walk  
Planning Application 20211412

Installation of ventilation flue at rear of restaurant (Class E)

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Number 117 And A Half Loughborough Road, The Royal Air Forces Association  
Planning Application 20211743

Change of use from Offices (Class E) to become an extension to Darul Uloom School (Class F1).

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Newarke Street, Multi Storey Car Park  
Planning Application 20211400

Installation of solar PV panels and canopies to roof of carpark (Sui Generis)

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38 Bruce Street  
Planning Application 20211439

Construction of dormer extensions at front and rear; single storey extension at rear of house (Class C3); alterations

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28 Mill Hill Lane  
Planning Application 20211314

Change of use from house (Class C3) to two flats (2 x 1 bed) (Class C3); construction of single storey extension at rear; alterations

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3 Avenue Road  
Planning Application 20210887

Change of use from garage (Class C3) to communal sitting area for five flats (Class C3)

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105 London Road  
Planning Application 20211009

Installation of shopfront and alterations to shop (Class E).

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2 Disraeli Street  
Planning Application 20211487

Demolition of buildings and chimney; construction of 19 dwellings (13 x 2 bed, 6 x 4 bed) (Class C3); substation; associated parking and landscaping

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1 St James Road  
Planning Application 20211846

Part demolition at rear; change of use from bridge club (Class F2) on ground floor and two flats (2x1 bed) on first and second floors (Class C3) to house in multiple occupation for more than 6 persons (9 bedroom) (Sui Generis); bin and bike store at rear

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Phoenix Square, 4 Midland Street / 11 Morledge Street / 9 Burton Street  
Planning Application 20211827

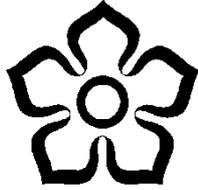
Removal of existing external materials (brick, render, timber, rainwater goods and cladding panels) and installation of replacement materials to walls and balconies on all elevations of the building

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**NEXT MEETING – Wednesday 15<sup>th</sup> September 2021**

**Meeting Ended – 19:15**





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# APPENDIX B

CONSERVATION ADVISORY PANEL

20<sup>th</sup> October 2021

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## CURRENT DEVELOPMENT PROPOSALS

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### A) Charter Street, Kapital Buildings Planning Application 20200293

Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement).

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### B) 115 Aylestone Road Planning Application 20211974

Construction of 3, 5 and 6 storey purpose-built student accommodation comprising student studios and cluster flats (student bedrooms) (Sui Generis); communal area; landscaping and parking

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### C) Aylestone Road, Gas Site Planning Application 20212095

Demolition of single storey office building (Class E); construction of two storey office building (Class E); alterations

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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 18<sup>th</sup> October 2021. 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>

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**6 East Gates, Unit SU64  
20211805**

**Installation of one internally illuminated fascia sign and one internally illuminated projecting sign to shop (Class E)**

**213 Mere Road  
20211964**

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

**Main Street, Humberstone, Humberstone Infant Academy  
20211417**

**Demolition of single storey extension; construction of single storey extension to school; installation of replacement timber windows with uPVC (Class F.1) (Amended plans received 12/07/2021)**

**Jubilee Square  
20211768**

**Installation of temporary building and plant for use as ice rink on public square**

**Falmouth Road, Carrick Point, Existing Base Station  
20211991**

**Installation of 6 no. replacement antennas and 6 no. new antennas; ancillary development**

**St Hugh's Church, Sturdee Road  
20212020**

**Installation of 6 no. replacement antennas and 12 no. new antennas; ancillary development**

**The Sanctuary Workshops, 9 Sanvey Lane  
20211712**

**Part change of use of place of worship, hall and workshop (Class F1) to create one self-contained flat (Class C3); reinstatement of front stonewall boundary; alterations**

**Gipsy Lane, Towers Hospital  
20211376**

**Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout**

**Highcross Street, Great Central Street and All Highcross Street, Great Central Street and All Saints Open  
20210523**

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**Construction of 8 storey student accommodation to provide 53 flats providing 210 bedspaces (18 x studio, 18 x 5 bed, 17 x 6 bed) (Sui Generis) with communal ancillary space and roof terrace.(Amended plans)**

**St Augustine Road, former car park  
20211944**

**RETENTION OF 3 TEMPORARY TEACHING BLOCKS, HARD PLAY AREAS, CYCLE PARKING AND STAFF CAR PARK**

**68 High Street  
20211629**

**Retrospective application for change of use from retail (Class E) with ancillary offices to cafe/bar (Class E) and performing arts venue (Sui Generis) with ancillary offices**

**6 East Gates, Unit SU64, Highcross Shopping Centre  
20211952**

**Alterations to shop front of ground floor commercial unit (Class E)**

**4 St Martins  
20211658**

**Internal and external alterations to Grade II listed building including installation of various signages and awnings**

**7-9 Market Place  
20211820**

**External alterations to Grade II Listed building**

**6 Bath Street, Bulls Head  
20211901**

**Retrospective application for change of use from drinking establishment (Sui Generis) to four self-contained flats (2x2 bed, 2x1bed); installation of timber windows and doors and associated alterations (Class C3)**

**32-40 Market Street, The Gresham  
20211815**

**Installation of 12 internally illuminated signs; 6 non-illuminated signs; and 10 internally illuminated projecting signs to building**

**32-40 Market Street, The Gresham  
20211819**

**External alterations to Grade II Listed Building for installation of various signage**

**45 Sanvey Lane  
20211858**

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

**8 Seymour Street  
20211931**

**Installation of replacement windows to house (Class C3); alterations**

**8 Knighton Road  
20211903**

**Construction of first storey extension at side; two rooflights at rear of house (Class C3); alterations**

**12 Severn Street  
20211950**

**Installation of replacement timber windows to front; replacement white upvc double glazed windows to side and windows and door to rear of house (Class C3)**

**14 Market Street  
20211803**

**Change of use from retail with ancillary storage (Class E) to cafe (Class E) and two self-contained flats (Class C3) (1 x 2 bed & 1 x studio); installation of shopfront; ventilation flue at rear; alterations**

**56 Dumbleton Avenue  
20212024**

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

**31 Granby Street  
20211997**

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

**Upperton Road  
20212318**

**Installation of 20m high telecommunications monopole; associated works**

**305 Uppingham Road  
20211902**

**Construction of dwelling house (1x4bed) to rear of property (Class C3)**

**153-155 London Road & Rear Coach House  
20211630**

**Change of use of ground floor from shop (Class E) to mixed use restaurant and takeaway; change of use of first and second floor HiMOs (2x4 bed) (Class C4) to mixed use restaurant/takeaway (Class E/Sui Generis); change of use of outbuilding from hairdressers (Class E) to mixed use restaurant/takeaway; construction of single storey extension at rear; installation of two ventilation flues to the rear; reconfiguration of external staircase at rear; alterations**

**225 Loughborough Road  
20212083**

**Construction of single storey extension at rear; removal of chimney and installation of four roof lights at rear of house (Class C3); alterations**

**Jubilee Square  
20212015**

**Installation of 35m high temporary Ferris Wheel on Public Square**

**314 Welford Road  
20211661**

**Change of use of ground floor office (Class E) and first floor self-contained flat (Class C3) to Social Club/Bar on ground floor and ancillary living accommodation on first floor (Sui Generis)**

**28 Eastfield Road  
20212003**

**Construction of a single storey extension at side and rear; one rooflight at rear of house (Class C3); alterations**

**2 Springfield Road, Springfield House  
20212054**

**Internal and external alterations to Grade II listed building to facilitate change of use from house to residential care home**

**2 Springfield Road, Springfield House  
20212053**

**Change of use from dwelling house (Class C3) to residential care home (Class C2); internal and external alterations**

**Gipsy Lane, Towers Hospital  
20211376**

**Minor internal and external alterations (plots 94-96), installation of 10 electrical vehicle charging stations and alterations to site layout**

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**53 New Walk, New Walk Museum  
20212156**

**Installation of Louvres and ventilation system to windows on side and rear of museum (Class F1); External alterations**

**53 New Walk, New Walk Museum  
20212157**

**Internal and external alterations to Grade II listed building**

**123 London Road, The Lansdowne  
20212148**

**Installation of extendable awning above window height; 3D panels to form arch and exterior lights to columns (Class E); and colour render to walls**

**228 Fosse Road South  
20212082**

**Proposed change of use from garage to flat (Class C3); construction of single storey extension to garage at rear; construction of detached single storey office annexe at rear of house (Class C3); alterations**

**1 Pocklingtons Walk  
Planning Application 20210537**

**Internal and external alterations to Grade II listed building to facilitate partial conversion to ten flats**

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