



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 FEBRUARY 2022
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 th 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

Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

(Tel. 0116 454 4638)

Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

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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

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 19th January 2022 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

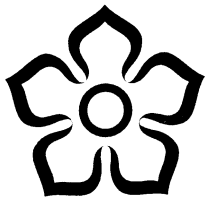
Appendix B

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, 19 January 2022**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), L. Gonsalves (RICS), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Laughton, C. Jordan (LAHS), R. Allsop (LCS) D. Martin (LRGT), M. Richardson (RTPI)

Presenting Officers

J. Webber (LCC), D. Evans (LCC)

In attendance

S. Hartshorne (LCC)

189. APOLOGIES FOR ABSENCE

M. Davies (DMU)

190. DECLARATIONS OF INTEREST

None.

191. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

The panel noted that S. Hartshorne had taken a sabbatical from representing The C20 Society while she works as a temporary part-time conservation officer for Leicester City Council.

192. CURRENT DEVELOPMENT PROPOSALS

**A) 190 London Road
Planning Application [20212876](#)**

Construction of detached three storey building to provide 8 flats (2 x 1 bed, 6 x 2 bed) (Class C3); provision of soft and hard landscaping, car and bicycle parking, bin store

The panel felt that as the scheme was tucked away it would not feature greatly

in public views. Consideration was given to locating the building so close to the end of the Oxford Avenue property and the question of whether it could be moved away was raised. The panel queried the need for the increased width of the gate piers on London Road as this impacted on the setting of 190 London Road and served to emphasise the large extent of tarmac surrounding the villa. Reducing the amount of hard surfacing around the villa in favour of gentler and more verdant surfacing, along with the planting of semi-mature trees was recommended to avoid harm and to enhance the character to the Conservation Area. It was noted that some trees on the boundary line were to be lost or be subject to cropping and the panel were concerned about the impact of the level of work required. As the Copper Beach at the end of Oxford Avenue is a signature tree the panel were keen to ensure that appropriate tree root protection zone would be in place. It was noted that the building's foundations would sit under the boundary wall with Oxford Avenue and there was concern regarding the impact on the boundary wall. As the brick boundary walls make a positive contribution to the Conservation Area the panel felt it necessary that the boundary walls were appropriately repaired and their integrity fully maintained.

SEEK AMMENDMENTS

B) 47 Clarence Street Planning Application 20212369

Construction of 7 Storey Building To Provide 70 No. Student Studio Flats and one cluster flat (70x Studio, 1x 10 bed cluster flat) (Sui Generis)

The panel noted that no views from Humberston Gate had been provided in order to fully assess the impact on the Grade II Listed, Clarence House; however, as the Lee Circle car park could not be seen, it was considered that the scheme was unlikely to impact on the heritage asset. Although this was a large building on a small site, the panel felt that it was a considerate design that would lift the area. The consideration given to the different aspects of modernity that were presented on each of the elevations was welcomed by the panel.

NO OBJECTIONS

C) 101-107 Ratcliffe Road, Mary Gee Houses Halls Of Residence Planning Application [20212255](#)

Demolition of existing buildings. Construction of specialist accommodation for the elderly consisting of apartments with care (Use Class C2), communal facilities, parking

The panel requested that their comments from the meeting of 15th December 2021 be repeated as follows in the next paragraph:

The scheme was assessed as being largely similar to the previous application

for the site. Where the design had not been amended, the elements that had previously been of concern were considered to still be so. Changes to the detailing and materials of the main elevation were considered to be mixed in terms of impact. The change in the materials of the frontage windows from UPVC to metal was considered positive, but the panel suggested all elevations should be subject to this change. The design of the upper part of the central element was considered to be top heavy and a harmful change, while the balconies and detailing remained somewhat incoherent.

Whilst the panel remains positive about a scheme on this site and of the type of use, any scheme on the site needs to have the necessary architectural quality appropriate for its location within the Conservation Area and in such close proximity to the nationally listed heritage assets. Although this application has changed the frontage windows from UPVC to metal and has engaged with the issue of the balconies, it still does not look very different to previous applications. The north and east elevations remain flat roofed blocks with plastic windows. The previously noted issues of scale, site coverage, massing and lack of separation have still not been addressed. The building was considered to be of an inappropriate scale and the new top floor presented more of a civic feel rather than a residential feel to the building.

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>

**153-155 London Road & Rear Coach House
Planning Application 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

**1 Andrewes Street
Planning Application 20212516**

Installation of awnings to the front of restaurant (Class E)

**35 West Street
Planning Application 20212411**

Construction of dormer to front; installation of two roof lights to front of

HMO (Class C4)

**11 St Margarets Street, Citygate House
Planning Application 20212351**

Erection of an external staircase

**40 Saxby Street
Planning Application 20212688**

**Change of use from small house in multiple occupation (6 bedrooms)
(Class C4) to large house in multiple occupation (9 bedrooms) (Sui
Generis)**

**8 Toller Road
Planning Application 20212764**

**Demolition of existing garage at rear; construction of single and two
storey extension at rear; installation of rooflights to front and rear of
house (Class C3); alterations**

**Hazel Street, Hazel Community Primary School
Planning Application 20212452**

**Retrospective application for the installation of an anti climb mesh to
existing steel fence and gates around school site (Class F1)**

**Hazel Street, Hazel Community Primary School
Planning Application 20212451**

**Retrospective application for the installation of an anti climb mesh to
existing steel fence and gates around school site (Class F1)**

**6 Knighton Road
Planning Application 20212691**

**Installation of 2 meter gated entrances and extension of vehicular access
at front of house (Class C3)**

**5 Pendene Road
Planning Application 20212871**

Construction of stairs at front of annexe; solar panels at side roof of house and annexe (Class C3) alterations

**2-4 Humberstone Gate & 1-3 Haymarket
Planning Application 20212426**

Alterations to shopfront

**2-4 Belgrave Gate
Planning Application 20212755**

Change of use of part first floor, part second floor from storage and office ancillary to shop (Class E) and extension of roof to create 3 self-contained flats (2x1 bed and 1x2 bed) (Class C3)

**Corporation Road, Abbey Pumping Station Museum
Planning Application 20212904**

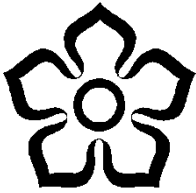
Construction of new entrance and new fire exit and level access walkway to southern facade; Internal works to improve fire safety of the building (Class F2)

**Corporation Road, Abbey Pumping Station Museum
Listed Building Consent 20212905**

Internal and external alterations to Grade II listed building to construction a new entrance, fire exit, and level access walkway to southern facade; and to improve fire safety of the building (Class F2)

NEXT MEETING – Wednesday 16th February 2022

Meeting Ended – 18:30



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

16th February 2022

CURRENT DEVELOPMENT PROPOSALS

A) 100 Church Gate Pre-app

The site is partially located in the Church Gate Conservation Area and is close to a number of nationally listed buildings. A pre-app presentation will be provided.

B) 15 Carisbrooke Road Planning Application [20220007](#)

Construction of two 2.5 storey detached dwellings (2x5 bed) (Class C3); new access and associated infrastructure

The site is located in the Knighton Conservation Area.

The application is for the construction of a pair of new houses on what was garden land.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 14th February 2022. Please contact Justin Webber (4544638).

Further details on the cases below can be found by typing the reference number into:

<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

St George's Way, St Georges Retail Park Planning Application 20212839

Construction of hardsurfaced area and canopy to provide covered car parking spaces; installation of electric vehicle charging points and associated plant rooms; relocation

**230 Narborough Road
Planning Application 20212851**

Construction of single storey extension to front of shop (Class E)

**82-84 Humberstone Gate, 2-2A Wharf Street South
Planning Application 20212461**

Change of use of ground floor from cluster accommodation to shop (Class E); conversion of part ground, first and second floor to eight flats (8 x 1 bed) (Class C3)

**6 Highfield Street
Planning Application 20212672**

Change of use from retail shop (Class E) to 2 x hot food takeaways (Sui Generis) on ground floor and basement, and to 2 x studio flats (Class C3) on first and second floors; installation of new shopfronts and entrance to flats on ground floor front elevation; construction of basement extension at rear; alterations to raise of roof, construction of dormer roof extension at rear and installation of rooflights at front; installation of replacement windows; installation of extract flue at rear; external alterations at rear

**Kenwood Road, Carisbrooke Tennis Club
Planning Application 20212459**

Partial demolition of existing clubhouse and removal of shed; construction of extension to clubhouse and raised terrace; alterations to existing clubhouse of Tennis Club (Class F2)

**59A Evington Road
Planning Application 20212548**

Installation of roller shutters at front and side of cafe (Class E)

**8 Newarke Close, Newarke Point
Planning Application 20212476**

Installation of external re-cladding and remedial facade works (Sui Generis)

**1 Pocklingtons Walk
Planning Application 20210536**

Change of use from Offices to 10 flats; alterations.

**1 Garrick Walk, Haymarket Theatre
Planning Application 20220088**

**Installation of replacement entrance screen and windows to stair tower;
security fencing to roof / car park deck areas of theatre (Sui Generis)**

**2 Stoneygate Road, De Montfort Court, Flat 4 & 5
Planning Application 20212286**

**Installation of roof access; replacement of stairwell enclosure to flats (Class
C3) (Amendments received 13 January 2021)**

**96 Letchworth Road
Planning Application 20212629**

**Installation of replacement door to front; windows to front and rear; external
staircase to side; construction of raised decking to rear; & installation of
replacement rain water goods to locally listed dwellinghouse**

**Falmouth Road, Carrick Point
Planning Application 20213055**

**Installation of 6 telecommunications antennas to rooftop to replace 3 existing
antennas; ancillary works**

**22-32 Wellington Street, Wellington House
Planning Application 20212963**

**Non-material amendment to planning permission 20211204 (minor change to
facade)**

**Melbourne Hall Evangelical Free Church, St Peters Road
Listed Building Consent 20212454**

**Internal and External Alterations to Grade II* Listed Building (amended plans
received 18/01/2022)**

**Melbourne Hall Evangelical Free Church, St Peters Road
Planning Application 20212453**

Installation of handrails and construction of replacement ramp to front; installation of lighting, bollards, hard surfacing and 1.4m high railings and construction of 0.3m high walls to front and sides; installation of 1.1m high railings and reconstruction of retaining walls to side and construction of ramp and steps to rear of place of worship (Class F1); works to trees covered by tree preservation order; alterations

**Groby Road, Glenfield Hospital N H S Trust
Planning Application 20212883**

Construction of two-story modular extension to the existing recreational hall building (Class F1)

**169 Ratcliffe Road
Planning Application 20212967**

Construction of canopy and single storey structure at rear of garage, balcony at side of garage, roof lights at side and alterations to house (Class C3)

**Abbey Park Road, Abbey Corner Bridge
Planning Application 20220237**

Alterations to Grade II Listed Bridge
