



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 May 2023**

Meeting Started 5:15 pm

Attendees

R. Lawrence (Acting Chair), R. Gill, S. Bowyer (LCS), M. Taylor (IHBC), S. Hartshorne (TCS), S. Bird (DAC), N. Feldmann, (LRSA), D. Martin (LRGT), C. Hossack (LIHS), C. Sanliturk (LU), A. Murakhovski (student), J. Aspey (student)

Presenting Officers

J. Webber (LCC), S. Peppin-Vaughan (LCC), A. Brislane (LCC)

225. APOLOGIES FOR ABSENCE

M. Richardson (RTPI), P. Ellis (VS), M. Davies (DMU), C. Jordan (LHAS), Cllr S. Barton

226. DECLARATIONS OF INTEREST

None.

227. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

228. CURRENT DEVELOPMENT PROPOSALS

**A) Market Place, Leicester Market
Planning Application [20230426](#)**

Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.

The panel welcomed the investment in the market and the wider removal of the existing canopies. They referenced the challenges of the project in terms of uses and spaces but felt it was a missed opportunity to overhaul the market. The panel acknowledged improvements in visibility of the Corn Exchange when approaching

from the Granby Street direction. However, they felt that the more historic approach from Cheapside was disappointing, with no clear sight of the market stalls or the Corn Exchange, which would be likely to negatively affect the legibility of the market.

It was felt that pulling-back the fixed stalls from the pavement on Market Place would reduce its prominence within the street and create small, disjointed spaces with no clear use. It was felt that the smaller spaces could be amalgamated to provide a larger, more flexible space which could allow for more space around the Corn Exchange. The panel noted that previous studies on the market had highlighted the benefit of providing more space around the Corn Exchange and it was disappointing that this wasn't being delivered.

Comments were made that the fixed stalls had been reduced in number such that they could be accommodated instead to the rear of the Corn Exchange, which would allow a more flexible public space at the front. The panel felt a more co-ordinated approach was needed with a masterplan of the wider area, which put greater emphasis on the setting of the Corn Exchange.

It was felt the design of the new stalls was acceptable, but a request was made that fully durable materials were used. Overall, whilst acknowledging that this was an architect designed scheme that brought some benefits, the panel felt the design could work harder to maximise the potential of the wider site.

OBJECTIONS

B) 160 Hinckley Road, Wyggestons Hospital Planning Application [20230569](#)

Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works

The panel felt the proposed development would be a continuation of the existing built form on site, replicating the design and materials of the existing bungalows, and maintaining the character of the Conservation Area as required. They agreed that there is sufficient visual separation between the new development and the adjoining listed buildings and the retention of the trees on the southern boundary would maintain the screening to Westcotes Drive.

NO OBJECTIONS

C) 140 Queens Road, and garages to rear of 35 Portland Road Planning Application [20230456](#)

Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)

The panel regretted the loss of the original laundry building by Wakerley considering it a charming building and a reminder that Leicester's Victorian suburbs were built as a mix of residential and industrial properties, rather than just residential. They enquired whether it had ever been considered for local listing and were advised that it was a borderline case; however, new insight into its use as a laundry might raise its listing potential.

The panel were generally supportive of the development of the site for residential use; however, they felt the proposed scale, design and materiality of the new building would be incongruous with the surrounding context. They were particularly concerned about the proposed height of five stories, feeling the applicants' justification for this element of the scheme was weak and recommending it come down by 1-2 storeys. They advised that the ground floor plinth added to the height of the building, creating a harsh impression from street level.

They felt the design of the road fronting elevations were hectic and busy and did not relate well to the surrounding suburban context.

The panel felt the proposed development would overshadow the adjacent Brice Memorial Hall, which is a locally listed heritage asset (LL/123), impacting its prominence by dominating the streetscene in a harmful manner.

They also noted how the site as existing creates an easy transition at the edge of the Conservation Area boundary and felt the scale of the new development would be a radical change which would neither preserve nor enhance this setting.

OBJECTIONS

D) 3 St James Street

Planning Application [20230179](#) & [20230299](#)

Change of use from place of worship (Class F1) to mixed commercial uses (Class E) and shisha cafe (Sui Generis); construction of second floor and rooftop extension to Earl Street elevation to provide commercial use; mezzanine floor between ground floor and first floor level; canopy at second floor level; alterations

Internal and external alterations to a listed building

The panel agreed the building fronting St James St was a handsome one bursting with detail and character. They were generally in agreement with the proposed re-use of the building as a multi-purpose space but noted the success of the alterations posed in the scheme lay in their careful execution and detail.

The panel made several enquiries regarding some of the proposed changes to the listed part of the building, principally the retention of the internal strong rooms, the proposed mezzanine to the trade hall and the replacement rooflight. Members agreed it would be beneficial to see visuals of the inside of the trade hall to better understand how the proposed mezzanine would impact the volume of the space and the decorative plaster of the ceilings and walls. The panel were concerned about the impact the proposed green wall would have on the appearance and fabric

of the listed building and requested it be removed from the scheme.

The panel felt the proposed mansard roof on the rear building, which is unlisted, would be a modern and unique addition. The existing building is not considered to be overly sensitive, and a previous consent allowed for the removal of the roof. Given this context, the panel felt the roof extension could be successful if detailed correctly.

SEEKING AMENDMENTS

The panel made no comments on the following:

66 Church Gate

Planning Application 20230274

Approval of details pursuant to conditions 2 (joinery) and 3 (sound insulation) of listed building consent 20192294 dated 17/04/2020 (ADDITIONAL DETAILS RECEIVED 06/04/2023)

Town Hall Square, Town Hall

Planning Application 20230047

Installation of five flags and one banner to town hall (Class F1)

1 Riverside Drive

Planning Application 20230265

Retrospective application for pergola at side and rear of house and proposed alterations to dwelling (Class C3)

31 Horsefair Street, Permanent House, Ground Part First Third And Fifth Floors

Planning Application 20230535

Change of use of Second, Third, Fourth and Fifth Floors and part of basement from Commercial (Class E) to 19 self-contained flats with ancillary spaces (Class C3). Retain existing Ground to First Floor commercial (Class E). Basement floor to be retained a

15 Upper King Street

Planning Application 20230384

External alteration to a grade II listed building

Stoughton Lane, Sunnydale

Planning Application 20230520

Demolition of existing dwelling; construction of two storey detached dwelling with basement and roofspace accommodation (1 x 7 Bedrooms) (Class C3) and raised patio at rear; construction of detached double garage at front

**Land at junction of Vaughan Way and St. Margaret's Way
Planning Application 20230634**

Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.

**10 Talbot Lane
Planning Application 20230102**

Change of use from house in multiple occupation (11 bed) (sui generis) to six self-contained flats (5 x 1 bed, 1 x 2 bed) (Class C3); installation of six rooflight at front and rear; solar panels at rear; reinstatement of an existing basement window

**10 Talbot Lane
Planning Application 20230103**

Internal and external alterations to grade II listed building

**56 Vicarage Lane, Land Adjacent
Planning Application 20230463**

Construction of one two-storey dwelling (1x4 bed) (Class C3)

**Land at rear of 51-57 Sanvey Lane
Planning Application 20230501**

Approval of details reserved by conditions 2 (materials), 3 (suds details and management plan) & 4 (drainage), 9 (landscape and ecological management plan, 10 (wildlife protected species) and 12 (lighting) attached to planning permission 20192110

**108 Belgrave Gate
Planning Application 20230639**

Installation of one internally illuminated fascia sign at front; one non-illuminated fascia sign at side of financial and professional service (Class E)

**14 Market Street
Planning Application 20230449
Installation of extraction flue at rear (Class E)**

**University Road, University Of Leicester, Engineering Building
Planning Application 20230686
Internal and external alterations to Grade II* listed building**

28 Knighton Drive

Planning Application 20230037

Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with timber framed triple glazed sash windows at front; replacement of dormer windows with timber framed triple glazed

18 Elmfield Avenue

Planning Application 20230396

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

NEXT MEETING – Wednesday 14th June 2023

Meeting Ended – 17:10