



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 AUGUST 2023
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
S. Bowyer	-	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
C. Jordan	-	Leicestershire Archaeological and Historical Society
M. Taylor	-	Institute of Historic Building Conservation
S. Bird	-	Diocesan Advisory Panel
S. Hartshorne	-	Twentieth Century Society
M. Davies	-	De Montfort University
D. Fountain	-	Leicester School of Architecture
C. Sanliturk	-	Loughborough University

A. Murakhovski and A. Al Touqi – student members of the panel

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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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 July 2023 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 July 2023**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), M. Taylor (IHBC), P. Ellis (VS), M. Davies (DMU), S. Hartshorne (TCS), N. Feldmann, (LRSA), C. Hossack (LIHS), C. Sanliturk (LU), D. Martin (LRGT).

Apologies

S. Bird (DAC), D. Fountain (DMU), Cllr S. Barton, M. Richardson (RTPI), J. Aspey (student).

Presenting Officers

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

G. Butterworth (LCC),
G. Appleby (LCC),
E. Vlachvei (LCC).

233. APOLOGIES FOR ABSENCE

234. DECLARATIONS OF INTEREST

None.

235. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

236. CURRENT DEVELOPMENT PROPOSALS

**A) Land South of 155 Humberstone Drive
Planning Application 20230942**

**Construction of 6 semi-detached dwellinghouses (6 x 3 bed) (Class C3);
associated access, parking and landscaping.**

The Panel felt the design of the proposed dwellings was mediocre and did not reflect the specific context of the Conservation Area. Members had some concerns about the proposed height of the development and the sloping topography of the site. They questioned whether the buildings would be placed

at the highest point within the site, compounding issues surrounding their scale and creating an overbearing impact on the surrounding built form. Particular concern was raised for the setting of the outbuilding at No 3 Main Street, which is listed as part of the historic curtilage of the main building. Members felt that due to the proximity of the units, views of this outbuilding from Main Street will be negatively affected by the tall, blank gable which abuts the boundary.

While the panel were comfortable with the principal of developing the site for housing, they felt the current proposal would not preserve or enhance the significance of the Old Humberstone Conservation Area. They also objected to the use of modern materials, such as uPVC windows, which are inappropriate in heritage settings such as this one.

SEEK AMENDMENTS

**B) 36 & 38 Market Place, Odeon Arcade
Planning Application 20230712**

Demolition of most of Odeon Arcade; retention of facade to Market Place; construction of five storey (to Market Place) and six storey (to Cank Street) building (with basement) behind retained facade to Market Place to create: a gym for residents in the basement; 10 retail units (Class E) in the basement and on the ground floor; 53 flats (6 x studio, 30 x 1bed & 17 x 2bed) (Class C3) on the first, second, third, fourth & fifth floors, and a rooftop garden for residents adjacent to Cank Street

The Panel were generally supportive of the idea to redevelop the site for housing; however, they did have some concerns about the proposed design principally in respect to its scale and elevation treatment. Members felt the elevation fronting Cank Street was too high and should be brought down by a storey. They also felt it was unarresting and bulky, with missed opportunities to reactivate the ground floor level. They noted that this was a building with two "fronts" and Cank Street should not be treated as a "rear facade". Some members felt the upwards extension to Market Place elevation was very visually abrupt, and in contrast to the retained facade. They suggested a slight set back could help introduce some visual breathing space. Other members were comfortable with this element, and felt it would not have a negative impact on Market Place.

In general, the Panel were supportive of the principal of development and facade retention; however, they agreed the current scheme would be too tall and lacked character in a historically sensitive location.

SEEK AMENDMENTS

**C) 4 Knighton Park Road, The Scotlands
Planning Application 20230745**

Demolition of existing garage and outbuilding; construction of two detached dwellings for student accommodation (2 x 2 bed) (Sui Generis)

The panel expressed regret that the previously approved scheme has not been developed, considering it to be high quality and carefully designed.

The panel considered that the current proposal represented an overdevelopment of the site and that the most forward of the two proposed units would be too prominent within the street scene, something which would be detrimental to its character. The panel noted the grand character of Knighton Park Road and that the spaces between properties were important to provide setting to the neighbouring buildings and allowed space for greenery and that this proposal would diminish its open quality.

The panel did consider the design of the proposed units was well considered and that a single unit may sit more comfortably within this context.

OBJECTION

**D) 48 Little Holme Street
Planning Application 20221898**

Demolition of factory (Class B2); construction of a 6 and 7 storey building containing student accommodation (Sui Generis), 2 storey building housing plant and cycle/bin storage, with associated ancillary works and landscaping (as amended)

The Panel felt the revised proposal was a significant improvement on the previous scheme. The reduced scale of the building and revised design, notably the curved elements, represented a positive design development and addressed the previous harm identified to surrounding heritage assets.

Upon a more detailed examination, the Panel noted the quality of the existing building and felt it was a good example of a late 20th century factory which can be attributed to a notable architectural firm. They requested that a building recording survey take place prior to demolition.

NO OBJECTIONS

The panel made no comments on the following:

337 Narborough Road

Planning Application 20230816

Retrospective application for construction of single storey extension at

rear of house (Class C3)

335 Narborough Road

Planning Application 20230766

Retrospective application for construction of single storey extension at rear of house (Class C3)

12 Pendene Road

Planning Application 20230732

Replacement of existing timber frame for conservatory with UPVC (Class C3)

1 Foxon Street, Black Horse

Planning Application 20230769

Installation of rendering and redecoration to Public house (Class A4)

6 Castle View

Planning Application 20230832

Change of use from offices (Class E) to dwellinghouse (1x2 bed) (Class C3)

2-6 Gallowtree Gate

Planning Application 20230814

Installation of five internally illuminated ATM fascia signs (Class E)

2-6 Gallowtree Gate

Planning Application 20230813

Removal of one existing ATM machine; replacement of five ATM Machine with new model ATM machine (Class E)

15 Halford Street

Planning Application 20230823

Installation of one externally illuminated fascia sign to shopfront (Class E)

19 De Montfort Street

Planning Application 20230943

Change of use of ground, first and second floors from offices (Class E) to five flats (4 x studios - Flats 1, 3, 4 & 5) (1 x 2 bed - Flat 7) (Class C3)

Narborough Road

Planning Application 20231124

Installation of 15m telecommunications monopole; ancillary cabinets

Abbey Court, Pioneer Park, Wallingford Road / Exploration Drive / Corporation Road

Planning Application 20231046

Outline application for demolition of buildings and construction of serviced employment building(s) with up to 6,000 m2 floorspace (Class E(g)); access to be considered; all other matters reserved

Fosse Road South (at junction with Cherryleas Drive)

Planning Application 20231147

Installation of 16m telecommunications monopole; ancillary cabinets

13 Franche Road

Planning Application 20230891

Construction of rooflight to front roofslope; hip to gable side roof extension; & dormer extension at rear of house (Class C3)

19 Elms Road, land at rear

Planning Application 20230923

Construction of two storey dwellinghouse (4-bed); associated access, parking and landscaping (Class C3)

15 Main Street Humberstone

Planning Application 20231073

Change of use of the ground floor from a public house/ restaurant (Sui generis) to a community centre (Class F2); reconfiguration of the car park; and cycle store at rear

16 East Park Road

Planning Application 20230987

Construction of single storey extension at side of industrial building (Class B2)

Granville Road, De Montfort Hall

Planning Application 20230850

Internal alterations to grade II listed building

36 Millstone Lane

Planning Application 20230975

Variation of condition 18 (approved plans) attached to planning permission 20201470 (Change of use from light industrial (Class B1(c)) to 26 student flats (Sui Generis); removal of rear basement doorway and existing skylights, installation of lightwell at rear, installation of new windows and roof lights and installation of solar photovoltaics to roof. (Amended Plans)(S106 Agreement)) for the relocation of PV panels and installation of rooflight to front.

69-73 Regent Road, Howard House

Planning Application 20231032

Installation of PVC windows to replace existing windows at Hostel (Class C2)

325 Narborough Road

Planning Application 20230946

Retrospective application for the construction of single storey extension at front of house (Class C3)

Infirmary Square, Leicester Royal Infirmary

Planning Application 20230999

Retrospective application for installation of temporary building with access ramps for use as emergency ambulance hub

122 Granby Street, Ground Floor Shop

Planning Application 20231063

Installation of one externally illuminated fascia sign to shopfront (Class E)

122 Granby Street, Ground Floor Shop

Planning Application 20231064

Installation of new shopfront and Shutter (Class E)

81-83 Clarendon Park Road

Planning Application 20230805

Construction of hardsurfacing and steps across both properties; installation of 1m high handrail at front boundary between the properties; new glazing to the front door at 81 Clarendon Park Road

22 & 24 Market Street

Planning Application 20231042

External alterations to front elevation painting; refurbishment of existing windows

18A Scott Street, Millgate School

Planning Application 20230965

Retrospective application for construction of single storey detached classroom building at school (Class F1); associated steps and access

15 Halford Street

Planning Application 20231182

Installation of shopfront; new entrance door for 1st and 2nd floor access; 5 skylights to existing rear extension; alterations (Class E)

55 Granby Street

Planning Application 20231118

Installation of three non illuminated fascia signs and two non illuminated projecting signs to hot food takeaway (Sui Generis)

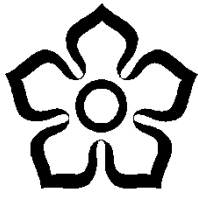
Hazel Community Primary School

Planning Application 20231315

Installation of replacement playground surface

NEXT MEETING – Wednesday 16th August 2023

Meeting Ended – 19:00



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APPENDIX B

CONSERVATION ADVISORY PANEL

19th August 2023

CURRENT DEVELOPMENT PROPOSALS

A) Hinckley Road, Western Park car park Planning Application [20221507](#)

Demolition of Parkfield and club house. Construction of sixteen houses (4 x 2-bedroom; 4 x 3-bedroom; 8 x 4 bedroom) and four flats (4 x 1-bedroom); associated access road, car parking, landscaping and drainage. (S111/S106 agreement)(Amended Plans received 10/08/2023)

The application lies within Western Park which is a locally listed park (LLPG/375) Located within the park is the Former Open Air School (Grade II).

B) 48A London Road, The Parcel Yard Planning and Listed Building Consent Applications [20231214](#) & [20231215](#)

Demolition of 48 London Road

The site is immediately adjacent to London Road Station (Grade II). The site lies within close proximity to, but outside the designated boundary of, the Granby Street and South Highfields Conservation Areas. There are several other nationally and locally listed buildings in the immediate area.

C) 122-132 Belgrave Gate & 1 Garden Street Planning Application [20231011](#)

Demolition of existing buildings; construction of a single, four & five storey building (with basement) for a storage unit that is ancillary to the printing workshop at 37 Orchard Street, 2 x retail units (Class E) and 14 flats (9 x 1bed & 5 x 2bed) (Class C3)

The site contains the Garden Street Slum House, which is a heritage asset of local significance (LL/369). It lies within the setting of several other nationally and locally listed buildings, most significantly No. 123 Belgrave Gate (LL/075), 2 – 24 (even) Jubilee Road (LL/106), The Royal Oak (LL/384) Kingstone Store (Grade II).

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 17th July 2023. Please contact Andrea Brislane (4546291) or Sam Peppin-Vaughan (4546204).

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

4 Lee Street
Planning Application 20230917
Use of ground floor unit as cafe (Class E)

22 Chapel Lane
Planning Application 20231205
Alterations and construction of single and two storey extension at rear and single storey extension at front of house (Class C3)

7 Silver Walk
Planning Application 20231084
Installation of retractable awnings and alterations to front and side of commercial unit (Class E)

3 Berridge Street, Phoenix House
Planning Application 20231217
Installation of replacement windows to front and rear of flats (Class C3)

58 Regent Road (rear of) and 23 Rawson Street
Planning Application 20231175
Variation of condition 5 (Approved Plans) of planning permission 20221451 dated 16/12/2022 to substitute amended plans (to vary the approved floorplans and elevations)

58 Regent Road (rear of) and 23 Rawson Street

Listed Building Consent Application 20231359

Variation of condition 5 (Approved Plans) of listed building consent dated 16/12/2022 to substitute amended plans (to vary the approved floorplans and elevations)

2 Atkinson Street

Planning Application 20231098

Change of use of part of ground floor from auto repair shop (Class B2) to retail shop (Class E); change of use of first and second floor factory and ground floor ancillary office (Class B2) to five self contained flats (4 x 1 bed, 1 x 2 bed) (all Class C3) with associated management office, bin and cycle storage; construction of 4 dormer extensions with balconies to front; alterations

Main Street, Humberstone Junior Academy

Planning Application 20231260

Installation of replacement windows and doors to school (Class F1)

28 Stoneygate Avenue

Planning Application 20231250

Demolition of single storey store and fire escape stair at rear; construction of single storey detached building to form 2 self-contained flats (2 x 1bed)(Class C3) at rear of mixed use property (house in multiple occupation (7 beds) (Sui Generis) & 1 bed flat)

8 Knighton Road

Planning Application 20231300

Construction of single storey detached outbuilding at rear of house (Class C3)

1 Albion Street, The Terrace

Listed Building Consent Application 20231240

External alterations to grade II listed building

15 Elms Road, Lester Hall Apartments

Planning Application 20231405

Demolition of existing brick pillars; construction of new brick pillars and retention of gates installed at front of care home (Class C2)

Ground Floor Bank, 94a London Road

Planning Application 20231367

Installation of three internally illuminated fascia signs; one internally illuminated projecting sign at front & side of restaurant (Class E)

23-27 Lincoln Street

Planning Application 20230305

Retrospective application for change of use from three houses to 19 self-contained flats (5 x studio, 12 x 1 bed, 2 x 2 bed) (Class C3)

Infirmary Square, Leicester Royal Infirmary, Victoria Building, land at front

Planning Application 20231436

Installation of two 10m high flagpoles to land to front of hospital (Class C2)

6 Salisbury Road

Planning Application 20231195

Demolition of existing single storey outbuilding at rear; construction of two storey house (1x2 bed) (Class C3)