

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 13 SEPTEMBER 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 S. Barton

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

J. Aspey – student member 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, Sam Peppin-Vaughan, Andrea Brislane
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638, 0116 454 6204; 0116 454 6291)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

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

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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

Sam Peppin-Vaughan 4546204 Sam.Peppin-Vaughan@leicester.gov.uk

Andrea Brislane 4546291 Andrea.Brislane@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 16th August 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

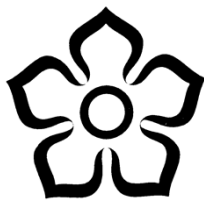
Appendix B

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.



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 August 2023

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), M. Taylor (IHBC), P. Ellis (VS), S. Hartshorne (TCS), N. Feldmann, (LRSA), C. Hossack (LIHS), D. Martin (LRGT), Cllr S. Barton, D. Fountain (DMU), J. Aspey (student).

Apologies

S. Bird (DAC), M. Richardson (RTPI) C. Sanliturk (LU).

Presenting Officers

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

G. Butterworth (LCC)

237. APOLOGIES FOR ABSENCE

238. DECLARATIONS OF INTEREST

None.

239. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

240. 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)

As with the previous scheme, the panel agreed that regardless of quality, any form of development in this location would be read as an intervention into the park, causing some erosion of important green space.

The panel felt the proposal would provide a substantial improvement on the

previous scheme and were broadly supportive of the proposed layout and number of units. The panel appreciated the stylistic uniqueness of the design. They felt the development would read as distinct from both within the park and the wider residential neighbourhood, allowing it to have its own identity.

There was a discussion about the appropriateness of the material palette, with some members feeling it was monotonous and lacked variation, while others appreciated its simplicity but felt there could be more playfulness. The panel agreed that high quality materials and design flourishes were critical to softening the impact of the proposal when viewed from the park.

The panel were broadly happy with the massing across the site and thought many elements were successful in blending in. However, they had strong concerns about the impact of the proposal on the main approach road into the park. The panel had particular concern about the prominence of the three gable ends, which would address the access road feeling they would be dominant and give the wrong impression when entering the locally listed park. The panel felt this element should be revised and either different buildings placed in these sensitive locations or for the massing to be reduced and or better articulated and screened with additional planting.

SEEK AMENDMENTS

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

Demolition of 48 London Road

The panel expressed regret the loss of what they considered to be a fine building but did not consider there were grounds for an objection to the demolition as it has no formal heritage designation. Some members welcomed the inclusion of the fallback scheme and that this eventuality had been considered.

NO OBJECTIONS

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 panel agreed the revised design was an improvement over the previously refused application from 2017. However, they had concerns about the loss of 1 Garden Street, which is a locally significant heritage asset and is included in

the city's Register of Local Heritage Assets (LL/369). It is significant as one of the last remaining early 19th century street-fronting slum houses in the city. The panel agreed there was some benefits to the scheme, such as infilling the existing open car park with an industrial storage building designed with a brick frontage to Garden Street. However, they felt that the design of the residential building fronting Belgrave Gate was not exceptional enough to justify the loss of this important local heritage asset. They also highlighted the importance of the location of the site as a key gateway into the city, and expressed a desire to see something which better reflects this setting. The panel felt that a scheme should be explored which retained and repaired the locally listed building. At the very least, members agreed a recording condition should be imposed on any application for demolition.

OBJECTION

The panel made no comments on the following:

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)

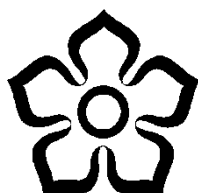
6 Salisbury Road

Planning Application 20231195

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

NEXT MEETING – Wednesday 13th September 2023

Meeting Ended – 19:05



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

13th September 2023

CURRENT DEVELOPMENT PROPOSALS

A) 100 Church Gate Pre-App Presentation by Applicants

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

Construction of detached three storey building to provide 8 flats (2 x Studio, 6 x 2 bed) (Class C3); provision of soft and hard landscaping, car and bicycle parking, bin store, drainage infrastructure and boundary treatment; removal of trees; alterations to existing accesses and frontage boundary wall; and demolition of single storey structures adjacent to 190 London Road. (AMENDED PLANS RECEIVED 09/08/2023)

The site is located in the Evington Footpath Conservation Area.

The application is for the construction of a new three storey residential block, with associated bin/cycle stores, parking and landscaping on a backland site.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 11th August 2023. Please contact Andrea Brislane (4546291) or 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. Margaret's Way, St Margaret's Pastures Sports Centre
Planning Application 20231453**

Construction of skate park; installation of drainage infrastructure; and landscaping works including formation of flood compensation area

Jubilee Square

Planning Application 20231480

Installation of 35m high temporary ferris wheel on public square

335 London Road

Planning Application 20231278

Change of use from dwellinghouse (Class C3) to day nursery (Class E); construction of single storey extension at front; single storey extension at rear; associated parking

170A Belgrave Gate

Planning Application 20231194

Construction of mezzanine floor: installation of replacement timber windows & doors; installation of roof lights; internal alterations to place of worship (Class F1)

232 East Park Road

Planning Application 20231160

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

132-140 Highcross Street and rear of 61 Great Central Street

Planning Application 20231090

Variation of condition 35 (Approved plans) attached to planning permission 20182111 as amended by 20231089 (Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising flats with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway): To allow amendments to ground, upper ground, 4th and 5th floor layouts, an extension at 4th/5th floor levels with associated elevation changes and amendments to proposed accommodation number and mix)

69-73 Regent Road, Howard House

Planning Application 20231032

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

16-20 Loseby Lane, O Neills

Listed Building Consent Application 20231489

Internal alterations to Grade II listed building

6 - 8 Market Street

Planning Application 20231332

Partial demolition of rear section of building; change of use of first and second floor from offices (Class E); and alterations/construction of third floor rear extension to form six flats (5 x 1 bed, 1 x 2 bed) (Class C3); roof alterations and installation of roof lights.)

6 - 8 Market Street

Listed Building Consent Application 20231333

Internal and external alterations to grade II listed building

13 Southernhay Road

Listed Building Consent Application 20231422

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

49 Gipsy Lane

Planning Application 20231372

Alterations to roof, guttering, and chimney on the side of place of worship (Class F1)

20 Knighton Drive, Chestnut House

Planning Application 20231279

Replacement of timber door with high security Bamford aluminium door

Corporation Road, Leicester University Space Park

Reserved Matters Application 20231509

Details of appearance, landscaping, layout and scale to provide (Phase 3) collaborative research and business floorspace (formerly Class B1/D1, now Class E(g)/ F1(a)) associated hard and soft landscaping and car parking being matters reserved by outline permission 20182094 as amended by 20230168

10 Talbot Lane

Listed Building Consent 20231586

Internal and external alterations to grade II listed building

10 Talbot Lane

Planning Application 20231587

Change of use from house in multiple occupation (11 bed) (sui generis) to five self-contained flats (4 x 1 bed, 1 x 2 bed) (Class C3); installation of one rooflight at front and three at rear; reinstatement of an existing cellar light wall; replacement door at rear; alterations

61-63 Stoneygate Road

Planning Application 20231470

Installation of boundary wall at side of house (Class C3)

17 Woodland Avenue

Planning Application 20231471

Construction of hardstanding at front of house (Class C3)

54 Ratcliffe Road, The Knowle

Planning Application 20231577

Demolition of single storey outbuildings at side and rear; construction of single storey extension at side and rear of house (Class C3)

5 Woodland Avenue

Planning Application 20231654

Construction of dwarf wall and tiled path at front of house (Class C3)

29 Sparkenhoe Street, Caribbean Court Day Centre

Planning Application 20231280

Replacement of timber doors with high security Bamford aluminium doors

31 Knighton Road, The Woodlands

Planning Application 20231290

Replacement of timber doors with high security Bamford doors

8 Princess Road West

Planning Application 20231609

Installation, replacement and alteration of windows and doors to rear and sides of flats (Class C3)

96 Letchworth Road

Planning Application 20231559

Variation of conditions 8 (approved plans condition) attached to planning permission 20212629 (Replacement of drawing 96LR/A13 with 96LR/A15; uPVC windows/doors at rear of house; composite door at side of house; and flues at both sides of house)

41-43 Church Gate

Planning Application 20230785

Installation of extraction flue at rear of restaurant and cafe (Class E)

