



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 October 2023**

Meeting Started 5:15 pm

Attendees

(Chair), (Vice-Chair),

G. Butterworth (LCC),

Presenting Officers

J. Webber (LCC)

J. Simmins (LCC)

245. APOLOGIES FOR ABSENCE

M. Davies (DMU), D. Martin (LRGT), C. Sanliturk (LU), S. Bird (DAC).

246. DECLARATIONS OF INTEREST

None.

247. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

248. CURRENT DEVELOPMENT PROPOSALS

**A) Rear of 38 St James Road
Planning Application 20231592**

The Panel acknowledged that there is an established character of backland development in this part of the city and did not oppose the principle of development on the site. They further acknowledged that other than the historic brick boundary wall, which is to be retained, the vacant nature of the site as existing did not make a positive contribution to the character and appearance of the Conservation Area. Members debated the impact of the proposed ridge height on views from Abingdon Road and commented that site sections would have been beneficial to ascertain the level of visual impact on this part of the Conservation Area. Some members raised queries about trees within the site and were advised that it was mostly clear of more mature vegetation.

Comments were made in relation to an aspiration for a higher quality contemporary expression of architecture, which could look to enhance the character of the area, while the use of UPVC products for detailing was criticised. After some discussion, members agreed that, given the context of the site, the existing tight development grain and history of backland development, coupled with the restricted views available from the public realm that the proposed scheme would maintain the existing character and appearance of the Evington Footpath Conservation Area.

The Panel agreed that the current scheme represents an overdevelopment of the site, and it would benefit from a reduction in scale. However, they felt that a smaller scheme would have a broadly similar impact on the character of the area and resolved not to formally request amendments.

NO OBJECTIONS

The panel made no comments on the following:

**160 Hinckley Road, Wyggestons Hospital
Planning Application 20231106**

Construction of single storey extension, external alterations and installation of new windows to William House (Class C2)

8 College Ave

Planning Application 20231311

Demolition of existing building, alterations to garden level and construction of single storey extension at rear of house (Class C3)

29-33 New Bond Street

Planning Application 20231459

Change of use from nightclub/function room (Sui Generis) to eight flats (2 x studio, 4 x 1bed, 2 x 2bed) (Class C3); construction of rear dormer roof extension; installation of skylights at rear and rooflights at front; installation of replacement windows and alterations on front and rear elevations

34-36 Church Gate

Planning Application 20231528

Change of use of part of ground floor from retail (Class E) to flat (1 x 1 bed) (Class C3); alterations including installation of new windows and rooflights at rear

5 Springfield Road

Planning Application 20231339

Change of use from care home (Class C2) to dwellinghouse (Class C3); construction of extension to roof, alterations and removal of external escape stairs at rear; installation of rooflights at sides and rear; installation of railings and electronically operated sliding metal gates and

formation of new vehicle access at front

39 & 39A Belvoir Street

Planning Application 20231485

Change of use of ground floor rear, first and second floors from retail (class E) to student studio flats (Sui Generis) (22x studio flats); construction of second and third floor side extension; dormer extension at rear; and associated facilities.

102 London Road

Planning Application 20231529

Retrospective application for change of use of first, second and third floors from house in multiple occupations (9 bedrooms) (Sui Generis) to two self-contained flats (1x2 bed & 1x4 Bed) (Class C3)

16-20 Loseby Lane, O Neills

Listed Building Consent Application 20231730

External alterations to grade II listed buildings

103-105 Princess Road East

Planning Application 20231567

Notification of proposed conversion from offices (Class E) to 28 Apartments (Class C3)

5A Knighton Park Road

Planning Application 20231563

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

46 Severn Street

Planning Application 20231710

Removal of chimney stack, alterations to house (Class C3)

203 Welford Road, The Donkey

Planning Application 20231688

Repainting to public house (Sui Generis)

35-37 Church Gate

Planning Application 20231568

Change of use from shop (Class E) to hot food takeaway (Sui Generis/E); installation of external flue at rear

7 Peacock Lane, St Martins House

Planning Application 20231683

Installation of external railings and brick piers to enclose three-sided courtyard to a Grade II listed building

44 Oxford Street, The Bowling Green

Planning Application 20231671

Installation of one externally illuminated fascia sign; one externally illuminated projecting sign; two non-illuminated wall signs

1 The Avenue

Planning Application 20231560

Installation of replacement external glazing at front and side and rear of first floor of house (Class C3)

38 Ratcliffe Road, Ava House

Listed Building Consent Application 20231646

External alterations to Grade II listed building

The Gateway, De Montfort University, Campus Centre

Planning Application 20231839

Construction of detached building and installation of means of enclosure and equipment to form energy centre; landscaping works; and laying of pipes, cables and ductwork below ground to form district heating network for university buildings (Class F1)

NEXT MEETING – Wednesday 15th November 2023

Meeting Ended – 18:00

