

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 11 OCTOBER 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
Vacant	-	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
C. Sanliturk	-	Loughborough 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***

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638)*

*Email: [planning@leicester.gov.uk](mailto: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](mailto: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 13<sup>th</sup> September 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**

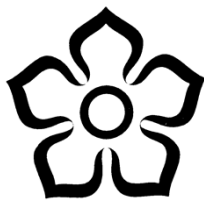
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 13 September 2023**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), S. Bowyer (LCS), M. Taylor (IHBC), P. Ellis (VS), S. Hartshorne (TCS), N. Feldmann, (LRSA), C. Hossack (LIHS), S. Bird (DAC).

**Presenting Officers**

J. Webber (LCC)

A. Brislane (LCC)

**241. APOLOGIES FOR ABSENCE**

R. Lawrence, D. Fountain (DMU), M. Richardson (RTPI), D. Martin (LRGT), C. Sanliturk (LU), Cllr S. Barton, J. Aspey (student).

**242. DECLARATIONS OF INTEREST**

None.

**243. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**244. CURRENT DEVELOPMENT PROPOSALS**

**A) 100 Church Gate**

**Pre-App Presentation by Applicants**

A scheme was discussed.

**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 panel acknowledged the difficulties posed by the location and the conflict between the two adjacent character areas. They welcomed some of the improvements made to the design, principally the treatment of the “rear” elevation. However, members retained reservations about the dominance of hard landscaping across the site and felt the location of the parking bays restricted access to the open space beyond. Further, the panel noted areas on the plans, around the gables and dormers, where materials and details were seemingly not considered or well executed. Members felt more specific information on materials and detailing is required at this point due to the sensitive location. It was agreed that glimpsed views of the development would be possible from London Road and Oxford Avenue.

The Panel are supportive of the principal of development in this location; however, they agreed that the application at present lacks the specific detail required to offer their support.

**SEEK AMENDMENTS**

---

**The panel made no comments on the following:**

**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**

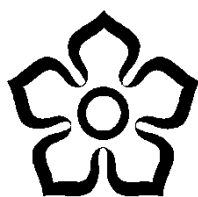
**Planning Application 20230785**

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

**NEXT MEETING – Wednesday 11<sup>th</sup> October 2023**

**Meeting Ended – 18:35**





Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

11<sup>th</sup> October 2023

---

## CURRENT DEVELOPMENT PROPOSALS

---

### A) Rear of 38 St James Road Planning Application [20231592](#)

**Construction of two semi-detached bungalows with front dormers (2 x 2 bed)  
(Class C3); associated landscaping and parking**

The site is located in the Evington Footpath Conservation Area.

The application is for the construction of a new pair of bungalows, with associated 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 9<sup>th</sup> October 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>

---

**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)**

---