



Leicester  
City Council

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

**DATE: WEDNESDAY, 13 DECEMBER 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
N. Finn	-	Leicestershire Archaeological & Historical Society
M. Davies	-	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 Committee
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
S. Sharma	-	De Montfort University
C. Sanliturk	-	Loughborough University

J. Aspey and S. Forde – 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, Sam Peppin-Vaughan, Andrea Brislane**  
*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*  
*(Tel. 0116 454 4638; 01164546204; 0116 454 6291)*  
*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

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

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### **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 15<sup>th</sup> November 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

15th November 2023

## CONSERVATION ADVISORY PANEL

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### Meeting Notes

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#### Meeting Started 17:15

#### Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), S. Bowyer (LCS), M. Taylor (IHBC), S. Hartshorne (TCS), N. Feldmann, (LRSA), D. Fountain (DMU), C. Hossack (LIHS), M. Davies (DMU), Cllr S. Barton, D. Martin (LRGT), S. Bird (DAC), N. Finn (LAHS), S. Forde (student).

#### Apologies

P. Ellis (VS), C. Sanliturk (LU), J. Aspey (student).

#### Presenting Officers

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

Glen Coltman (LCC)

#### Declarations of Interest

None

#### Minutes of Previous Meeting

Agreed

#### Notes

None

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#### A) Relocation of Duke of Rutland Statue Pre-App Presentation by Glen Coltman (LCC)

The Panel thanked Glen Coltman for his presentation. They acknowledged the benefits of the proposal and welcomed the reinstatement of this important statue in its original location overlooking the market, as the artist intended.

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**B) 1 – 4 Glenwood Close**  
**Planning Application [20231764](#)**

**Construction of second floor extension atop existing block of flats to create two additional flats (2 x 2 bed) (Class C3) with hipped roof over and upward extension of existing chimney stacks**

The Panel had concerns about the application. Members felt the scheme represents a crude extrusion of the building upwards and were in agreement that the plans did not give appropriate consideration to the proportions and features of the original building. They felt the application contained vague and insufficient information on important elements such as materials. While the Panel acknowledged the site was currently well screened by existing mature vegetation, they agreed that the increased height and massing would have a detrimental impact on the character and appearance of the Stoneygate Conservation Area.

**OBJECTION**

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**C) 185 Ratcliffe Road, Dover Court**  
**Planning Application [20231960](#)**

**Demolition of garages; construction of single and two storey extensions at side and rear of house (Class C3); extension to roof; alterations to house and boundary.**

The panel noted the changes to the original proposal and welcomed the reduction in scale of the scheme and noted the fact that the west elevation was now un-altered. They also acknowledged the fact that efforts had been made to address the previous comments of the panel. However, they felt that the proposed 2-storey side extension was too strong and dominant on the main building to the extent that it would cause harm to the setting of the Stoneygate Conservation Area. They asked that this element be amended to appear more subservient. A question was raised about the age of the existing garages and it was noted that the pantile roofs looked old. It was accepted that there was no control over these given the lack of designation.

**SEEK AMENDMENTS**

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**D) 123 Letchworth Road [Late Item]**  
**Planning Application 20231923**

**Construction of one detached two storey dwelling (1 x 2 bed); associated parking and landscaping (Class C3); installation of vehicular access; construction of boundary walls**

The Panel were not opposed to the principal of development in this location; however, they felt the current proposal was incongruous with the existing character of the area. They felt the design was eclectic, incorporating elements which did not fit with the established architectural language of the street. Some members were

concerned about the impact on the locally listed 123 Letchworth Road, principally the loss of the generous garden and harm to its setting. They felt the new dwelling appeared to be squeezed in, undermining the group setting of the host building and its locally listed neighbours.

Member agreed the scheme would benefit from a reduction in scale and a more cohesive design approach.

SEEK

AMENDMENTS

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

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**179 Granby Street**

**Planning Application 20231868**

**Internal alterations to Grade II Listed Building**

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**Fleet Street, Fleet House**

**Planning Application 20231692**

**Non-material amendment to planning permission 20200942 (External alterations to Blocks A, C and D (formerly A1) including altered materials to walls/fenestration/balustrades and alterations to size/positioning of fenestration)**

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**15, 17, 21 & 23 Abingdon Road**

**Planning Application 20231875**

**Replacement of timber to UPVC windows and doors to flats (Class C3)**

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**University Road, Wyggeston and Queen Elizabeth I College**

**Planning Application 20231814**

**Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (Class F1)**

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**8 College Avenue**

**Planning Application 20231311**

**Demolition of existing building, alterations to garden level and construction of single storey extension at rear of house; installation of replacement windows at rear of house (Class C3) (AMENDED PLAN RECEIVED 10/10/2023)**

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**186 Welford Road**

**Planning Application 20231484**

**Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 3&4 storey) for student accommodation (Sui Generis) to provide 50 studio flats**

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**Hinckley Road, Western Park car park**

**Planning Application 20221507**

**Demolition of Parkfield and club house. Construction of 20 houses (2 x 2 bedroom; 12 x 3 bedroom; 6 x 4 bedroom) (Class C3); meeting place (Class F.2) associated access road, car parking, landscaping and drainage. (Amended plans)**

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**Ground Floor Bank, 94a London Road**

**Planning Application 20231366**

**Installation of new shopfront; replacement aluminium windows to the side; installation of external extraction unit and temporary fridge/freezer to rear; (Class E)**

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**7 Peacock Lane, St Martins House**

**Planning Application 20231684**

**External alterations to Grade II listed building**

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**26-28 Belvoir Street**

**Planning Application 20231698**

**Installation of two internally illuminated fascia sign; one internally illuminated projecting sign; six replacement awning signs at front of restaurant (Class E)**

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**O'Neills, 16-20 Loseby Lane**

**Planning Application 20231735**

**Installation of three non-illuminated fascia signs; three non-illuminated projecting signs to front and side of public house (Sui Generis)**

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**17 Halford Street**

**Planning Application 20231861**

**Alterations to shop front; construction of second floor extension at rear (Class E)**

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**109 Catherine Street, The Woolpack**

**Planning Application 20231718**

**Change of use from first floor flat (ancillary to ground floor pub) to self-contained house in multiple occupation (6 persons) (Class C4)**

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**15 Humberstone Gate, Units 1-3 Haymarket Towers**



**Planning Application 20231591**

**Installation of new door at front of bank (Class E); removal of three ATM machines at front of bank**

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**107 Granby Street, The Last Plantagenet**

**Planning Application 20232035**

**Installation of one internally illuminated projecting sign to building (Class E)**

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**77 Knighton Drive**

**Planning Application 20231928**

**Replacement of timber windows and doors to UPVC windows and doors at rear of flats (Class C3)**

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**20-22 Gotham Street**

**Planning Application 20231939**

**Replacement of timber windows and doors to UPVC windows and doors to flats (Class C3)**

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**29 St Albans Road**

**Planning Application 20231927**

**Replacement of timber windows and doors to UPVC windows and doors at side and rear of flats (Class C3)**

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**10 Albion Street**

**Planning Application 20231606**

**Change of use of all of the lower ground floor, ground floor & loft floor and parts of the first floor & second floor from 5 flats with 22 bedrooms (Class C3) (3 x 4bed & 2 x 5bed) to 10 flats with 15 bedrooms (Class C3) (2 x studio, 4 x 1bed, 3 x 2bed, 1 x 3bed); replacement of front entrance with window; new entrance through former warehouse/factory goods entrance**

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**1 Cademan Close, Brookside Court**

**Planning Application 20231807**

**External alterations to all elevations of care home including replacement external materials and alterations to fenestration; installation of portable cabin,**

**smoking shelter, bin store and gate to rear; installation of electric vehicle charging point and new hardscaping/parking (Class C2)**

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**University Road, Wyggeston and Queen Elizabeth I College**

**Listed Building Consent Application 20231815**

**Internal and external alterations to Grade II listed building**

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**20 Highfield Street**

**Planning Application 20231614**

**Change of use from part-ground floor laundrette (Sui Generis) and part-ground, first and second floor house in multiple occupation (Class C4) to house in multiple occupation (Class C4); removal of external staircase at rear; installation of wall, windows and door at front**

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**18 Knighton Park Road**

**Planning Application 20231757**

**Installation of an air source heat pump at front; replacement timber windows to front and side; velux window at side; light tunnel at rear; solar panels to roof of house (Class C3)**

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**59 Church Gate**

**Planning Application 20231967**

**Change of use from first floor (Class E) to three flats (3 x 1 bed) (Class C3); subdivision of ground floor retail shop into three retail shops (Class E) and alterations to shopfront; alterations**

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**208 Knighton Road, Knighton Hall, Stable Cottage**

**Planning Application 20231756**

**Installation of freestanding EV charging point in car park**

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**1, 3 & 5 St Peters Road**

**Planning Application 20231890**

**Replacement of timber windows and doors with UPVC windows and doors at rear of flats (Class C3)**

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**3 Alexandra Road**

**Planning Application 20231909**

**Change of use from two storey outbuilding (class C3) to one dwelling (1 X 1 bed) (Class C3); Alterations**

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**5 Gallowtree Gate**

**Planning Application 20232067**

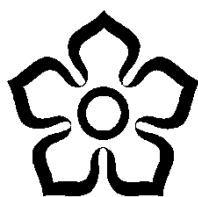
**Installation of one internally illuminated fascia sign and one internally illuminated projecting sign at front**

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**NEXT MEETING – Wednesday 13<sup>th</sup> December 2023**

**Meeting Ended – 18:50**





Leicester  
City Council

# APPENDIX B

13<sup>th</sup> December 2023

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### A) Burleys Way, Corah Factory Site Planning Application [20220709](#)

Hybrid planning application comprising: FULL Planning Permission for the demolition of all buildings on site (excluding 2 chimneys and façade of the 1865 OTB building); alterations to the southern façade of the 1865 building (OTB); erection of 6 storey building at rear of retained facade to provide 45 flats (20 x 1 bed and 25 x 2 bed) (Class C3) with a mix of commercial, amenity and service areas on the lower levels; single storey side extension to retained façade and building; and up to 366sqm of commercial uses (Class E and F2) and OUTLINE permission for the construction of buildings ranging between 4 and 18 storeys to provide up to 1,100 dwellings (Classes C2 and C3), commercial uses (Classes E, F2 and Sui generis (public houses, wine bars, drinking establishments and hot food takeaways)), hotel (Use Class C1), multi-storey car park, pedestrian footbridge across Grand Union Canal with associated landscaping, public realm and associated infrastructure (with all matters reserved). (amended scheme)

Site is a locally designated heritage asset LL/014 and would affect the setting of the following heritage assets:

- |                             |                                      |
|-----------------------------|--------------------------------------|
| • Church of St Margaret     | Grade I Listed Building              |
| • South Lodge to Abbey Park | Grade II Listed Building             |
| • Abbey Park –              | Grade II* Registered Park and Garden |
| • 72-74 Friday Street       | LL/019 (Local Heritage Asset)        |
| • 62 Friday Street          | LL/018 (Local Heritage Asset)        |
| • 27 Burleys Way            | LL/015 (Local Heritage Asset)        |

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#### B) 100 Church Gate Planning Application [20232142](#)

Demolition of existing building and construction of residential apartments comprising 14, 8, 6 and 4 storeys (Class C3) and the formation of car parking spaces, amenity space and hard and soft landscaping and associated works.

The site is within the setting of St Margaret's Church (Grade I listed), 3 Darker Street, Timber Warehouse, Great Meeting House and Wall (Grade II listed) and within the Church Gate Conservation Area.

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The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 11<sup>th</sup> December 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>

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**136 Westcotes Drive, Bradgate House**

**Planning Application 20232041**

Variation of conditions 2 (Cladding Materials); 3 (Windows); 4 (Tree Survey); 5 (Tree Protection); 6 (Sight Lines); 8 (Cycle Parking); 10 (Bin Storage); 11 (SUDS); 12 (Parking); 13 (Amended Plans) attached to planning permission 20162335 (Change of use from Care Home (Class C2) to 13 Self-Contained Flats (13 X 1 Bed) (Class C3); Third floor extension at rear; Alterations (Amended Plans received 30/6/2017)) to allow for changes to approved materials and windows, alterations to the parking layout for both cycles and vehicles, details of bin storage, details of sustainable drainage system and alterations to the site layout and construction of an additional single storey building to accommodate a further flat

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**160 Hinckley Road, Wyggestons Hospital**

**Planning Application 20232094**

Installation of replacement pedestrian and vehicle access gates and support piers at Linkway Gardens access to Wyggestons Hospital (Class C2)

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**39 Springfield Road**

**Planning Application 20232118**

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

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**102 London Road**

**Planning Application 20231958**

Installation of new shopfront; alterations and construction of single storey extension at rear; change of use of ground and first floor at rear from shop (Class E) to flat (1 x studio) (Class C3); installation of bicycle storage at rear

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**2- 4 Home Farm Square**

**Planning Application 20232091**

**Installation of one internally illuminated fascia sign to building (Class F2)**

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**Units 1-3 Haymarket Tower, 15 Humberstone Gate**

**Planning Application 20231767**

**Installation of one internally illuminated sign at front; two internally illuminated projecting signs at front and side; two vinyl signs at side; one television behind shop window at front of building (Class E)**

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**201 Knighton Road, Cradock Arms**

**Planning Application 20231993**

**Replacement of windows at front (Sui Generis)**

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**45 Chatham Street, Flat 6**

**Listed Building Consent Application 20232124**

**Construction of side dormer roof extension to Flat 6 (Class C3)**

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**35 Millstone Lane, Lionel House**

**Planning Application 20232169**

**Installation of one internally illuminated projecting sign at front of office (Class F1)**

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**University Road, Wyggeston and Queen Elizabeth I College**

**Planning Application 20231814**

**Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (Class F1)**

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**University Road, Wyggeston and Queen Elizabeth I College**

**Listed Building Consent Application 20231815**

**Internal and external alterations to Grade II listed building (Amendments received 29 November 2023)**

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

**Planning Application 20231090**

**Variation of condition 9 (materials ad sample panel) and 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 agreement of different materials and 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. (S106 agreement)**

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**13 Rectory Gardens**

**Planning Application 20231962**

**Installation of replacement of windows and doors to house (Class C3)**

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