

Leicester  
City Council

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

**DATE: WEDNESDAY, 17 JANUARY 2024**  
**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 Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute

S. Forde – 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](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> December 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**

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

13<sup>th</sup> December 2023

## CONSERVATION ADVISORY PANEL

---

### MEETING NOTES

---

**Meeting Started 17:15**

**Attendees (double check)**

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), B. McNeil (LCS), M. Taylor (IHBC), D. Martin (LRGT), S. Hartshorne (TCS), N. Feldmann (LRSA), C. Hossack (LIHS), S. Sharma (DMU), S. Forde (student).

**Apologies**

M. Davies (RICS), S. Bowyer (LCS), D. Fountain (LSA), Cllr S. Barton, S. Bird (DAC), N. Finn (LAHS), C. Sanliturk (LU).

**Presenting Officers**

J. Webber (LCC)  
A. Brislane (LCC)

**Declaration of Interest**

None

**Minutes of Previous Meeting**

Agreed

**Notes**

None

---

**A) Burleys Way, Corah Factory Site  
Planning Application 20220709**

The Panel had fundamental concerns about the proposed development, principally the demolition of the majority of the locally listed buildings on the site, the loss of the majority of the existing Corah Green, the impact of the proposed new tower block on the Grade I Listed St Margaret's Church and the impact of the proposed bridge on the Grade II\* Registered Park.

The Panel recognised the important social history of the site to the city of Leicester and noted the group value of the remaining buildings. Members feel this was a once in a generation opportunity to enhance the area and were disappointed that limited amendments had not been made following the initial consultation response to the application. The Panel argued that the important historic significance of the site was not recognised in the submitted material and the significant harm caused by the loss of the majority of buildings on site was underplayed.

Members acknowledged that the indicative tower design had been amended; however, they considered that it did not go far enough to alleviate concerns about the impact on the medieval tower of St Margaret's Church, a Grade I Listed Building. In particular they had concerns about views along Sanvey Gate, where the scale of the new residential tower block would compete visually with the heritage asset and would disrupt the relationship between the church and its setting. They also noted concerns about the fact this element of the application was outline only, stating that the highly graded nature of the church warranted a full application to understand the precise form and appearance it would take.

Although members voiced some discomfort at the idea of facadism in respect the former headquarters building, they acknowledged it has been subject to significant damage and its condition was challenging. They were disappointed to see more emphasis had not been placed on the retained arch as a destination within the site, feeling it was hidden away behind the somewhat crowded new blocks. They also expressed some concerns about the new internal floor levels cutting across the historic arrangement. Finally, members questioned the location of the new multi-storey car park immediately adjacent to the retained facade, which is arguably the most historically sensitive part of the site.

Members had less concerns about the northern half of the site, feeling it was more capable of change. However, they noted it was impossible to fully appreciate the impact on Abbey Park, a grade II\* Registered Park and Garden, due to the outline nature of the application. While they could understand the desire of the applicant for a new footbridge into Abbey Park, they questioned its need given the proximity of the existing bridge nearby. They also raised concerns about how many trees would be lost to achieve this element of the scheme and what the effect of this loss of mature trees and vegetative screening would have on the significance of the park and the resulting impact of the new development on its setting.

Members were in agreement that the application had not meaningfully progressed beyond the initial application and that sufficient justification for the large-scale demolition of the remaining buildings had not been provided. As such the initial heritage concerns remain, and they object to the application.

## **OBJECTIONS**

---

## **B) 100 Church Gate Planning Application 20232142**

The Panel welcomed the amended plans for the site. They agreed that splitting the new development into two separate blocks had benefits, such as an improved pedestrian link. They also supported the building set back along the Church Gate perimeter and the retention of all the TPO trees. Members felt the reinstatement of a street scene and active frontage would benefit the settings of the adjacent heritage assets and were supportive of the lower rise blocks within the boundary of the Church Gate Conservation Area. Although some members did suggest that the six-storey block should be taken down by one floor for a better transition. There was some discussion on the height and bulk of the tower block, including the merits of rotating it 90 degrees or reducing its shoulder element.

Members were broadly supportive of the simplified materials palette, although they were uncertain about the checkerboard brick. They felt it worked well in the detail of the window reveals, but its use in the tower block more generally created an overly busy effect. They requested this detail be looked at in more detail.

Overall, the Panel agreed this was an improvement over the original scheme. They had some question about the checkerboard brick and advised the Officer to seek further clarification on this detail.

### **SEEK AMENDMENTS**

---

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

---

## **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 accomodate a further flat**

---

**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)**

---

**39 Springfield Road**

**Planning Application 20232118**

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

---

**102 London Road**

**Planning Application 20231958**

**Installation of new shopfront; alterations and construction of single storey extensions 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**

---

**2 – 4 Home Farm Square**

**Planning Application 2023 2091**

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

---

**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)**

---

**201 Knighton Road, Cradock Arms**

**Planning Application 20231993**

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

---

**45 Chatham Street, Flat 6**

**Planning Application 2023214**

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

---

**35 Millstreet Lane, Lionel House**

**Planning Application 20232169**

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

---

**University Road, Wyggestons 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 (College F1)**



---

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

**Listed Building Consent Application 20231815**

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

---

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

**Planning Application 20231090**

**Variation of condition 9 (materials and 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)**

---

**13 Rectory Gardens**

**Planning Application 20231962**

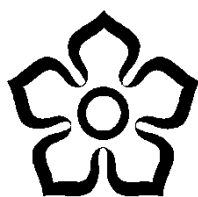
**Installation of replacement of windows and doors to house (Class C3)**

---

**NEXT MEETING – Wednesday 17<sup>th</sup> January 2023**

**Meeting Ended – 18:50**





Leicester  
City Council

# APPENDIX B

13<sup>th</sup> December 2023

## CONSERVATION ADVISORY PANEL

---

### CURRENT DEVELOPMENT PROPOSALS

---

#### A) Rear of 38 St James Road (pre-app presentation)

The site is located in the Evington Footpath Conservation Area. Revised design following scheme that was assessed at the October 2023 Panel meeting.

---

#### B) Presentation on new documents relating to Knighton Village Conservation Area

---

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 15<sup>th</sup> January 2024. 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

External alterations and installation of new windows to William House (Class C2)  
(AMENDED                      PLANS                      RECIVED                      06/12/2023)                      flat

---

46 Wentworth Road

Planning Application 20231975

Construction of dormer extension at rear of house (Class C3)

---

331 London Road

Planning Application 20232222

Construction of single storey extensions at front of house (Class C3)

---

**23 St Johns Road**

**Planning Application 20232372**

**Outline application for construction of two houses (2 x 4 bed) (Class C3) including access, appearance, layout and scale with landscaping reserved**

---

**17 Halford Street**

**Planning Application 20231861**

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

---

**108 Granby Street**

**Planning Application 20232133**

**Installation of shopfront at front of building; alterations (Class E)**

---

**91 Stoughton Drive North**

**Planning Application 20232275**

**Alterations and conversion of garage to rooms; construction of single storey extensions at side/rear and front of house (Class C3)**

---

**20 Grenfell Road**

**Planning Application 20232092**

**Alterations and conversion of garage to rooms; construction of single storey extensions at front and rear of house (Class C3)**

---

**17 Halford Street**

**Planning Application 20232175**

**Installation of ventilation flue at rear of hot food takeaway (Sui Generis)**

---

**182 London Road**

**Planning Application 20232242**

**Installation of replacement of timber windows and doors with UPVC windows and doors to offices (Class E)**

---

**36-42 Friday Street**

**Planning Application 20221840**

**Demolition of existing buildings and structures. Construction of two x five storey residential buildings with a central single storey podium, providing 88 flats (1 x Studio, 40 x 1 bed and 47 x 2 bed)(Class C3); an ancillary residents clubhouse,**

**hot desk space and residents only gym, facility management office, car parking and communal amenity space.(Amended Plans)(s106 agreement)**

---

**72 Friday Street, Parkside House**

**Planning Application 20232107**

**Installation of replacement door and access ramp to north elevation (Class F2)**

---

**201 Knighton Road, Cradock Arms**

**Advertisement Application 20231618**

**Installation of one externally illuminated fascia sign; one internally illuminated fascia sign; one externally illuminated projecting sign; one externally illuminated totem sign; three externally illuminated wall signs; two non-illuminated wall signs; two internally illuminated wall signs to public house (Sui Generis)**

