

Leicester  
City Council

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

**DATE: WEDNESDAY, 17 JULY 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 Committee
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
S. Sharma	-	De Montfort University

J. Pottinger; I. Johnson – 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; 0116454 6204; 0116 454 6291)  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)

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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 12<sup>th</sup> June 2024 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**

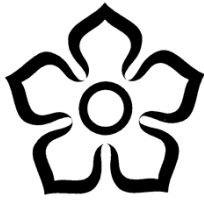
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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

12<sup>th</sup> June 2024

## 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), M. Taylor (IHBC), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), C. Hossack (LIHS), Cllr S. Barton, P. Ellis (VS), S. Sharma (DMU), M. Davies (RICS), I. Johnson (student).

#### Apologies

S. Bird (DAC), N. Finn (LAHS), D. Fountain (DMU), D. Martin (LRGT).

#### Presenting Officers

J. Webber (LCC)

S. Peppin-Vaughan (LCC)

#### Declarations of Interest

None

#### Minutes of Previous Meeting

Agreed

#### Notes

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#### A) London Road, Leicester Railway Station, Midland Main Line Planning and Listed Building Applications [20240594](#) & [20240595](#)

The panel had a considered debate about the potential merits of the proposal. Some members expressed concern about the works to the porte cochere with some members welcoming its re-purposing while others expressed concern about the change of character and experience for station users. There was general concern about the potential visual impact of the rear elevations of new structures in the porte cochere on the external appearance of the structure, especially when viewed through the openings onto London Road. The need for rigorous control on the appearance of the 'back' of

units was requested and the avoidance of any clutter in the void space between them and the historic outer wall.

The panel debated the appropriateness and design of the canopy, with a range of views expressed. Some panel members felt a more distinctive design would be appropriate while others felt it was superfluous and should be removed. The visitor experience was then discussed with concerns raised as many station users would no longer experience the porte cochere - the historic station entrance, as their entry point which was regrettable. However, some others argued there still were entrances through the structure and ancillary uses in it would support the viability of the complex as a whole. Some members expressed concern about the experience when being dropped-off or getting a cab, noting the lack of cover relative to being in the porte cochere. Some sort of bus shelter type facility at the taxi rank was suggested, while others argued the removal of taxis/cars and the associated pollution was beneficial to the heritage asset.

The panel were broadly comfortable with the principle of moving the historic gate piers but felt they should be relocated in a more prominent location to restore their historic function as gateway markers – closer to the new ramp. They re-iterated their previous point about marking the historic location of the piers in the new paving. Members also sought assurances that the existing heritage interpretation panels located within the porte cochere would be re-located as part of the scheme.

## SEEK AMENDMENTS

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### **B) 11 Cank Street (first, second and third floors) and 9-15 Cank Street (ground floor)**

#### **Planning Application [20240299](#)**

The panel noted that the street has a special character that is not typically reflected elsewhere in the city and that the potential new Council led link scheme into the street would increase focus on it. Although they welcomed investment in the buildings and considered the current appearance had some deficiencies, the design of the proposed new building was not high quality and one that adequately responded to its context. A primary concern raised was the loss of the tighter urban grain and historic building plots currently presented on site with and the introduction of a more monolithic block. The panel were positive about the proposed timber shopfronts at ground floor level but critical of the proposed use of UPVC windows and the 'voids' presented by the design of the metal windows on part of the building group. There were a range of views expressed about whether the existing upper storey features were worthy of retention and about the acceptability of a new mansard roof. The latter aspect was considered harmful in terms of emphasising the monolithic appearance detailed above, but was requested to be properly tested with a verified view.

## OBJECTIONS

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

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**Gwendolen Road, Leicester General Hospital**

**1 Sanvey Gate**

**Planning Application 20232381**

**Change of use from industrial and warehouse units, construction of mezzanine floor, new windows, doors and changes to elevational treatment, to create a place of worship (Class F.1) with ancillary residential accommodation for ministers (4 bedrooms)**

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**347 Catherine Street**

**Planning Application 20232268**

**Construction of single storey extension at front, side and rear; two storey extension at side and rear of restaurant (Class E); ramp at front; alterations**

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**119 Loughborough Road**

**Planning Application 20240291**

**Installation of galvanized steel fencing/gates & twin wire mesh fencing to curtilage of Darul Uloom School (Class F1); & external alterations to the rear block including new blockwork, windows and air conditioning units**

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**41 King Street, Pilot House**

**Planning Application 20240393**

**Variation of condition 18 (approved plans condition) attached to planning permission 20222176 (Change of use of mixed use Pilot House site (Sui Generis), including refurbishment of most buildings for office use (with ancillary cafe) (Class E); use of existing parking area to the south of the site (Duke St Depot) for servicing and vehicle parking; removal of small Duke St loading bay and construction of an atrium space; new pedestrian accesses to King Street and Duke Street; associated landscaping; alterations) to provide substation access from Duke Street Elevation; alterations**

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**Corporation Road, Abbey Pumping Station Museum**

**Planning Application 20240095**

**Construction of detached building with accessible bathroom and changing facilities (Class F2)**

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**115 Evington Valley Road, Dunlop Business Centre**

**Planning Application 20240227**

**Change of use of part of industrial building (Class B2) to retail shop (Class E)**

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**9-15 Princess Road West, Bosworth House**

**Planning Application 20240464**

**Change of Use from class E use to C3 use to create 58 no. residential dwellings.**

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**51 Evington Road**

**Planning Application 20240276**

**Construction of two storey extension at rear to provide 2 flats (2 x 1 Bed) (Class C3)**

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**Painter Street, Leicester College Abbey Park Campus**

**Planning Application 20240180**

**Installation of 2.0m high boundary fence with vehicle and pedestrian access gates; along Memory Lane, Painter Street, and Belgrave Gate**

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**87 High Street**

**Planning Application 20240269**

**Installation of awning on shop front elevation; alterations at shopfront (Class E)**  
**58-62 Humberstone Gate**

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**Planning Application 20240082**

**Demolition to part of rear (Lee Street elevation); installation of new shopfronts to Humberstone Gate elevation and Lee Street elevation; installation of two flues; landscaping to rear of shop (Class E)**

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**45 Chatham Street, Flat 6**

**Planning Application 20240412**

**Construction of two pitched dormers at side to Flat 6 (Class C3)**

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**266 London Road, University of Leicester, Brookfield Campus**

**Planning Application 20240655**

**Installation of one internally illuminated freestanding digital sign and four non-illuminated freestanding signs**

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**32 Ratcliffe Road**

**Listed Building Consent Application 20240540**

**External alterations to Grade II listed building**

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**Rutland Street, Athena**

**Listed Building Consent 20240064**

**Installation of solar panels to the flat roof areas Grade II Listed building (Class F1)**

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**270 East Park Road**

**Planning Application 20240411**

**Change of use from dwellinghouse (5 bed) (Class C3) to four self contained flats (4 x 1 bed) (Class C3); construction of single storey extension at rear; dormers at rear; alterations**

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**5 School Lane**

**Planning Application 20240727**

**Retrospective application for installation of external wall insulation to sides and rear; Installation of brick slips to side and rear of house (Class C3)**

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**8 Ratcliffe Road**

**Planning Application 20240687**

**Retrospective application for change of use from detached outbuilding to annexe; construction of dormer extension to side (Class C3)**

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**20 Ashleigh Road**

**Planning Application 20240196**

**Replacement of all windows and doors in block of flats from timber and pvc to pvc (Class C3)**

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**82-84 Humberstone Gate & 2-2A Wharf Street South**

**Planning Application 20240647**

**Change of use of first and second floors from former hotel accommodation to five flats (4 x 1 bed & 1 x 2 bed) (Class C3); provision of communal garden, cycle store and bin store at rear**

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**43 Shirley Road**

**Planning Application 20240207**

**Construction of two storey extension at side, single storey and first floor extension at side and rear of house; alterations (Class C3)**

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**28 Mill Hill Lane**

**Planning Application 20240280**

**Construction of single storey extension at rear and installation of roof lights at front and rear of house (Class C3)**

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**25 Gotham Street**

**Planning Application 20240067**

**Construction of dormer extension at rear; installation of two skylights at front; conversion of basement to store room and Installation of window at front and rear of basement; alterations to house (Class C3) (Amended plans received 08/04/2024)**

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**38 Ratcliffe Road, Ava House**

**Listed Building Consent 20240233**

**External alterations to Grade II listed building (Class C3)**

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**46 Main Street**

**Planning Application 20240442**

**Retrospective installation of external wall insulation to house (Class C3)**

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**10 Silver Walk**

**Planning Application 20240524**

**Installation of extraction flue at rear of shop (Class E)**

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**2-4 Haymarket**

**Planning Application 20240638**

**Installation of one freestanding digital sign to inside of bank (Class E)**

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**6-8 St Martins & 17 New Street**

**Listed Building Consent 20240875**

**Internal alterations to Grade II Listed Building**

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**6-8 St Martins & 17 New Street**

**Planning Application 20240857**

**Change of use from centre for religious community (sui generis) to a mixed use of supported living accommodation for the homeless, facilities for volunteer and community activities, and offices for charity for the homeless (sui generis)**

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**337 Narborough Road**

**Planning Application 20240518**

**Retrospective application for construction of single storey extension to front of house (Class C3)**

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**Lee Circle, Fleet House**

**Planning Application 20240264**

**Variation of conditions 27 (quantum and mix of residential units) & 28 (approved plans) attached to planning permission 20200942 (Part demolition, conversion and extension of Fleet House & construction of five 5 - 6.5 storey buildings comprising residential flats; ancillary works) to allow alterations to building footprints, ridge heights, internal layouts, building materials, fenestration, landscaping, courtyard layout and land levels; & to agree details required by conditions 14 (sample panel), 16 (footway surfacing), 17 (footway crossing works), 20 (travel pack) & 21 (management plan)**

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**13 King Street**

**Planning Application 20240429**

**Retrospective application for the change of use from Commercial, Business and Service (Class E) to Bar (Sui Generis)**

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**Ulverscroft Road former railway bridge**

**Planning Application 20240888**

**Infilling of the Ulverscroft Road Bridge**

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**Rutland Street, Athena**

**Planning Application 20240723**

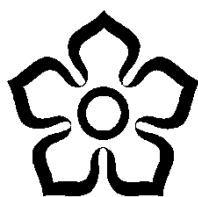
**Installation of solar panels to flat roof of events venue (Sui Generis)**

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**NEXT MEETING – Wednesday 15<sup>th</sup> May 2024**

**Meeting Ended – 18:40**





Leicester  
City Council

## APPENDIX B

17<sup>th</sup> July 2024

### CONSERVATION ADVISORY PANEL

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#### CURRENT DEVELOPMENT PROPOSALS

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##### **A) 53 New Walk, New Walk Museum**

**Planning and Listed Building Applications [20240827](#) & [20240828](#)**

**Partial demolition of existing roof; replacement with new roof; new roof lights; heating plant and ventilation at roof level at Museum (Class F1); replacement of part of fenestration to front; alterations. / Internal and external alterations to Grade II listed building**

The Museum is Grade II Listed and located in the New Walk Conservation Area. The adjacent promenade is a Grade II Registered Park and Garden. There are various Grade II Listed Buildings adjacent (58-64 New Walk; 72-78 New Walk; 2 West Street; 59 and 61 Princess Road West.)

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##### **B) 80 Wharf Street South**

**Planning Application [20240308](#)**

**Part demolition; Conversion of 80 Wharf Street South & construction of 6 storey building to form flatted residential development (Class C3); associated access and landscaping**

The site contains a Local Heritage Asset and is adjacent to Fleet House and 4-18 Wharf Street South, both of which are also Local Heritage Assets. The St Georges Conservation Area is located to the south.

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##### **C) 4 Knighton Park Road, The Scotlands**

**Planning Application [20240777](#)**

**Demolition of existing garage; construction of two self-contained flats (2 x 1 bed) (Class C3); associated landscaping**

The site is located within the Stoneygate Conservation Area and close to 223 London Road, which is a Grade II Listed Building.

**D) St Anne's Parish Church**  
**Planning Application [20240928](#)**

**Construction of narthex to west elevation; landscaping works (Class F2)**

The Church is a Grade II Listed Building.

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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 15<sup>th</sup> July 2024. Please contact Andrea Brislane (4546291) or Sam Peppin-Vaughan (4546204).**

**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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**82-82a London Road**

**Listed Building Consent Application 20240527**

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

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**1 King Street, Phoenix House**

**Planning Application 20240675**

**Change of use of second floor from office (Class E) to educational/training use (Class F1)**

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**18-20 York Road**

**Planning Application 20240384**

**Demolition of existing two storey office building (Class E); construction of five storey building to provide 20 student accommodation flats (sui generis)**

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**9-15 Princess Road West, Bosworth House**

**Planning Application 20240542**

**Installation of double glazed windows with dark grey uPVC frame, installation of additional windows at fourth floor level; construction of external cycle store (Class E)**

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**Halifax Drive, St Lukes Church**

**Planning Application 20240660**

**Installation of 9 telecommunications antennas and ancillary equipment to tower and rooftop**

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**15 Belgrave Road, Leicestershire Brahma Samaj**

**Planning Application 20240731**

**Construction of single storey side extension; & alterations to side boundary wall (Class F1)**

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**8 Bowling Green Street**

**Planning Application / Listed Building Consent 20240599 & 20240600**

**Change of use from a Bar (Sui Generis) to Theatre Arts and Cultural Institution (Class E); alterations / Internal and external alterations to Grade II listed building  
133 Loughborough Road**

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**Planning Application 20240938**

**Change of use of first floor from offices (Class E) to residential flats (5x 1bed); construction of first floor extension at side and rear, single storey extension at rear and alterations (Class C3)**

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**7 High Street**

**Listed Building Consent Application 20240755**

**External alterations to Grade II listed building**

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**28 Mill Hill Lane**

**Planning Application 20240280**

**Construction of single storey extension at rear and installation of roof lights at front and rear of house (Class C3)**

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**145 Loughborough Road**

**Planning Application 20240793**

**Change of use from shop (Class E) to Launderette (Sui Generis);  
installation of ventilation flue at rear**

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**89-91 High Street**

**Planning Application 20240632**

**Alterations to shopfront of restaurant and bar**

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**23 Merton Avenue**

**Planning Application 20240612**

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

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**33/ 35 St Nicholas Place**

**Planning Application 20240346**

**Retrospective application for the change of use from nightclub (sui generis) to Offices (Class E)**

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**101-105 High Street, The High Cross**

**Planning Application / Listed Building Consent 20241089 / 20241090**

**Change of use from vacant shop at 101 High Street (Class E) to become part of public house (Sui Generis); alterations to front & flat roof extension to rear of existing public house (Sui Generis) / Internal and external alterations to grade II listed building**

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