

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 11 SEPTEMBER 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
C. Sanliturk	-	Loughborough University
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; 0116 454 6204; 0116 454 6291)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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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

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 17th July 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

17th July 2024

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), M. Taylor (IHBC), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), C. Hossack (LIHS), P. Ellis (VS), M. Davies (RICS), D. Fountain (DMU), S. Bird (DAC), N. Finn (LAHS).

Apologies

D. Martin (LRGT), M. Richardson (RTPI), S. Sharma (DMU), I. Johnson.

Presenting Officers

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

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

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 Panel supported and welcomed the principle of the development and the majority of the works to re-order the museum commenting on its long history of interventions

and alterations. The majority of the works were supported including the internal circulation spaces, new lift and provision of the flexible café space with the lowered and remodelled windows and new doors. The Panel supported the principle of the works to the roof including the encasing of the existing lanterns in a metal cladding to allow for the opening up of the galleries below. There was a discussion about how prominent the lanterns were, but a general agreement that the detailing would need to be important to avoid them having a boxy and industrial appearance.

The Panel re-iterated their preference for the multi-pane top windows facing New Walk to be retained as they have aesthetic and historic value and help tie the 1890s extension to the arts wing. They did not feel the justification of providing signage space justified the harm caused.

SEEK AMENDMENTS

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 Panel welcomed the investment and repurposing of a locally listed building, and were pleased to see the proposed reinstatement of two lost window bays at ground floor level. They felt however that other aspects could be improved further, with some opportunities missed to execute more elegant detailing. In particular they were disappointed by the proposed infill treatment to the carriage way, feeling the various vertical and horizontal elements were “clumsy” and did not go far enough to treat it as a distinctive feature. Other members commented on the parapet, believing it once held a central feature which has been lost.

Members expressed concerns about the new residential development proposed on the rest of the site, noting the locally listed building would be completely encased by tall buildings. They felt the approach to the streetscene was monolithic and formulaic, treating the development as a single block, instead of responding to the two distinctive streets they face onto. They wished to see cues taken from the existing/surrounding building such as picking up and continuing datum levels in the locally listed building. They also felt that the corner could be better emphasised and celebrated, while prominent areas of blank walls were a missed opportunity.

Overall, the panel felt that the application would diminish the sense of place and objected to the application on design grounds.

OBJECTIONS

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 Panel discussed the merits of the scheme considering that some form of building in the chosen location would be acceptable subject to a satisfactory design. The panel noted their objection to the previous scheme and felt the same points were relevant.

The Panel raised concerns that the submitted design is quite busy with decorative elements applied to all elevations. Concerns were raised that these details would rely on fine execution and any misapplication or build errors could undermine the character of the building and conservation area. The Panel felt that insufficient detail had been provided to give confidence that the design could be carried out effectively and, as such, asked that further information be provided to demonstrate this.

SEEK AMENDMENTS

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

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

The panel were supportive of the need for the extension and were broadly happy with the scale and form of the design. There was some discussion about the inclusion of 'gothic' windows in the extension with some members feeling it tied the elements together and others feeling they were out of place on the contemporary extension. The Panel objected to the lantern feeling it looked out of place with the rest of the extension and the main church forming an incongruous feature. A smaller and less showy lantern would be more likely to be supported.

SEEK AMENDMENTS

The panel made no comments on the following:

82-82a London Road

Listed Building Consent Application 20240527

Internal and external alterations to Grade II listed building

1 King Street, Phoenix House

Planning Application 20240675

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

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)

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)

Halifax Drive, St Lukes Church

Planning Application 20240660

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

15 Belgrave Road, Leicestershire Brahma Samaj

Planning Application 20240731

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

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

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)

7 High Street

Listed Building Consent Application 20240755

External alterations to Grade II listed building

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)

145 Loughborough Road

Planning Application 20240793

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

89-91 High Street

Planning Application 20240632

Alterations to shopfront of restaurant and bar

23 Merton Avenue

Planning Application 20240612

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

33/ 35 St Nicholas Place

Planning Application 20240346

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

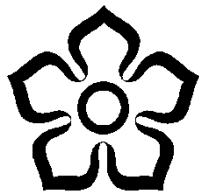
101-105 High Street, The High Cross

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

NEXT MEETING – Wednesday 14th August 2024

Meeting Ended – 19:30



Leicester
City Council

APPENDIX B

11th September 2024

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

**A) New Walk Place, Welford Road, New Walk
Planning Applications [20240947](#)**

Installation of a piece of public art to public square

The site is adjacent to the New Walk Conservation Area and New Walk Historic Park & Park (Grade II).

**B) 150 St Nicholas Circle, 1-7 and 13 Bath Lane
Planning Application [20221210](#)**

Demolition of existing buildings, Construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats)(Sui Generis) with associated communal, amenity and ancillary space. (Amended plans)

The site is Adjacent to 10 & 12 Talbot Lane and Jewry Wall Museum (Grade II listed) and is within the Setting of Jewry Wall Scheduled Monument, St Nicholas Church (Grade I), West Bridge (Grade II) and the Castle Conservation Area.

**C) 3A Sandown Road
Planning Application [20241161](#)**

Demolition of part of single storey extension; construction of single storey extension at side; wall insulation; rooflights; gate and wall to front; alterations to house (Class C3)

The site is located within the Stoneygate 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 9th September 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>

98-100 Melton Road, Leicester Colosseum

Planning Application 20241026

Construction of single storey extension at front and side; shopfront alterations; installation of shutters and translucent roofing sheets at front of shop (Class E)1 King Street, Phoenix House

37 Sanvey Lane, Leicester, LE2 8NG

Planning Application 20240444

Demolition of an outbuilding at rear; replacement of front porch roof; construction of first floor extension at side; single storey extension at rear; outbuidling at rear of house (Class C3)

58-62 Humberstone Gate

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)

Hinckley Road, St Peters Church

Planning Application 20240688

Construction of single storey extension to link church and priest accommodation; alterations (Class C3)

70 Clarendon Park Road, Shree Geeta Bhavan Temple And Hindu Community Centre

Planning Application 20240834

Construction of single storey extension to provide covered disabled persons access and shower room to the side of place of worship/community centre (Class F1)

139-141 Loughborough Road, Shree Swaminarayan Temple

Planning Application 20241147

Single storey extension to side for covered disabled access to first floor of place of worship (Class F1)

6 Fosse Road South, Gordon House

Planning Application 20241008

Demolition of existing garage; construction of two storey detached building to form garage and one first floor flat (Class C3)(1 X 1 bed) at rear of house in multiple occupation (Sui Generis)

London Road, Leicester Railway Station, Midland Main Line

Planning Application and Listed Building Consent 20240594 & 20240595

Redevelopment of Leicester Railway Station to include new entrance to ticket hall; pedestrian ramp; erection of a canopy, pedestrianisation and regrading of Station Street to create public realm; relocation of Grade II listed gate piers; relocation of Thomas Cook statue; replacement cycle storage; soft and hard landscaping, lighting and CCTV; relocation of taxi rank, pick up/drop off point, reduced mobility parking bays; refurbishment works to porte cochere; provision of heating and cooling units; services and boundary treatment and other associated works. Internal and external alterations to Grade II listed building and relocation of Grade II listed gate piers.

26-30 Millstone Lane, Millstone House

Planning Application 20240886

Retrospective change of use from 11 residential units (Class C3) to 2.no 8 bed student flats and 2.no 10 bed student flats (Sui Generis), external alterations comprising replacement of 2 no. doors with windows, proposed cycle parking provision & creation of amenity area to the rear.

2 Peacock Lane, St Martins Lodge

Listed Building Consent Application 20241047

Internal alterations to Grade II listed building.

11-13 Wellington Street

Listed Building Consent Application 20241071

External alterations to grade II listed building.

24 - 36 King Street, car park

Planning Application 20241167

Change of use from private car park (sui generis) to public car park (sui generis); construction of boundary wall; hard standing

53 Church Road

Planning Application 20240897

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

61 London Road

Planning Application 20240936

Installation of retractable awning & glass balustrade to first floor; alterations to front and side (north) elevations including new shopfront; & installation of ventilation system including units to rooftop (Class E)

2 Burlington Road

Planning Application 20240918

Demolition of existing single storey structures at the sides of the dwelling. Construcion of single storey extensions to the side elevations and dormer window to the rear of the roof.

11-19 Earl Howe Street

Planning Application 20241199

External wall insulation to side and rear elevations; alterations (Class C3)

8 Bowling Green Street

Planning Application and 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.

122A Charles Street, Templar House

Planning Application 20232246

Installation of external re-cladding and remedial facade works to flats (Class C3)

185 Ratcliffe Road, Dover Court

Planning Application 20240559

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

Gwendolen Road, Leicester General Hospital, Diabetes Care Unit

Planning Application 20232246

Construction of 3 storey extension to hospital building (Class C2); minor demolition and refurbishment works; landscaping; drainage and diversion of existing below ground services

369 London Road

Planning Application 20240821

Construction of two storey extension at side; hardstanding to front of house (Class C3)

1 Middleton Street, Old Aylestone Social Club

Planning Application 20241218

Construction of single storey extension at rear of social club (Sui Generis)

28 Oxford Street, Student Roost-Newarke Street

Planning Application 20241235

Installation of freestanding canopies to yard; alterations to landscaping

31 Lower Brown Street, The Hosiery Factory

Planning Application 20241365

Construction of single storey building to form sales and marketing office building (Class E); reprovision of cycle parking at rear of building (Class C3)

20 Ashleigh Road

Planning Application 20241196

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

19 Ashleigh Road

Planning Application 20241197

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

160 Hinckley Road, Wyggestons Hospital

Planning Application 20241217

Installation of 1.8m high fence and gate to the south of Wyggeston Hospital

49,51,55,57, and 59 Sanvey Lane

Planning Application 20241183

Replacement of timber window and doors with upvc windows and doors to dwellinghouses (Class C3)
