



Leicester  
City Council

**Minutes of the Meeting of the**  
**CONSERVATION ADVISORY PANEL HELD ON Wednesday, 5 December 2018**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair)

M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), N. Feldmann (LRSA), P. Ellis (VS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), S. Bird (DAC), C. Sawday, C. Cross (SR), R. Sayed (SR)

**Presenting Officers**

J. Webber (LCC)

P. Burbicka (LCC)

**85. APOLOGIES FOR ABSENCE**

P. Draper (RICS), N. Stacey (LSoA), C. Laughton

**86. DECLARATIONS OF INTEREST**

None.

**87. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**88. CURRENT DEVELOPMENT PROPOSALS**

**A) SITE BOUND BY ALL SAINTS ROAD/BATH LANE, JARVIS STREET AND RUDING STREET**

Planning Application [20182431](#)

**REDEVELOPMENT OF SITE FOR STUDENT ACCOMMODATION (464 BEDROOMS) AND 184 RESIDENTIAL APARTMENTS (30 x STUDIOS, 89 X 1 BED, 65 X 2 BED), TOGETHER WITH 172 SQ. M OF FLEXIBLE COMMERCIAL SPACE (CLASSES A1, A2, A3, A4, A5, B1, D1 AND D2), GROUND LEVEL CAR PARKING, ASSOCIATED ANCILLARY WORKS AND LANDSCAPING.**

Initial comments from the Panel focused on the colour scheme for the proposed new build, which was considered to be in stark contrast with the

predominantly red brick structures within the area, and the increased scale of the development in contrast to the development previously proposed. The Panel were very concerned with the relationship of the proposed complex to the neighbouring locally and nationally designated properties, in particular the locally listed Generator House.

It was concluded that the development as proposed would overpower the locally listed structure, and the plans should be amended to create a less drastic juxtaposition. The Panel were also concerned that the elevational treatment of the proposed student blocks was poor and would harm the setting of the nationally listed buildings in the Friars Mill complex. They suggested various alterations, including more variety for the student block elevations, with the addition of balconies that would reduce the monolithic character of the new build. They further suggested a reduced height and increased gap between the other part of the development and the Generator House. They further argued that the views provided of the proposed development were misleading and requested additional verified views, in special regards to the view from Jarvis Street, considered as essential to reach a firm decision on the proposal.

## **OBJECTIONS**

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### **B) 11-15 AND 19-35 CONDUIT STREET**

#### **Planning Application [20182266](#)**

SEVEN STOREY BUILDING FOR 186 STUDENT FLATS (SUI GENERIS) WITH 254 BED SPACES (153 X STUDIO, 6 X 2BED, 19 X 3BED, 8 X 4BED); ANCILLARY FACILITIES ON GROUND FLOOR; COMMUNAL GARDEN AT REAR

The panel focused on the location of the proposal, at the edge of the South Highfields Conservation Area. Although the increased height in relation to the nearby properties was acknowledged, it was also appreciated that a similar height has been approved for new build to the south-west of the site. The Panel did not express concerns with the development in relation to the setting of nearby listed buildings.

Concerns were raised about the awkward juxtaposition between the proposed seven storey height and the two-three storey scale of existing development adjacent on Andover Street. It was concluded that the development should be dropped down by two storeys to ensure it was not harmful to the setting of the Conservation Area. The argument was advanced that the wider block was a transition between larger development to the west and lower development to the east, with an intermediate scale of around five storeys being more in keeping with the character of the area. The Panel also requested an increased quantity of fenestration as an amendment that would improve the relationship of the south elevation to the wider streetscape.

Finally, verified views, with special regards to the proposed structure's relationship with the existing buildings along Andover Street, were requested as an essential amendment to enable the panel to reach a definite conclusion

on the application.

## **SEEK AMENDMENTS**

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### **C) AYLESTONE ROAD, FORMER GRANBY HALLS SITE**

Planning Application [20182477](#)

### **NEW HOTEL (CLASS C1) WITH THREE COMMERCIAL UNITS (CLASS A1 OR A3); PUBLIC OPEN SPACE**

The comments focused predominantly on the poor quality of the plans provided as part of the application and the prominence of the site within the streetscape of the area. It was unanimously concluded that insufficient information about the proposed materials and design were submitted to reach a firm and informed conclusion on the potential impact of the new built on the heritage assets in close proximity to the site. Notwithstanding the point raised above, the Panel further raised concerns with the quality of the architectural response to the location, in terms of detailing and appearance.

## **INSUFFICIENT INFORMATION - SEEK AMANDEMENTS**

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### **D) 4 KNIGHTON PARK ROAD**

Planning Application [20182457](#)

### **CONVERSION OF EXISTING GARAGE/OUTBUILDING AND CONSTRUCTION FO PART SINGLE PART TWO STOREY FRONT AND SIDE EXTENSIONS TO FORM NEW DWELLING (1 X 2 BED) (CLASS C3)**

The Panel did not consider the application contained adequate material to allow an informed assessment of the scheme. They drew attention to the lack of a proposed site plan and the poor quality of wider visualisations. The lack of exact dimensions and nature of the material palette were considered a hindrance to assessment of the scheme in terms of its impact on the Conservation Area.

Notwithstanding the point raised above, concerns about the limited survival of the existing outbuilding as a legible structure were voiced. Equally, the materials, dimensions and massing of the indicative redevelopment were considered as incompatible with the adjacent boundary wall and the host property.

## **INSUFFICIENT INFORMATION - OBJECTION**

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**The following applications are reported for Members' information but no additional comments were made.**

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### **E) 69 STONEYGATE ROAD**

Planning Application [20182268](#)

**ALTERATIONS TO FRONT ELEVATION AND CHANGES TO ENTRANCE STEPS, WALLS AND GARAGE CANOPY (CLASS C3)**

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**F) 63A MELTON ROAD, CANTABURY HOUSE  
Planning Application 20182349  
INSTALLATION OF REPLACEMENT WINDOWS TO RESIDENTIAL FLATS (CLASS C3)**

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**G) CASTLE VIEW, LEICESTER CASTLE BUSINESS SCHOOL  
Planning Application 20182399  
INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**H) 58A LONDON ROAD  
Planning Application 20182341  
RETROSPECTIVE APPLICATION FOR INSTALLATION OF ONE INTERNALLY ILLUMINATED FACIA SIGN; ONE INTERNALLY ILLUMINATED PROJECTING SIGN; ONE NON-ILLUMINATED FABRIC BANNER TO BEAUTY SALON (SUI GENERIS)**

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**I) 95 PRINCESS ROAD EAST  
Planning Application 20182270  
CHANGE OF USE FROM OFFICE (CLASS B1(a)) TO RESIDENTIAL DWELLING (1 x 3 BED); BOUNDARY WALL TO FRONT (CLASS C3)**

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**J) 116 REGENT ROAD  
Planning Application 20182347  
CONSTRUCTION OF FIRST FLOOR EXTENSION AT REAR OF OFFICE (CLASS B1(a)); ALTERATIONS**

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**K) 3A SANDOWN ROAD, THE COACH HOUSE  
Planning Application 20182426  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF COACH HOUSE TO HOUSE (1 X 3 BED) (CLASS C3)**

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**L) 375 LONDON ROAD  
Planning Application 20182400  
CONSTRUCTION OF TWO AND SINGLE STOREY EXTENSIONS AT SIDE AND REAR OF HOUSE (CLASS C3); ALTERATIONS**

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**M) 203 MERE ROAD  
Planning Application 20182423  
CHANGE OF USE FROM HOUSE TO FLATS (3 x 1 BED); DEMOLITION OF**

**SINGLE STOREY REAR EXTENSION; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; FRONT AND REAR DORMER EXTENSIONS; ALTERATIONS (CLASS C3)**

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**N) 27A-29 FRIAR LANE**

**Planning Application 20182449**

**CHANGE OF USE FROM OFFICES (CLASS B1) TO ONE STUDIO FLAT (1 x 2 BED) (CLASS C3) AND HOUSE IN MULTIPLE OCCUPATION (5 PERSONS) (CLASS C4); ALTERATIONS**

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**O) 16 MORLAND AVENUE**

**Planning Application 20182340**

**DEMOLITION OF REAR BRICK SHED AND REAR BAY WINDOW; SIDE DORMER; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF OF HOUSE TO CREATE A FLAT ROOF WITH ROOF LIGHTS; ALTERATIONS TO HOUSE (CLASS C3)**

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**P) WALNUT STREET BRIDGE**

**Planning Application 20182504**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BRIDGE**

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**Q) 58 FOSSE ROAD CENTRAL**

**Planning Application 20182307**

**CHANGE OF USE FROM SIX SELF-CONTAINED FLATS (5 x 1 BED, 1 X 2 BED) TO EIGHT SELF-CONTAINED FLATS (8 X 1 BED) (CLASS C3); INSTALLATION OF ROOF LIGHT TO FRONT; CONSTRUCTION OF SINGLE STOREY EXTENSION AND BALCONY TO REAR; INSTALLATION OF THREE REPLACEMENT WINDOWS AND HARDSTANDING TO REAR; ALTERATIONS.**

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**R) 40 - 48 BELVOIR STREET**

**Planning Application 20181361**

**CHANGE OF USE OF PART FIRST, SECOND AND THIRD FLOORS FROM WAREHOUSE (CLASS B8) TO 13 FLATS (2XSTUDIO), (7X1 BED), (4X2 BED) (CLASS C3); INTERNAL DEMOLITION AND ALTERATIONS.**

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**S) 5 UNIVERSITY ROAD**

**Planning Application 20182405**

**CONSTRUCTION OF UPPER FLOOR OFFICE EXTENSION AT REAR OF PREMISES (CLASS B1/C3); ALTERATIONS**

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**T) CORNER OF EGGINTON STREET AND FAIRFIELD STREET**

**Planning Application 20180094**

**CONSTRUCTION OF THREE HOUSES (3 x 2 BED) (CLASS C3)**

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**U) 43 BELVOIR STREET**

**Planning Application 20181826**

**NEW ROLLER SHUTTER; REMOVAL OF EXISTING ROOF AND  
CONSTRUCTION OF FIRST FLOOR TERRACE WITH BALUSTRADE;  
REMOVAL OF SECOND FLOOR**

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**NEXT MEETING – 16<sup>th</sup> January, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 18:20**

