



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 January 2019**

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), P. Draper (RICS), C. Laughton

Presenting Officers

J. Webber (LCC)

P. Burbicka (LCC)

89. APOLOGIES FOR ABSENCE

Cllr M Unsworth

90. DECLARATIONS OF INTEREST

None.

91. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

92. CURRENT DEVELOPMENT PROPOSALS

**A) School at junction of Narborough Road and Upperton Road
Pre-Application
Presentation by the Applicant**

A discussion followed.

**B) B) ST MARTINS, ST MARTINS CATHEDRAL CHURCH
Planning Application [20182729](#)**

DEMOLITION OF SINGLE STOREY EXTENSION; CONSTRUCTION OF

TWO STOREY ABOVE GROUND AND TWO STOREY BELOW GROUND BUILDING FOR A LEARNING CENTRE, STORE AND VOLUNTEERS AREA (CLASS D1); SOLAR PANELS TO ROOF; ALTERATIONS

The majority of the panel considered that the revised scheme was an improvement in relation to a series of previous design iterations for the site. The design was considered to be clearly read as modern and in visual contrast to the main building, with the majority of the panel supporting the general approach. They Panel supported the use of the light weight link to the Cathedral and made no comments on the wider landscaping elements.

However, the Panel expressed concern with the disconnection of the distinct elements of what they considered to be a relatively compact extension. These were considered to not be as cohesive as they could have been. A more ambitious design for the service wing was suggested, as this was considered to be a missed opportunity that lacked the ambition of the detailing on the principle section. Some members commented on the roof element of the principle new structure, considering it to be too crude. A range of views were made on the materials, with some concern expressed about the metal fins and backdrop of stone/fenestration. More detail on this was requested to give confidence in the approach.

The Panel also commented on the variability of the visuals provided, and requested that they should be more unified, presenting more consistent detailing.

SEEK AMENDMENTS

C) 36 MARKET STREET, FORMER FENWICK BUILDING Planning Application [20182478](#) and [20182479](#)

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING /
CHANGE OF USE OF CLASS A1 RETAIL SHOP TO: (BASEMENT) CLASSES A1 RETAIL, A2 FINANCIAL & PROFESSIONAL SERVICES, A3 RESTAURANT/CAFE, B1 OFFICE, C1 SERVICED APARTMENTS INCLUDING ANCILLARY GYM; (GROUND FLOOR) CLASSES A1, A2, A3, B1, C1 INCLUDING ANCILLARY RECEPTION/BAR; (FIRST, SECOND, THIRD FLOORS CLASS C1. FOURTH AND FIFTH FLOOR EXTENSIONS TO PROVIDE ROOF TOP BAR AND C1. ALTERATIONS**

The comments focused on the external alterations to the structure under consideration. Although the added massing to the top of the building was acknowledged, it was concluded that the change will not have a significant impact on the designated part of the property, nor on the views onto the building. In all, the members agreed that the revised scheme is not different enough from the development as approved to warrant any objections.

NO OBJECTIONS

D) SANDACRE STREET, CAR PARK

Planning Application [20171254](#)

CONSTRUCTION OF 298 RESIDENTIAL UNITS. BLOCK ONE: FIVE, SIX, NINE AND TWELVE STOREY'S (78 X 1 BED, 91 X 2 BED); BLOCK TWO: FIVE, SIX, ELEVEN AND THIRTEEN STOREY'S (79 X 1 BED, 50 X 2 BED) (CLASS C3). CAR PARKING, LANDSCAPING. DEMOLITION

The alterations associated with this revised scheme were considered as broadly acceptable, supported in relation to the previous iterations of the development on site. The reduction in height and overall massing were unanimously appreciated. In all, the development was considered as acceptable, with potential to significantly enhance the streetscape of the area, as well as views from and onto the Church Gate Conservation Area.

NO OBJECTIONS

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

E) 7 ST PETERS ROAD

Planning Application [20182481](#)

INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN; PILASTERS TO MATCH FASCIA SIGN

F) 31 KNIGHTON DRIVE, KNIGHTON MANOR RESIDENTIAL HOME

Planning Application [20182507](#)

INSTALLATION OF TIMBER STYLE U-PVC WINDOWS TO THE FRONT, BOTH SIDES AND REAR ELEVATIONS OF ORIGINAL BUILDING (CLASS C2)

G) PORTLAND TOWERS, LAND ADJACENT PORTLAND LODGE

Planning Application [20182547](#)

CONSTRUCTION OF TWO-STOREY DETACHED DWELLING (1X 4BED); DETACHED GARAGE; ASSOCIATED PARKING AND LANDSCAPING (CLASS C3)

H) 27 LANCASTER PLACE

Planning Application [20182412](#)

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS C3)

I) 29 LANCASTER PLACE

Planning Application [20182413](#)

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS C3)

J) GROBY ROAD, GLENFIELD HOSPITAL

Planning Application 20182512

**CONSTRUCTION OF TWO STOREY EXTENSION TO HOSPITAL;
ENCLOSED PLANT ROOM ON ROOF (CLASS D1)**

K) 4 MIDLAND STREET, PHOENIX SQUARE

Planning Application 20182350

CONSTRUCTION OF TWO STOREY EXTENSION TO PHOENIX DIGITAL MEDIA CENTRE (MIXED USE)

L) 23 GALLOWTREE GATE

Planning Application 20182269

INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN; PILASTERS TO MATCH FASCIA SIGN

M) 40 - 48 BELVOIR STREET

Planning Application 20181362

INTERNAL DEMOLITION, AND INTERNAL AND EXTERNAL ALTERATIONS, TO LISTED BUILDING TO FACILITATE THE CONVERSION OF PART FIRST, SECOND AND THIRD FLOORS TO RESIDENTIAL USE

N) 23 CENTRAL AVENUE

Planning Application 20182161

PARTIAL DEMOLITION OF A SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF SINGLE STOREY EXTENSION AND OTHER MINOR ALTERATIONS TO EXISTING DWELLING HOUSE

O) 12-16 DE MONTFORT STREET

Planning Application 20182564

**CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS;
PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION;
TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS).**

P) 160 HINCKLEY ROAD, WYGGESTONS HOSPITAL, WILLIAM HOUSE

Planning Application 20182516

**CONSTRUCTION OF THREE STOREY AND TWO STOREY EXTENSIONS TO SIDE OF SELF CONTAINED FLATS (CLASS C3); INSTALLATION OF WINDOWS AND DOORS TO SIDE AND REPLACEMENT OF WINDOWS;
ALTERATIONS**

Q) 23 GALLOWTREE GATE
Planning Application 20182534
INSTALLATION OF NEW FASCIA DETAILS ON THE SHOP FRONT
PILASTERS (CLASS A1)

R) 30 STOUGHTON ROAD
Planning Application 20182566
CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE
(CLASS C3)

S) 20 STRETTON ROAD
Planning Application 20182612
INSTALLATION OF TWO ROOF LIGHTS TO FRONT AND CONSTRUCTION
OF DORMER EXTENSION TO REAR OF HOUSE (CLASS C3);
ALTERATIONS

T) 10-12 ST MARTINS SQUARE (UNITS 12 & 13)
Planning Application 20182480
CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT (CLASS
A3); CONSTRUCTION OF SINGLE STOREY EXTENSION AND FIRST
FLOOR EXTENSION AT REAR; SHOPFRONT; ALTERATIONS

U) 55 REGENT ROAD
Planning Application 20182256
CONSTRUCTION OF STUDIO FLAT IN ROOF SPACE; DORMERS AT
REAR; ALTERATIONS (CLASS C3)

W) 20 MARKET STREET
Planning Application 20182377
INSTALLATION OF NEW SHOPFRONT

X) ABACUS HOUSE 32 FRIAR LANE
Planning Application 20181748
INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN; ONE
EXTERNALLY ILLUMINATED PROJECTING SIGN AND ONE NON-
ILLUMINATED SIGN TO FRONT ELEVATION OF BUILDING (CLASS B1/D1)
AYLESTONE ROAD, GAS SITE

Y) Planning Application 20182552
CONSTRUCTION OF ONE TWO STOREY BUILDING AND ONE THREE
STOREY BUILDING TO PROVIDE A CONTACT, OFFICE, RESEARCH AND
TRAINING CENTRE (SUI GENERIS) AND ASSOCIATED CAR PARKING

AREA

Z) GROBY ROAD, GLENFIELD HOSPITAL N H S TRUST

Planning Application 20182380

CONSTRUCTION OF TEMPORARY SINGLE STOREY MODULAR EXTENSION TO HOSPITAL WARD AND PROVISION OF ADDITIONAL CAR PARKING (PART RETROSPECTIVE)

Z1) 24-26 MARKET PLACE

Planning Application 20182531

CHANGE OF USE FIRST FLOOR FROM AMUSEMENT ARCADE (SUI GENERIS) TO EITHER BUSINESS, NON-RESIDENTIAL INSTITUTION OR ASSEMBLY AND LEISURE (CLASS B1, D1 OR D2); ALTERATIONS

Z2) 1 DANESHILL ROAD

Planning Application 20182675

CHANGE OF USE FROM DAY NURSERY (CLASS D1) TO 8 STUDIO FLATS (CLASS C3); CONSTRUCTION OF SINGLE STOREY EXTENSION TO FRONT; ALTERATIONS

NEXT MEETING – 13th February, G.02 Meeting Room 2, City Hall

Meeting Ended – 18:50