



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 20 March 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), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), S. Bird (DAC), N. Stacey (LSoA), C. Laughton

S. Penfold (LSoA) – Student Representative

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC)

Amir Hussain (Yeme Architects)

93. APOLOGIES FOR ABSENCE

P. Ellis (VS), P. Draper (RICS), C. Sawday, C. Cross (SR)

94. DECLARATIONS OF INTEREST

None.

95. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

96. CURRENT DEVELOPMENT PROPOSALS

**A) 59 FRIAR LANE
Pre-App Presentation**

**B) East Bond Street
Pre-App Presentation**

C) 4-6 POCKLINGTON'S WALK

Pre-App Presentation

D) 134-140 HIGHCROSS STREET Planning Application [20182111](#)

Initial comments focused on the proposed development's relationship with the schemes recently approved elsewhere within or adjacent to the All Saints Conservation Area. All major conservation concerns focused on the proposed development relationship with the Grade I Listed Church immediately to the east of the site. A more generously set back and modulated façade was advanced as a viable option to improve the relationship between the church and the new development.

In addition, the panel asked to seek amendments in regards to the building's transition from the ground floor upwards, and the overall height immediately opposite the Grade I Listed Church. The views in regards to the top storey, aluminium clad extensions were also framed in terms of excessive visibility as currently stands. More information in regards to the external material palette were requested to appropriately assess the actual impact of the new development on the Grade I Listed Church and the streetscape of the All Saints Conservation Area.

SEEK AMENDMENTS

E) CORNER OF CHURCH GATE & ST PETERS LANE Planning Application [20190163](#)

Initial comments focused on the important position of the plot in regards to the concentration of Grade II properties in close proximity to the site. The height and massing of the property were largely regarded as excessive for its locality, with special reference to the timber warehouse immediately to the north, visibility of which would be significantly affected by the development as proposed.

The mismatched design and material palette of the main elevations along Church Gate and St Peter's Lane were criticized. The former, based on its pastiche style, was regarded as inappropriate for its locality, while the lack of active frontage along St Peter's Lane was considered regrettable.

In all, the scheme was broadly regarded as inappropriate in regards to its surrounding, with high potential to adversely affect the streetscape of the Church Gate Conservation Area and the designated assets adjacent to the site.

OBJECTIONS

F) 96 JARROM STREET Planning Application [20180801](#)

The previously sought amendments relating to the excessive height of the proposed building were referred to. As a result, there were strong concerns over the development as currently proposed, raised in height despite the aforementioned objections. The Panel considered the revised development proposal to be more harmful to the setting of the designated heritage assets.

OBJECTIONS

G) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE

Planning Application [20190433](#)

The comments focused predominantly on the overall scale and comprehensive nature of the development, presented as one continuous building line set at the centre of the available plot. This was assessed in comparison to both the precedent on site and the development present elsewhere within the Stoneygate Conservation Area. It was considered to be out of character with the suburban context and not reflective of the urban grain in the local area.

The detailed design of the proposed building was considered to be poor and lacking in contextual response. The proposed uPVC units were specifically regarded as inappropriate in regards to the designated status of the area. The location of the car park was equally highlighted as inappropriate in regards to the relative prominence of the designated locality, on a corner adjacent to the Grade II* Listed 32 Ratcliffe Road and Grade II Listed 34-38 Ratcliffe Road.

In all, the development was regarded as an overdevelopment of the plot, broadly of inappropriate scale and massing in regards to the character of the Stoneygate Conservation Area. A lower density scheme, broken up within a parkland setting and of a higher quality design was suggested as a more acceptable alternative.

OBJECTIONS

H) 7A STANLEY ROAD

Planning Application [20190270](#) and [20190271](#)

The members of the panel were largely dissatisfied with the amount of information submitted as part of the application, with no specifications in regards to the actual material alterations to the historic fabric on site. The subdivisions of the interior were regarded as grossly inappropriate based on the Grade II status of the property under consideration.

OBJECTIONS

The following applications are reported for Members' information but no

additional comments were made.

162 LONDON ROAD

Planning Application 20181781

CHANGE OF USE FROM DWELLING (1 X 5BED) (CLASS C3) TO 9 STUDIO FLATS (CLASS C3); ALTERATIONS

16 VICTORIA PARK ROAD

Planning Application 20182748

CONSTRUCTION OF DRAINAGE CHANNEL AND SOAKAWAY; RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF HARD SURFACE AND ALTERATION TO THE FRONT OF THE PROPERTY (CLASS C3)

2 HORSEFAIR STREET

Planning Application 20182736

INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE NON-ILLUMINATED HANGING SIGN TO FRONT OF SHOP (CLASS A1)

186 WELFORD ROAD

Planning Application 20182790

DEMOLITION OF BUILDING FOR THE RETAIL, REPAIR & STORAGE OF ANTIQUES (SUI GENERIS); CONSTRUCTION OF THREE FOUR STOREY BLOCKS TO PROVIDE 56 STUDENT STUDIO APARTMENTS (SUI GENERIS); VEHICLE ACCESS, PARKING & LANDSCAPING

INFIRMARY SQUARE, LEICESTER ROYAL INFIRMARY

Planning Application 20182199

THREE-STOREY EXTENSION TO THE KENSINGTON BUILDING (FACING JARROM STREET). INTERNAL ALTERATIONS TO EXISTING BUILDING. (CLASS D1)

WARREN DRIVE, COLBY LODGE

Planning Application 20182781

CONSTRUCTION OF TWO STOREY DETACHED HOUSE (1X 3BED) (CLASS C3); DEMOLITION OF OUTBUILDINGS; CHANGE OF USE FROM DAY NURSERY TO DWELLING (CLASS c3); CONSTRUCTION OF SINGLE STOREY REAR EXTENSION;

24 RUTLAND STREET, ASSURANCE HOUSE
Planning Application 20182788

CHANGE OF USE FROM OFFICES (CLASS B1) AND CONSTRUCTION OF FIRST, SECOND & THIRD FLOOR EXTENSIONS TO CREATE SPACE FOR RETAIL (CLASS A1), FINANCIAL & PROFESSIONAL SERVICES (CLASS A2), RESTAURANT (CLASS A3), PUBLIC HOUSE/BAR (CLASS A4) & OFFICES (CLASS B1) USES ON THE GROUND FLOOR, AND FINANCIAL & PROFESSIONAL SERVICES (CLASS A2) & OFFICE (CLASS B1) USES ON THE UPPER FLOORS, ALTERATIONS

5 SOUTHERNHAY ROAD
Planning Application 20182662

LOFT CONVERSION; CONSTRUCTION OF DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)

5 CARISBROOKE ROAD
Planning Application 20182757

DEMOLITION OF OUTBUILDING; CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE OF HOUSE; ALTERATIONS (CLASS C3)

2 ST JAMES TERRACE
Planning Application 20182756

RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM THREE SELF-CONTAINED FLATS (3 X 2 BEDS) (CLASS C3) TO FIVE SELF-CONTAINED FLATS (4 X 1 BED, 1 X 2 BED) (CLASS C3)

2 LINCOLN STREET
Planning Application 20182668

RETROSPECTIVE APPLICATION FOR REPLACEMENT OF TIMBER WINDOWS TO UPVC (CLASS C3)

236 ST SAVIOURS ROAD
Planning Application 20181500

CONSTRUCTION OF SINGLE STOREY EXTENSION AND DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)

**18 FRIAR LANE
Planning Application 20182696**

**RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO
GRADE II LISTED BUILDING**

**150 KNIGHTON ROAD, COLLEGE COURT
Planning Application 20182725**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDINGS

**120 REGENT ROAD
Planning Application 20182626**

**RETROSPECTIVE APPLICATION FOR ALTERATION TO FRONT OF
STUDENT ACCOMODATION (SUI GENERIS); INSTALLATION OF
EXTERNAL LIGHTING TO FRONT AND SIDES**

**ST MARGARET'S WAY, ST MARGARET'S CHURCH
Planning Application 20182774**

ALTERATIONS TO ROOF OF CHURCH (CLASS D1)

**26 MARKET PLACE
Planning Application 20182529**

**CHANGE OF USE OF GROUND FLOOR FROM AMUSEMENT ARCADE
(SUI GENERIS) TO EITHER RETAIL, FINANCIAL AND PROFESSIONAL
SERVICE, RESTAURANT/CAFE, DRINKING ESTABLISHMENT OR HOT
FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5); INSTALLATION OF
VENTILATION FLUE TO REAR; ALTERATIONS**

**24-26 MARKET PLACE
Planning Application 20182527**

**CHANGE OF USE OF PART OF GROUND FLOOR FROM RETAIL (CLASS
A1) TO EITHER SHOP, RESTAURANT/CAFE, DRINKING
ESTABLISHMENT, HOT FOOD TAKEAWAY, BUSINESS, NON-
RESIDENTIAL INSTITUTION OR ASSEMBLY AND LEISURE (CLASS A1,
A3, A4, A5, B1, D1 OR D2) TO FORM SEPARATE UNIT FRONTING CANK
STREET; INSTALLATION OF VENTILATION FLUE TO REAR;
ALTERATIONS**

24-26 MARKET PLACE

Planning Application 20182528

CHANGE OF USE OF PART OF GROUND FLOOR FROM RETAIL (CLASS A1) TO EITHER RETAIL, FINANCIAL AND PROFESSIONAL SERVICE, RESTAURANT/CAFE, DRINKING ESTABLISHMENT OR HOT FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5); INSTALLATION OF VENTILATION FLUE TO REAR; ALTERATIONS

24-26 MARKET PLACE

Planning Application 20182526

CHANGE OF USE OF PART OF GROUND AND FIRST FLOOR FROM RETAIL (CLASS A1) AND OFFICE (CLASS B1(a)) TO EITHER SHOP, FINANCIAL AND PROFESSIONAL SERVICE, RESTAURANT, CAFE, DRINKING ESTABLISHMENT OR HOT FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5) TO FORM SEPARATE UNIT FRONTING CANK STREET; INSTALLATION OF VENTILATION FLUE TO REAR; ALTERATIONS

160 HINCKLEY ROAD, WYGGESTON HOSPITAL

Planning Application 20182514

CONSTRUCTION OF THREE STOREY EXTENSION TO CREATE ADMINISTRATION HUB AND 8 SELF CONTAINED FLATS (2 X 1 BED AND 6 X 2 BED). CONSTRUCTION OF SIX SINGLE STOREY DWELLINGS (6X 2BED) (CLASS C2)

16 HOTEL STREET, THE CITY ROOMS

Planning Application 20182747

EXTERNAL ALTERATIONS TO GRADE I LISTED BUILDING

7 HIGH STREET

20182710

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS A2)

73A LONDON ROAD

Planning Application 20182656

CHANGE OF USE FROM OFFICES (CLASS A2) TO HOT FOOD TAKEAWAY (CLASS A5); CONSTRUCTION OF CHIMNEY TO SIDE

50-52 LONDON ROAD

Planning Application 20182671

INSTALLATION OF THREE NON-ILLUMINATED FASCIA SIGNS; NINE OTHER SIGNS TO SHOP (CLASS A1)

**GROBY ROAD, GLENFIELD HOSPITAL N H S TRUST
Planning Application 20182430**

CONSTRUCTION OF TWO STOREY BUILDING TO HOSPITAL SITE (CLASS D1)

**188 WELFORD ROAD
Planning Application 20182726**

DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF THREE STOREY BUILDING TO PROVIDE STUDENT ACCOMMODATION (30 X EN-SUITE STUDY BEDROOMS WITH COMMUNAL AREAS) (SUI GENERIS)

**10-12 GRANBY STREET
Planning Application 20182688**

CHANGE OF USE FROM BETTING SHOP (SUI GENERIS) TO TWO HOT FOOD TAKE-AWAY UNITS (CLASS A5); INSTALLATION OF TWO VENTILATION FLUES AT REAR; ALTERATIONS

**23 DOVER STREET, THE ANCHOR CENTRE
Planning Application 20182727**

DEMOLITION OF EXISTING BUILDINGS (FORMER ANCHOR CENTRE) AND CONSTRUCTION OF 5 STOREY EXTENSION (20M TALL) TO SIDE OF THEATRE. TWO STOREY REAR EXTENSION. (SUI GENERIS)

**11 ELMFIELD AVENUE
Planning Application 20182769**

ALTERATIONS TO DETACHED FORMER COACH HOUSE TO FORM 3 X 1 BED ROOM FLATS. ALTERATIONS TO INCLUDE ROOFLIGHTS / WINDOWS AND DOORS AND DORMER WINDOW. TO FORM STAFF ACCOMMODATION TO CARE HOME (CLASS C2). DEMOLITION OF GREEN HOUSE.

**46B MARKET PLACE
Planning Application 20182775**

CHANGE OF USE OF GROUND FLOOR FROM SHOP (CLASS A1) TO HOT FOOD TAKE AWAY (CLASS A5); INSTALLATION OF VENTILATION FLUE AND AIR CONDITIONING UNIT TO REAR; ALTERATION

**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) (SUBJECT TO S106 AGREEMENT)

**2 HORSEFAIR STREET
Planning Application 20190030**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**519 WELFORD ROAD
Planning Application 20190038
INSTALLATION OF WINDOWS TO FRONT AND SIDE OF HOUSE (CLASS C3)**

**COLLEGE COURT, 150 KNIGHTON ROAD
Planning Application 20190073**

INSTALLATION OF EXTERNAL LIGHTING TO TRAINING AND CONFERENCE CENTRE, HOTEL AND FUNCTION SUITE (SUI GENERIS)

**IMPERIAL AVENUE, INFANT SCHOOL
Planning Application 20190051**

INSTALLATION OF 2.4M HIGH REPLACEMENT FENCING TO PERIMETER OF SCHOOL; AND INSTALLATION OF VEHICLE AND PEDESTRIAN ACCESS GATES (CLASS D1)

**37 NEW WALK
Planning Application 20190075**

INSTALLATION OF TELECOMMUNICATIONS MACHINERY AND SIX REPLACEMENT ANTENNAS TO ROOF OF OFFICE (CLASS B1)

37 NEW WALK
Planning Application 20190077

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

16 GRENFELL ROAD
Planning Application 20190037

**CONSTRUCTION OF SECOND FLOOR EXTENSION AT SIDE;
ALTERATIONS TO ROOF; RENDERING OF HOUSE (CLASS C3)**

3 BERRIDGE STREET, PHOENIX HOUSE
Planning Application 20190029

**INSTALLATION OF REPLACEMENT WINDOWS TO FRONT, SIDES AND
REAR OF FLATS (CLASS C3)**

40 REGENT ROAD, CRESCENT HOUSE
Planning Application 20190048

**CONSTRUCTION OF PORCH; CONVERSION OF PARKING SPACE TO
OFFICE SPACE; REPLACEMENT WINDOWS AND DOORS;
INSTALLATION OF AIR CONDITIONING UNIT TO REAR OF BUILDING
(CLASS B1); ALTERATIONS**

6 KNIGHTON ROAD
Planning Application 20190047

**INSTALLATION OF 1.5 METRE HIGH BOUNDARY WALL AND RAILINGS;
GATED ENTRANCES AT FRONT; EXTENSION OF VEHICULAR ACCESS
AT FRONT OF HOUSE (CLASS C3)**

223 LONDON ROAD, BERKELEY BURKE HOUSE
Planning Application 20190054

**CONSTRUCTION OF THREE STOREY OFFICES AT REAR (CLASS B1);
ASSOCIATED LANDSCAPING**

14-20 PRINCESS ROAD WEST, RENAISSANCE HOUSE
Planning Application 20190024

**INSTALLATION OF WINDOWS TO FRONT AND REAR ELEVATIONS OF
BUILDING (CLASS B1)**

**KNIGHTON PARK ROAD, KNIGHTON COURT
Planning Application 20190056**

**INSTALLATION OF ENTRANCE DOORS TO THREE BLOCKS OF FLATS
(CLASS C3)**

**130 NEW WALK
Planning Application 20172310**

**DEMOLITION OF PART OF BUILDING. CHANGE OF USE OF EXISTING
OFFICE BUILDING TO STUDENT FLATS (SUI GENERIS) AND THREE/FIVE
STOREY EXTENSION AND PROPOSED BASEMENT TO PROVIDE 41 (1 X
BED) STUDIO FLATS. ALTERATIONS**

**14 HOTEL STREET, KNIGHT & GARTER
Planning Application 20190041**

**INSTALLATION OF MACHINERY TO REAR OF PUBLIC HOUSE (CLASS
A4)**

**14 HOTEL STREET, KNIGHT & GARTER
Planning Application 20190042**

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**22 SOUTH KNIGHTON ROAD, ULVERSCROFT, LAND
Planning Application 20190086**

**CONSTRUCTION OF TWO SEMI-DETACHED DWELLINGS (2 X 3 BED)
(CLASS C3)**

**59 HIGHCROSS STREET
Planning Application 20190217**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED
BUILDING**

**33A ELMS ROAD
Planning Application 20190012**

**CONSTRUCTION OF FIRST FLOOR EXTENSION TO SIDE OF HOUSE;
ALTERATIONS (CLASS C3)**

THE GATEWAY, DE MONTFORD UNIVERSITY, CLEPHAN BUILDING
Planning Application 20190167

REMOVAL OF EXTERNAL STAIRS AND FLUES; INSTALLATION OF EXTERNAL STAIRCASE, REPLACEMENT WINDOWS AND DOORS, SOIL VENT PIPE, 2.4 METRE HIGH FENCING AND GATES TO SIDE OF UNIVERSITY BUILDING (CLASS D1); ALTERATIONS

20-20A MILLSTONE LANE
Planning Application 20190186

CONSTRUCTION OF 2 METRE HIGH WALL AND GATE AT REAR OF OFFICES (CLASS A2)

89 SOUTHERNHAY ROAD
Planning Application 20190140

CONSTRUCTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE AND TWO STOREY EXTENSION AT SIDE AND REAR; PART DEMOLITION OF GARAGE AT REAR; ALTERATIONS TO WINDOWS OF HOUSE; ALTERATIONS (CLASS C3)

28 SHAFTESBURY AVENUE
Planning Application 20190157

CONSTRUCTION OF SINGLE STOREY EXTENSION AND DORMER EXTENSION AT REAR OF HOUSE; ALTERATIONS (CLASS C3)

45 BIRSTALL STREET, DURHAM OX
Planning Application 20190151

CONSTRUCTION OF SINGLE STOREY EXTENSION AT FRONT, SIDE AND REAR; COVERED SMOKING AREA AT SIDE; TWO STOREY EXTENSION AT SIDE; FIRST FLOOR EXTENSION AT REAR TO CREATE ADDITIONAL FLAT (2 X 2 BED)(CLASS A4); ALTERATIONS

7 UPPER KING STREET
Planning Application 20190189

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**40 GROSVENOR GATE, SOMERVILLE
Planning Application 20190061**

**INSTALLATION OF FIVE NON-ILLUMINATED HOARDING SIGNS TO CARE
HOME (CLASS C2)**

**118-120 REGENT ROAD
Planning Application 20190235**

**RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER
WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)**

**62 LONDON ROAD, BOURJ TOWER
Planning Application 20190303**

**CONSTRUCTION OF CONSERVATORY TO ROOF TERRACE;
INSTALLATION OF BALUSTRADING TO ROOF OF FLATS (CLASS C3)**

NEXT MEETING – 17th April 2019, G.02 Meeting Room 2, City Hall

Meeting Ended – 19:30