



Leicester  
City Council

**Minutes of the Meeting of the**

**CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 September 2019**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair)

M. Richardson (RTPI), S. Eppel (LCS), C. Jordan (LAHS), N. Feldmann (LRSA), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, C. Cross (SR)

**Presenting Officers**

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

**Apologies**

P. Draper (RICS), R. Lawrence (Vice Chair), C. Sawday, P. Ellis (VS), S. Bird (DAC), D. Martin (LRGT), N. Stacey (LSA), Cllr Susan Barton

**109. APOLOGIES FOR ABSENCE**

**110. DECLARATIONS OF INTEREST**

None.

**111. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**112. CURRENT DEVELOPMENT PROPOSALS**

**A) 24 RUTLAND STREET, ASSURANCE HOUSE  
Planning Application [20191256](#)**

**CHANGE OF USE FOR PART OF FIRST AND SECOND FLOOR FROM OFFICE (CLASS B1) TO RESIDENTIAL (CLASS C3); PARTIAL DEMOLITION OF BUILDING; CONSTRUCTION OF 1 X TWO BED FLAT; CONSTRUCTION OF TWO STOREY ELEMENT FOR 1 X THREE BED FLAT**

The discussion started with positive comments regarding the retention of the two-storey extension to Yeoman Street and the increased glazing on the corner element. However, the proposed upper extension was criticised as appearing incoherent when read with the retained structure. Their uncomfortable relationship was considered to result from the varying materiality, style and

massing of the development, resulting in potential visual harm to historic buildings on the plot and the streetscene of the locality. It was noted that the existing first floor element would appear visually compressed by the top-heavy addition, with reference to the vertical emphasis on the new windows. The Panel expressed doubts regarding the latch cladding (e.g. its extent and resilience).

In all, although the principle of retaining more of the existing structure and adding a light weight extension above was supported, amendments were considered as necessary to tie these two elements together better. It was requested that the composition of the frontage be looked at again, to ensure it complements the existing façade and retains more of existing elements (i.e. the two small parapets).

## **SEEK AMENDMENTS**

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### **B) 4 KNIGHTON PARK ROAD Planning Application [20191480](#)**

#### **DEMOLITION OF EXISTING GARAGE AND OUTBUILDING; CONSTRUCTION OF NEW DWELLING (1 X 2 BED) (CLASS C3) ALTERATIONS**

The Panel noted the modest size of the site, and the awkward relationship of the dwelling proposed to the existing house. The design was criticised as being of inadequate quality for its location within a designated locality. The loss of the garden and crude subdivision of the existing plot was considered as harmful to the historic character of the Stoneygate Conservation Area. The principle of such a subdivision, creating a tighter urban grain was objected to, with the poor quality of architecture failing to help ameliorate the harm.

## **OBJECTIONS**

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### **C) 134-138 REGENT ROAD AND 16 SALISBURY ROAD Planning Application [20191317](#)**

#### **CHANGE OF USE OF BUILDING FROM LARGE HMO (SUI GENERIS) TO STUDENT ACCOMMODATION (60 X 1 BED STUDIOS) (SUI GENERIS); REAR GROUND FLOOR EXTENSIONS/ALTERATIONS, PROVISION OF CYCLE AND BIN STORES, NEW ROOF LIGHTS ON FRONT ELEVATION, REPLACEMENT RAINWATER GOODS AND REPLACEMENT WINDOWS ON REAR ELEVATION**

The installation of bin and cycle storage projecting above the existing boundary wall to the front in such a prominent location within a conservation area was criticised. Its relocation to a more sheltered location elsewhere within the plot was considered necessary to retain the character of the streetscene.

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The Panel considered the light fittings proposed as excessive and commented on their pastiche quality; an alternative in the form of modern up-lighters within the curtilage of the dwellings was advanced. The replacements of rainwater goods with PPC units was unanimously regarded as unacceptable based on the quality and historic merit of existing precedence. A secondary glazing scheme was recommended for the rear of the property.

## **SEEK AMENDMENTS**

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### **D) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE**

Planning Application [20190433](#)

#### **DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 100 APARTMENTS WITH CARE FOR THE ELDERLY (26 X 1 BED, 57 X 2 BED AND 17 X 3 BED) (CLASS C2); ASSOCIATED LANDSCAPING AND PARKING**

Although the relocation of the ground level car parking away from the listed buildings setting and the break-up of the footprint of the development were appreciated, the Panel still had major concerns regarding the overall mass and architectural quality of the development. A structure of its footprint and scale was considered as broadly incompatible with the urban grain of the conservation area. The utilitarian elevational treatment and lack of sculptural quality of the design was critiqued. A modern design was favoured, but one of high quality. A more legible central entrance was proposed and the removal of the glazed links between the three front wings, as this would ensure the buildings were actually read as less oppressive from the street. Set-back corridors, behind the side wings were proposed to ensure the three elements were read as separate structures.

In all, the footprint and massing of the development, together with the lack of architectural quality, were considered as unacceptable for the site under consideration.

## **OBJECTIONS**

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### **E) 96 JARROM STREET**

Planning Application [20180801](#)

The reduction in overall height and the variation in massing were considered as positive amendments to the previous iterations of the same development. The total height of the development was considered as admissible for the location, of no detriment to the setting and key views of the Grade II\* St Andrew's Church and adjacent Vicarage. The break-up of massing was especially welcomed, eliminating the former monolithic effect of the structure and augmenting its architectural merit.

The quantity of blank gables fronting Jarrom Street was discussed, with recommendations for additional architectural features/variability to be introduced to these sections.

## **SEEK AMENDMENTS**

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

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**OAKLANDS SCHOOL**  
**Planning Application 20191251**

**INSTALLATION OF A 2.4 METRE FENCE TO PART OF FRONT OF SCHOOL(CLASS D1)**

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**111-117 CLARENDON PARK ROAD**  
**Planning Application 20190563**

**CHANGE OF USE OF NO.113 UNITS FROM RETAIL (CLASS A1) TO FOUR FLATS (4 x 2 BED) (CLASS C3); CHANGE OF USE OF NO.115 FROM RETAIL (CLASS A1) AND ONE FLAT (CLASS C3) TO RETAIL (CLASS A1) AND TWO FLATS (2 x 2 BED); CHANGE OF USE OF NO.117 FROM RETAIL (CLASS A1) AND FLAT (CLASS C3) TO RETAIL (CLASS A1) AND THREE FLATS (3 x 1 BED) (CLASS C3); EXTENSION BETWEEN NOS. 111-115 TO CREATE TWO FLATS (2 x 2 BED) (CLASS C3)**

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**109 CATHERINE STREET**  
**Planning Application 20190912**

**RETENTION OF EXISTING OUTBUILDING; CONSTRUCTION OF TIMBER CLAD ENCLOSURE TO EXTERNAL STAIRCASE**

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**288 LOUGHBOROUGH ROAD**  
**Planning Application 20191253**

**CHANGE OF USE FROM SHOP WITH LIVING ACCOMMODATION TO SHOP WITH TWO SELF CONTAINED FLATS (1X1 BED, 1X2 BED); CONSTRUCTION OF DORMER EXTENSION AT REAR AND ALTERATION (CLASS A1/C3)**

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**20 DANESHILL ROAD**  
**Planning Application 20191181**

**CHANGE OF USE FROM HOUSE (CLASS C3) TO HOUSE IN MULTIPLE**

**OCCUPATION FOR 8 PEOPLE (SUI GENERIS) AND DEMOLITION OF  
OUTBUILDING; ALTERATIONS**

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**82 GRANBY STREET  
Planning Application 20191114**

**INSTALLATION OF AWNING AT FRONT; ALTERATIONS TO SHOPFRONT  
(CLASS A3/A5)**

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**220 ST SAVIOURS ROAD  
Planning Application 20190628**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE  
(CLASS C3) ALTERATIONS**

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**14 KNIGHTON ROAD  
Planning Application 20191123**

**SUBDIVISION OF TWO FLATS (2 X 1BED) (CLASS C3) TO THREE FLATS  
(3 X 1BED) (CLASS C3) ON FIRST FLOOR OF BUILDING; ALTERATIONS**

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**2 NEW STREET  
Planning Application 20191159**

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

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**78-80 LONDON ROAD  
Planning Application 20191208**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**INFIRMARY SQUARE, LEICESTER ROYAL INFIRMARY  
Planning Application 20182199**

**TWO-STOREY EXTENSION TO THE KENSINGTON BUILDING (FACING  
JARROM STREET); INTERNAL ALTERATIONS (CLASS D1)**

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**55 GRANBY STREET; 1-3 BELVOIR STREET  
Planning Application 20190611**

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

## **BUILDING**

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**55 GRANBY STREET; 1-3 BELVOIR STREET  
Planning Application 20190610**

**CHANGE OF USE OF PART OF GROUND FLOOR AND BASEMENT FROM SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5); SHOPFRONT ALTERATIONS AND INSTALLATION OF VENTILATION FLUE AT REAR; ALTERATIONS**

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**52-54 GALLOWTREE GATE  
Planning Application 20191008**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS, TWO INTERNALLY ILLUMINATED DIGITAL SCREENS AND ONE ILLUMINATED LIGHTBOX (CLASS A1)**

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**14-20 PRINCESS ROAD WEST, RENAISSANCE HOUSE  
Planning Application 20191052**

**INSTALLATION OF EXTERNAL LIGHTING TO FRONT ELEVATION**

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**1 POCKLINGTONS WALK  
Planning Application 20190772**

**ALTERATIONS TO PROVIDE 38 EN-SUITE HOTEL ROOMS WITH ASSOCIATED SERVICES (CLASS C1)**

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**1 POCKLINGTONS WALK  
Planning Application 20190771**

**ALTERATIONS TO PROVIDE 38 EN-SUITE HOTEL ROOMS WITH ASSOCIATED SERVICES (CLASS C1)**

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**180 MILLIGAN ROAD, LAND ADJACENT  
Planning Application 20191300**

**DEVELOPMENT OF THREE STOREY BUILDING COMPRISING OF 14 FLATS (2 BED) (CLASS C3); NEW VEHICULAR AND PEDESTRIAN ACCESS AND CAR PARKING; BIN STORAGE AND CYCLE PARKING AREAS**

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**35-37 FRIAR LANE  
Planning Application 20191244**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**130 LONDON ROAD  
Planning Application 20191269**

**CHANGE OF USE FROM RETAIL (CLASS A1) TO RESTAURANT (CLASS A3); INSTALLATION OF VENTILATION/ EXTRACTION SYSTEM AT REAR**

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**5B NEW WALK, CHARNWOOD COURT  
Planning Application 20191259**

**INSTALLATION OF EXTERNALLY ILLUMINATED FASCIA SIGN AT FRONT OF OFFICE BUILDING (CLASS A2)**

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**24 KING STREET  
Planning Application 20191275**

**INSTALLATION OF NEW WINDOWS AND DOORS TO SHOPFRONT (CLASS A4); ALTERATIONS**

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**6-8 NELSON STREET  
Planning Application 20191190**

**INSTALLATION OF 4 NEW WINDOWS FROM ELEVATION OF 10 NELSON STREET (CLASS C3)**

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**GREAT CENTRAL STREET, GREAT CENTRAL STATION  
Planning Application 20191352**

**CHANGE OF USE OF BUILDING (CLASS D1) TO BOWLING ALLEY AND AMUSEMENT VENUE (CLASS D2); ADDITION OF MEZZANINE FLOOR**

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**12-14 EAST GATES  
Planning Application 20191508**

**INSTALLATION OF TWO INTERNALLY ILLUMINATED FASCIA SIGNS, THREE INTERNALLY ILLUMINATED PROJECTING SIGNS AND TWO INTERNALLY ILLUMINATED WINDOW SIGNS TO FRONT AND SIDE**

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**22 MILLSTONE LANE**  
**Planning Application 20190534**

**INSTALLATION OF REPLACEMENT DOOR AND ALTERATIONS TO FRONT OF PUBLIC HOUSE (CLASS A4)**

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**22 MILLSTONE LANE**  
**Planning Application 20190535**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**122-124 BELGRAVE GATE**  
**Planning Application 20191423**

**DEMOLITION OF CHIMNEY AND REPLACEMENT WITH PITCHED ROOF**

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**12-14 EAST GATES**  
**Planning Application 20191408**

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

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**81-83 CHARLES STREET**  
**Planning Application 20191255**

**CONSTRUCTION OF TWO STORY EXTENSION TO CREATE SEVEN ADDITIONAL FLATS (2 x STUDIO), (2 x 1 BED), (3 x 2 BED) (CLASS C3)**

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**INGLEHURST JUNIOR SCHOOL**  
**Planning Application 20191355**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AND 2.53 METRE HIGH WALL TO FRONT OF SCHOOL (CLASS D1); ALTERATIONS**

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**14 ST MARTINS SQUARE**  
**Planning Application 20191412**

**CHANGE OF USE OF GROUND FROM RETAIL (CLASS A1) TO CAFE (CLASS A3)**

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**SILVER STREET, SILVER ARCADE**  
**Planning Application 20190992**

**CHANGE OF USE OF FIRST AND SECOND FLOOR FROM RETAIL  
(CLASS A1) TO OFFICE (CLASS B1)**

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**1 MARKET PLACE, CORN EXCHANGE  
Planning Application 20191432**

**EXTERNAL ALTERATIONS TO GRADE II\* LISTED BUILDING**

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**2A SAXBY STREET  
Planning Application 20191218**

**CHANGE OF USE FROM HAND CAR WASH (SUI GENERIS) TO HAND CAR  
WASH AND TYRE FITTING WITH ANCILLARY STORAGE (SUI GENERIS);  
ALTERATIONS TO FRONT ELEVATION**

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**GARAGES BEFORE 36 WEST AVENUE  
Planning Application 20191383**

**ALTERATIONS TO WALL TO FRONT OF GARAGES**

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**5 HIGHFIELD STREET  
Planning Application 20191342**

**RETROSPECTIVE APPLICATION FOR INSTALLATION OF 2NO. FACIA  
SIGNS; 1NO. HANGING SIGN (CLASS A3)**

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**2 MARBLE STREET  
Planning Application 20191206**

**CONSTRUCTION OF DORMER AT REAR TO PROVIDE ADDITIONAL FLAT  
(1 x 1 BED); ALTERATIONS (CLASS C3)**

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**UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, ATTENBOROUGH  
BUILDING  
Planning Application 20191326**

**REPLACEMENT OF SMOKE VENT WINDOWS (CLASS D1)**

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**3-5 ST MARTINS SQUARE  
Planning Application 20191335**

**NEW SHOPFRONT TO RESTAURANT (CLASS A3)**

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**56 FOSSE ROAD SOUTH  
Planning Application 20191272**

**CHANGE OF USE FROM SINGLE DWELLING (CLASS C3) TO THREE SELF CONTAINED FLATS (3 x 1 BED) (CLASS C3) DORMER AT REAR; ALTERATIONS**

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**78-80 LONDON ROAD  
Planning Application 20191500**

**RETROSPECTIVE APPLICATION FOR INSTALLATION OF CCTV CAMERAS TO FRONT AND SIDE OF BUILDING (CLASS D2)**

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**82 GRANBY STREET  
Planning Application 20191482**

**INSTALLATION OF ONE INTERNALLY ILLUMINATED SIGN AT FRONT OF RESTAURANT (CLASS A3/A5)**

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**9A CHURCH GATE  
Planning Application 20191434**

**CHANGE OF USE FROM SHOP (CLASS A1) TO DESSERT PARLOUR (CLASS A3); SHOPFRONT ALTERATIONS**

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**40-42 HUMBERSTONE GATE  
Planning Application 20191336**

**CHANGE OF USE OF GROUND FLOOR FROM RETAIL (CLASS A1) TO CAFE/RESTAURANT (CLASS A3); INSTALLATION OF VENTILATION FLUE AT REAR; ALTERATIONS TO SHOPFRONT**

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**21 QUEEN STREET, THE ROWLEY BUILDING  
Planning Application 20191109**

**INSTALLATION OF TWO NON-ILLUMINATED PROJECTING SIGNS AND THREE NON-ILLUMINATED WALL MOUNTED SIGNS**

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**349 LONDON ROAD  
Planning Application 20191425**

**CONSTRUCTION OF TWO STOREY EXTENSION AT SIDE; SINGLE STOREY EXTENSION AT REAR; FIRST FLOOR BALCONY AT REAR OF HOUSE (CLASS C3)**

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**NEXT MEETING – 16<sup>th</sup> October 2019, Meeting Room G.04, City Hall**

**Meeting Ended – 18:45**