



Leicester  
City Council

**Minutes of the Meeting of the**

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

**Meeting Started 5:15 pm**

**Attendees**

R. Lawrence (Chair), P. Ellis (VS), Cllr Susan Barton, M. Richardson (RTPI), C. Jordan (LAHS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday, N. Stacey (LSA), D. Martin (LRGT), P. Draper (RICS), S. Eppel (LCS), N. Feldmann (LRSA), K. Durkin (Student)

**Presenting Officers**

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

**Apologies**

R. Gill, S. Bird (DAC), D. Sharma (Student)

**117. APOLOGIES FOR ABSENCE**

**118. DECLARATIONS OF INTEREST**

None.

**119. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**120. CURRENT DEVELOPMENT PROPOSALS**

**A) 580 GIPSY LANE**

**Planning Application [20191465](#)**

**DEMOLITION OF EXISTING DWELLING; CONSTRUCTION OF TWO DETACHED DWELLINGS (2X 4BED) (CLASS C3); ASSOCIATED PARKING**

The Panel indicated that 3D context visuals would have helped to inform their decision.

The Panel concluded that the proposed demolition of the existing characterful cottage within the Old Humberstone Conservation Area would have a harmful impact upon that conservation area and the setting of nearby listed buildings, and that harm would not be outweighed by the new development. This was partly because the proposed development was of poor design with poor quality materials.

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## **OBJECTION**

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### **B) Land between 62-68 Constance Road Planning Application [20191477](#)**

#### **CONSTRUCTION OF TWO HOUSES (2 X 4 BED) (CLASS C3)**

The Panel critiqued the current design proposal, both on its own terms and in relation to the previously approved scheme. It was concluded that the previously consented scheme was superior. However, whilst the current scheme was criticised as being of poor design and materials, such as the proposed uPVC windows, it would have limited impact on the setting of the nearby listed buildings. It was suggested that the front elevation should have better detailing, including better proportioned windows, with more reference to that adjacent.

#### **SEEK AMENDMENTS**

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### **C) St Martin's, St Martin's Cathedral Church Planning Application [20192261](#)**

#### **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); ALTERATIONS**

The Panel expressed disappointment with the revised design, which they considered to be inferior to the previous iteration. They considered that amendments to the external appearance had taken the design further away from the light weight contemporary style that had previously been espoused. Particular concern was expressed with regard to the parapet on the principle building volume, which was considered to be excessive in scale and to make the building appear unbalanced. The larger feature was seen to undermine the dominance of the fins and the Panel requested that it be significantly reduced. Although some support for the changes to the secondary volume were expressed, others considered that a simpler and more unified design for the combined building would have been appropriate, given its relatively small scale. Concerns about pastiche in terms of detailing were made and that the building was too busy in terms of detailing.

#### **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**

The Panel felt that, whilst the latest proposal was an improvement over the last by virtue of its broken-up elevations, the central block still retained an institutional feel, with prominent white architectural masonry to the entrance. The Panel felt that the proposed floor plan was an improvement over the previous proposal. The Panel recommended further amendments to the exterior to include lighter coloured joinery and exterior fixings on the domestic red brick elevations and recessing the balconies within the structure instead of the projecting balconies. Additionally, the Panel suggested the scale and massing of the central block should be made more domestic by changing the uppermost storey to a mansard roof or similar. The Panel also desired that uPVC windows should not be fitted to the rear of the development.

**SEEK AMENDMENTS**

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**E) 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 were critical of the limited visual information provided and suggested more 3d views showing the new building in context from the street would be helpful. They reiterated their concerns over the loss of garden space and the impact on the character of the Conservation Area from a new dwelling. They considered that the quality of the architecture was still poor and that the structure would fail to preserve or enhance the character of the Conservation Area.

**OBJECTION**

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 9<sup>th</sup> December 2019. Please contact Justin Webber (4544638) Paula Burbicka (4541703) or Daniel Evans (4544076).**

Further details on the cases below can be found by typing the reference number into:

<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

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**21 ST MARTINS, CATHEDRAL CENTRE**  
**Planning Application 20191677**

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

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**Land East of Thurmaston Lane off Colin Grundy Drive  
Planning Application 20191832**

**Construction of a two and three storey school building and sports hall with associated access; parking; external recreation areas; sports facilities and landscaping (Class D1)**

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**459 Hinckley Road, Eco House  
Planning Application 20191755**

**INSTALLATION OF 2.4M HIGH SECURITY FENCE AND GATES TO COMMUNITY BUILDING**

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**19 ASHFIELD ROAD  
Planning Application 20191084**

**DEMOLITION OF PART OF REAR SINGLE STOREY EXTENSION; REPLACEMENT OF EXISTING BOUNDARY WALL TO RAILING AT FRONT AND CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE AND REAR; ALTERATIONS TO HOUSE (CLASS C3)**

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**3-5 ST MARTINS SQUARE  
Planning Application 20191861**

**INSTALLATION OF SIX EXTERNALLY ILLUMINATED FASCIA SIGNS; TWO EXTERNALLY ILLUMINATED PROJECTING SIGNS; TWO NON ILLUMINATED SIGN ON AWNING; THREE INTERNALLY ILLUMINATED MENU BOXES AT FRONT OF RESTAURANT (CLASS A3)**

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**Leicester Creative Business Depot, 31 Rutland Street  
Planning Application 20191694**

**INSTALLATION OF WINDOWS AND DOORS TO REAR**

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

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

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**Highfield Street, Leicester Hebrew Congregation  
Planning Application 20191965**

**Installation of two rooflights to side of place of worship (Class D1)**

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**Highfield Street, Leicester Hebrew Congregation  
Planning Application 20191966**

**External alterations to grade II listed building**

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**3-5 St Martins Square  
Planning Application 20191928**

**Installation of nine exterior lights (class a3)**

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**9A CHURCH GATE  
Planning Application 20191604**

**INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGNAGE  
TO SHOPFRONT (CLASS A1)**

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**116 Evington Drive  
Planning Application 20191939**

**CONSTRUCTION OF HIP TO GABLE ROOF; REAR DORMER EXTENSION;  
INSTALLATION OF ROOFLIGHTS AT FRONT OF HOUSE**

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**34 Charles Street  
Planning Application 20191584**

**Change of use from shop (Class A1) to hot food takeaway (Class A5);  
installation of ventilation flue at rear; alterations**

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**The Gateway, De Montfort University, Portland Building  
Planning Application 20191892**

**Replacement of windows at side, rear and courtyard of university building  
(Class D1)**

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**PLOT 33 LAND ADJACENT TO 37 HERONGATE ROAD  
Planning Application 20191426**

**CONSTRUCTION OF TWO NEW DWELLINGS (2 x 4 BED) (CLASS C3)**

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**88 Granby Street  
Planning Application 20191825**

**Change of use from restaurant (Class A3) to restaurant (Class A3) and hot food takeaway (Class A5); installation of ventilation flue at rear**

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**7 SEVERN STREET  
Planning Application 20191602**

**CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO AN 8-PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS); REPLACEMENT WINDOWS TO FRONT; ALTERATIONS**

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**271 London Road  
Planning Application 20191976**

**Installation of vehicular access, 1.6m wall and hardstanding at front of house (removal of chimney and installation of 2.9m wall to side; construction of single storey extension at side and rear; demolition of gates and outbuildings at rear; Alterations (Class C3)**

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**Land off Richard III Road  
Planning Application 20191999**

**Demolition of existing buildings and construction of 3 storey school building, sports hall, multi use games areas; Associated external recreation areas, landscaping, car parking and secure fencing; Removal of Tree Covered by Tree Preservation Order**

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**3 HILL STREET  
Planning Application 20191990**

**CHANGE OF USE OF GROUND FLOOR FROM VEHICLE REPAIR GARAGE (CLASS B2) TO ONE FLAT (1 x 2 BED) (CLASS C3) ALTERATIONS**

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**31 Balmoral Close  
Planning Application 20192064**

**Construction of two storey extension to side of house; Alterations (Class C3)**

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**9A Church Gate  
Planning Application 20192023**

**Change of use from shop (Class A1) to hot food takeaway (Class A5)**

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**12 Fosse Road South  
Planning Application 20191384**

**Construction of dormer extension at rear of house (Class C3)**

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**De Montfort University Performance Arts Centre For Excellence  
Planning Application 20192034**

**Installation of one non illuminated fascia sign (class d1)**

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**115 Charles Street, City Hall  
Planning Application 20191972**

**Two flag poles at front of building**

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**33A Elms Road  
Planning Application 20191899**

**Construction of single storey extension at front; alterations to house  
(Class C3)**

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**CORPORATION ROAD, FORMER JOHN ELLIS COLLEGE SITE  
Planning Application 20191699**

**Details of appearance, landscaping, layout and scale to provide (Phase 2)  
5743sqm of collaborative research and business floorspace (Class B1/D1)  
associated hard and soft landscaping and car parking being matters  
reserved by outline permission 20182094.**

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**4 Eldon Street, Shop  
Planning Application 20192042**

**Retrospective application for change of use from shop (Class A1) to  
restaurant (Class A3); alterations to shopfront and installation of  
ventilation louvre to side; alterations**

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**10 ST MARTINS SQUARE  
Planning Application 20191222**

**INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGN, TWO EXTERNALLY ILLUMINATED HANGING SIGNS; INTERNALLY ILLUMINATED MENU DISPLAY TO SHOPFRONT (CLASS A3)**

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**6B New Walk, Revolution  
Planning Application 20192105**

**Retrospective installation of one internally illuminated fascia sign at front of building (Class A4)**

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**28 SAXBY STREET  
Planning Application 20191884**

**Installation of 1.8m high railings and gate to front and side of day nursery (Class D1)**

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**Hinckley Road, Western Park House, Western Park  
Planning Application 20191985**

**Construction of four dormers at front; four rooflights at rear of house; alterations (Class C3)**

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**Hinckley Road, Western Park House, Western Park  
Planning Application 20191984**

**Internal & external alterations to Grade II Listed Building**

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**32-40 Market Street  
Planning Application 20192055**

**Variation of condition 7 (plans) attached to planning permission 20191594: (Variation of condition 2 (materials) and condition 7 (plans) attached to planning permission 20182478 (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.) To allow for internal and external alterations including replacement of rooftop bar with 10 x serviced apartments, alterations to the fenestration, roofing materials and anomaly to the survey (finished heights). (amended plans**

9/10/19)). To allow for further internal and external alterations.

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**32-40 Market Street  
Planning Application 20192056**

Variation of condition 3 (plans) attached to planning permission 20191595: (Variation of condition 2 (materials) and condition 3 (plans) attached to listed building consent 20182479 (internal and external alterations) to allow for internal and external alterations including changes to fenestration, roofing material and anomaly to the survey (finished heights) (amended plans 9/10/19); to make minor amendments to the layout

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**9 Church Gate  
Planning Application 20192022**

Installation of one non illuminated fascia sign to front of takeaway(class A5)

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**1 MORLAND AVENUE MORLAND HOUSE  
Planning Application 20191732**

Conversion of basement and loft to create three flats (1x2 bed) (2x1 bed) (class c3) forming a total of seven flats (1x2 bed and 6x1 bed); raised ridge height; demolition of chimney; construction of three side dormers; alterations to land to create light well; alterations to building

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**22 South Knighton Road, Ulverscroft, Land Adjacent  
Planning Application 20192143**

Conversion of basement and loft to create three flats (1x2 bed) (2x1 bed) (class c3) forming a total of seven flats (1x2 bed and 6x1 bed); raised ridge height; demolition of chimney; construction of three side dormers; alterations to land to create light well; alterations to building

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**Marsden Lane, Land adjacent to, Aylestone  
Planning Application 20192170**

Installation of timber ramp to allow access between the Great Central Way path and trail and Aylestone Meadows (Class D2)

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**Uppingham Road (adjacent junction with Colchester Road)  
Planning Application 20192098**

**Installation of 20m high replacement monopole; 7 cabinets**

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**2 Southernhay Road, Southernhay House  
Planning Application 20191898**

**Construction of single storey extension at side; single and two storey extension at rear of house (Class C3); alterations**

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**University Of Leicester, Ken Edwards Building  
Planning Application 20192125**

**Construction of steps and ramped access at front of university building (Class D1); alterations**

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**University Of Leicester, University Road, Fielding Johnson Building  
Planning Application 20192124**

**Installation of ramp, steps, canopy, door and hard surfacing to form access at side of university building (Class D1); alterations**

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**University Of Leicester University Road  
Planning Application 20192175**

**Internal and external alterations to grade II listed building**

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**97 CHURCH GATE  
Planning Application 20182183**

**DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING SINGLE AND SEVEN STOREY 171 BED ROOM HOTEL; AND EIGHT, TEN AND FOURTEEN STOREY BUILDINGS COMPRISING 142 FLATS (53 x 2 BED, 67 x 1 BED and 22 STUDIOS). CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. (AMENDED PLANS)**

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**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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**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.**

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**18 Church Gate  
Planning Application 20191950**

**Change of use of ground floor from shop (Class A1) to cafe (Class A3);  
installation of ventilation flue at rear**

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**219 LONDON ROAD  
Planning Application 20191741**

**RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF TWO BRICK PILLARS, HARDSTANDING AT FRONT; INSTALLATION OF FENCE AT FRONT AND SIDE; GATE AT FRONT OF HOUSE (CLASS C3)**

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**263 London Road, Melbourne House  
Planning Application 20191883**

**Retrospective application for the Installation of 1.9m high replacement fence to house (Class C3)**

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**8 Church Gate - Unit Msu4 Highcross  
Planning Application 20192207**

**Installation of two internally illuminated fascia signs; one internally illuminated logo sign; three non-illuminated window vinyl signs to front of cafe (Class A3)**

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**St Martin's Square  
Planning Application 20192223**

**Installation of replacement lighting to frontages within retail arcade**

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**284 Loughborough Road  
Planning Application 20192193**

**Retrospective application for installation of Shopfront (Class A1)**

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**NEXT MEETING – Wednesday 15<sup>th</sup> January 2020**

**Meeting Ended – 18:55**