



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 August 2019**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair)

R. Lawrence (Vice Chair), M. Richardson (RTPI), D. Martin (LRGT), P. Draper (RICS), P. Ellis (VS), C. Jordan (LAHS), S. Bird (DAC), C. Sawday, R. Allsop (LCS), S. Cheung (LRSA)

Presenting Officers

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

Apologies

Cllr Susan Barton, S. Eppel (LCS), N. Feldmann (LRSA), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, C. Cross (SR), S. Penfold (SR),

105. APOLOGIES FOR ABSENCE

106. DECLARATIONS OF INTEREST

None.

107. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

108. CURRENT DEVELOPMENT PROPOSALS

A) LCC Presentation by Urban Design team on emerging work.

**B) 59 FRIAR LANE AND LAND ADJACENT
Planning Application 20190958**

**DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF SITE
TO CONSTRUCT A FOUR AND FIVE STOREY BUILDING TO PROVIDE
STUDENT ACCOMMODATION (90 BEDROOMS) (SUI GENERIS)**

The discussion started with comments on the blank gable to the east elevation. Its reduction in scale compared to the original design was appreciated,

regarded as a positive change. However, it was also noted that the visualizations and the verified views do not match in terms of detail. The panel unanimously agreed that the former need to be amended to constitute an accurate representation of the new structure, in accordance with the elevation drawings.

More generally, the members agreed that the external material palette, height, massing and the symmetrical primary elevation are all acceptable for the location. The development was considered as an improvement to the site as is, and a fitting addition to the streetscene of Friar Lane. Some concerns were voiced in relation to the planting scheme to ground floor, which was not considered to be sufficiently detailed.

NO OBJECTIONS

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

**44-46 RUBY STREET
Planning Application 20190277**

DEMOLITION OF STORAGE WAREHOUSE (CLASS B8) AND FLATS (2 x 1 BED) (CLASS C3); CONSTRUCTION OF SEVEN TERRACED DWELLINGS (7 x 2 BED) (CLASS C3)

**UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, FIELDING JOHNSON BUILDING
Planning Application 20190698**

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**27 MARKET STREET
Planning Application 20190943**

INSTALLATION OF EXTERNALLY ILLUMINATED PROJECTING SIGN TO FRONT (CLASS A4)

**79 KNIGHTON DRIVE
Planning Application 20190890**

CONSTRUCTION OF OUTBUILDING WITH CAR PORT AT SIDE OF THE HOUSE (CLASS C3)

3 WESTHILL ROAD
Planning Application 20190826

CONSTRUCTION OF CAR PORT AT SIDE AND SINGLE STOREY EXTENSION AT SIDE AND REAR OF HOUSE (CLASS C3); INSTALLATION OF 3.98M HIGH FENCE/WALL TO SIDE AND 0.97M HIGH RAISED PLATFORM TO SIDE AND REAR; ALTERATIONS

83A LONDON ROAD
Planning Application 20190761

CHANGE OF USE FROM OFFICES (CLASS A2) TO FIVE SELF-CONTAINED FLATS (2 X STUDIO, 3 X 1 BED) (CLASS C3); INSTALLATION OF ROOF LANTERN AT REAR; ALTERATIONS

3 HILL STREET
Planning Application 20190720

CHANGE OF USE OF GROUND FLOOR FROM VEHICLE REPAIR GARAGE (CLASS B2) TO TWO SELF-CONTAINED FLATS (2 X 1 BED) (CLASS C3); INSTALLATION OF WINDOWS AND DOORS TO FRONT; ALTERATIONS

40 STRETTON ROAD
Planning Application 20190965

ROOFLIGHTS TO REAR OF PROPERTY (CLASS C3)

WALNUT STREET BRIDGE
20191001
EXTERNAL ALTERATIONS TO GRADE II LISTED BRIDGE

94 FOSSE LANE. ST CLEMENTS COURT
Planning Application 20191054

RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF THIRD STOREY EXTENSION TO BLOCK C AND FOURTH STOREY EXTENSION TO BLOCK B TO FORM TWO SELF-CONTAINED FLATS (CLASS C3) (2 X 1 BED)

23 DE MONTFORT STREET
Planning Application 20190864

CHANGE OF USE FROM OFFICES ON THE GROUND FLOOR (CLASS B1)

AND FLATS ON FIRST AND SECOND FLOOR (CLASS C3) TO STUDENT STUDIO FLATS WITH COMMUNAL SPACES (11X STUDIO) (SUI GENERIS); SINGLE STOREY SIDE EXTENSION; DORMER AT REAR

**CORPORATION ROAD, LAND AT REAR OF 86-88
Planning Application 20190904**

CONSTRUCTION OF THREE STOREY BUILDING FOR THREE FLATS (3 x 1 BED) (CLASS C3)

**82 VAUGHAN WAY
Planning Application 20190609**

CHANGE OF USE OF PART OF PLACE OF WORSHIP (CLASS D1) TO CAFE/RESTAURANT/SHISHA CAFE (SUI GENERIS); CONSTRUCTION OF TWO STOREY EXTENSION AT REAR; INSTALLATION OF VENTILATION FLUE AND ALTERATIONS

**21 ST MARTINS, CATHEDRAL CENTRE
Planning Application 20190775**

INTERNAL ALTERATIONS TO GRADE II STAR LISTED BUILDING

**99 HIGH STREET, THE ORANGE TREE
Planning Application 20190886**

INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN; ONE EXTERNALLY ILLUMINATED DOUBLE SIDED PROJECTING SIGN; ONE VINYL WINDOW SIGN; ONE VINYL AWNING SIGN

**34 DANESHILL ROAD
Planning Application 20191062**

CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION (5 BED) (CLASS C4) TO 5 SELF-CONTAINED FLATS (2 STUDIOS, 3 X 1 BED) (SUI GENERIS); CONSTRUCTION OF SINGLE STOREY EXTENSION AND DORMER AND INSTALLATION OF HARD SURFACING AT REAR; ALTERATIONS

**14-20 PRINCESS ROAD WEST, RENAISSANCE
Planning Application 20191051**

INSTALLATION OF TWO INTERNALLY ILLUMINATED SIGNS AT FRONT

AND REAR OF BUILDING (SUI GENERIS)

**63 HIGHFIELD STREET
Planning Application 20190934**

**REPLACEMENT OF EXISTING TIMBER SASH WINDOWS WITH DOUBLE
GLAZED TIMBER SASH WINDOWS AT FRONT AND SIDE OF HOUSE
(CLASS C3)**

**70 HIGHCROSS STREET, RICHARD THE THIRD
Planning Application 20191059**

CONSTRUCTION OF CANOPY TO SIDE OF PUBLIC HOUSE (CLASS A4)

**32, 34 & 36 BARKBYTHORPE ROAD
Planning Application 20190377**

**DEMOLITION OF EXISTING 3 DWELLINGS; CONSTRUCTION OF 20
DWELLINGS INCLUDING ASSOCIATED EXTERNAL WORKS**

**4 ELDON STREET, SHOP
Planning Application 20190753**

**CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT (CLASS
A3); SHOPFRONT ALTERATIONS TO FRONT AND INSTALLATION OF
VENTILATION FLUE TO REAR; ALTERATIONS**

**21-23 CHECKETTS ROAD
Planning Application 20190870**

**DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF TWO
RESIDENTIAL BLOCKS 1 X 3 STOREY (BLOCK A), 1X 5 STOREY (BLOCK
B) TO CREATE 64 SOCIAL HOUSING APARTMENTS (20X 1BED, 34X
2BED, 10X 3BED); PARKING AT BASEMENT LEVEL (CLASS C3)**

**75 EXPLORATION DRIVE
Planning Application 20191273**

**CONSTRUCTION OF RESEARCH AND DEVELOPMENT WORKSPACE
BUILDING (CLASS B1(b)); ASSOCIATED LANDSCAPING AND CAR
PARKING**

**17 MORLAND AVENUE
Planning Application 20191155**

**CONSTRUCTION OF SINGLE STOREY FRONT BAY WINDOW
EXTENSION; SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS
C3); ALTERATIONS**

**115 UPPINGHAM ROAD
Planning Application 20190751**

**RETROSPECTIVE APPLICATION FOR THE USE OF THE SITE AS A CAR
WASH (SUI GENERIS) AND TEMPORARY BUILDING**

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

**INSTALLATION OF THREE INTERNALLY ILLUMINATED FASCIA SIGNS
AND THREE INTERNALLY ILLUMINATED DIGITAL SCREENS (CLASS A1)**

**109 CATHERINE STREET
Planning Application 20190912**

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

**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)**

**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**

**82 GRANBY STREET
Planning Application 20191114**

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

**220 ST SAVIOURS ROAD
Planning Application 20190628**

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

**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**

**2 NEW STREET
Planning Application 20191159**

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

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

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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

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

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

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

**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

**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)

NEXT MEETING – 11th September 2019, Meeting Room G.04, City Hall

Meeting Ended – 18:30