



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 February 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), P. Ellis (VS), Cllr S. Barton, M. Richardson (RTPI), C. Jordan (LAHS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, D. Martin (LRGT), R. Alsop (LCS), N. Feldmann (LRSA), K. Durkin (Student), D. Sharma (Student)

Presenting Officers

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

121. APOLOGIES FOR ABSENCE

C. Sawday, N. Stacey (LSA)

122. DECLARATIONS OF INTEREST

None.

123. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

124. CURRENT DEVELOPMENT PROPOSALS

**A) 29 Albion Street & 22-32 Wellington Street, Wellington House
Planning Application [20191406](#)**

TWO AND THREE STOREY ROOF EXTENSIONS TO ROOF RESULTING IN AN SEVEN STOREY BUILDING (PLUS LOWER GROUND FLOOR), SEVEN STOREY EXTENSION (PLUS LOWER GROUND FLOOR), CHANGE OF USE FROM OFFICES (CLASS B1(A)) TO CREATE 160 FLATS (37 X STUDIO), (69 X 1BED) AND (54 X 2BED) (CLASS C3)

The Panel criticised the monolithic massing and bulky impression of the top storey extension, considered as unfitting in terms of design and form as compared to the existing building. Its potential impact on the adjacent New Walk Conservation Area, Grade II Listed structure on Wellington Street and the

Locally Listed Black Boy was considered to be of notable detriment, regarded as of high potential to overtly dominate the local streetscene and setting the aforementioned heritage assets. The blank brick elevations as illustrated on the visuals (Albion Street and King Street) were considered as unacceptable for the site, lacking appropriate detailing for their setting.

OBJECTIONS

B) 159 Charles Street, Pannell House Planning Application [20192221](#)

CHANGE OF USE FROM OFFICE (CLASS B1) TO 70 STUDENT STUDIO FLATS (SUI GENERIS); INCLUDING PROVISION OF ANCILLARY AMENITY FACILITIES; CONSTRUCTION OF 6 STOREY EXTENSION AT REAR. EXTERNAL ALTERATIONS.

The members welcomed the removal of the two-storey extension to the top (as previously advanced) and concluded that the impact of the rear extension on the adjacent Grade II Listed building and the Granby Street Conservation Area will, on balance, be negligible. The external massing, finish and materials were regarded as acceptable for the site.

NO OBJECTIONS

C) LEE CIRCLE, CITY INDUSTRIAL UNITS Planning Application [20180097](#)

DEMOLITION OF BUILDINGS AND CONSTRUCTION OF EIGHT STOREY BUILDING TO PROVIDE 109 FLATS (43 X STUDIO, 51 X 1-BED AND 15 X 2-BED)

The Panel focused on the poor visual representation of the advanced scheme and insufficient information submitted as part of the amended application. From the information available it was concluded that the new proposal is a substantial improvement in relation to the previous iteration, of potential to enhance and/or preserve the local character of the area and the setting of the relevant heritage assets. However, the members considered it necessary for improved visuals (including cross sections and side elevations) and additional information to be submitted for consideration. They highlighted the necessity for the development to be presented in existing context, showcasing its exact impact on the wider locality and streetscene.

Some members commented on the unfitting addition of the archway to the centre while others appreciated the stepped form of the front elevation. The Panel also requested more information in regard to the finish and materials of the development.

MORE INFORMATION / SEEK AMENDMENTS

D) 115 Abbey Park Road, Land Adjacent
Planning Application [20192102](#)

CONSTRUCTION OF 2 -5 STOREY BUILDING COMPRISING 77 FLATS (68 X 1 BED, 9 X 2 BED) ANCILLARY AREAS AND OFFICES, ASSOCIATED WORKS AND INFRASTRUCTURE (RE-SUBMISSION OF 20182721)

The scheme was regarded as broadly admissible in terms of massing, height and design, with few comments on potential visual impact on the adjacent heritage assets. The Panel concluded that the development will not have a significant impact of the heritage significance of these assets. Some criticism was put forward in relation to the roof detail and the total height of the structure, but the scheme was broadly supported as per the pre-app comments from October 2019.

NO OBJECTIONS

E) 122-132 BELGRAVE GATE
Planning Application [20191710](#)

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

Members focused on the potential impact of the proposal, voicing concerns over the lack of identified redevelopment following the demolition of the terrace. Although it was noted that the portion scheduled for demolition is not a Local Heritage Asset, a few members commented of the contribution of the historic terrace to the setting and group value of the slum house at 1 Garden Street, collectively of historic and architectural merit. The site was noted as an important part of the working-class history of Leicester and the limited material presented by the applicant was criticised. The validity of the structural report was also questioned.

It was concluded that the development would fail to preserve or enhance the setting of the non-designated heritage asset and the local streetscene.

OBJECTIONS

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

INGLEHURST JUNIOR SCHOOL, INGLE STREET
Planning Application Planning Application

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

**UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD
Planning Application 20192307**

**CONSTRUCTION OF VAPING SHELTER; CONVERSION OF BIKE SHED TO
SMOKING SHELTER (CLASS D1)**

**CHURCH OF ST MARY MAGDALENE CHURCH LANE
Planning Application 20191226**

**INSTALLATION OF TWO REPLACEMENT LAMP POSTS AND TWO
REPLACEMENT FLOOD LIGHTS TO GROUNDS OF CHURCH (CLASS D1)
AND INSTALLATION OF SIX LIGHTS TO SIDE AND REAR OF CHURCH;
ALTERATIONS**

**2-6 POCKLINGTONS WALK
Planning Application 20191081**

**DEMOLITION OF EXISTING BOUNDARY WALL; DEVELOPMENT OF SITE
WITH A 4 STOREY OFFICE BUILDING (USE CLASS B1) (AMENDED
PLANS)**

**Unit 5 58 Friday Street
Planning Application 20191869**

**Change of use from industrial premises to car repair and maintenance
garage, ancillary wash bay, valet and storage area (Sui Geniris):
Construction of single storey car wash bay; Installation of 2.5m high
palisade fence and gates at front; external cladding and alterations to
front elevation**

**17 Granby Street
Planning Application 20192283**

**Installation of one internally illuminated fascia sign (Class A3);
Installation of one internally illuminated hanging sign (Class A3)**

**3 East Bond Street
Planning Application 20192197**

**Installation of one non-illuminated fascia sign; Installation of one non-
illuminated hanging sign at front of shop (Class A1)**

**Mill Lane, Queens Building De Montfort University
Planning Application 20192157**

Installation of door for vehicle access; installation of roller shutter at front; construction of single storey storage area for gas cylinders at side of university (Class D1)

**Horsefair House - 3 Horsefair Street
Planning Application 20192269**

Installation of one non illuminated fascia sign (Class B1)

**Regents Court, 35 Rawson Street, Student Roost
Planning Application 20192377**

Replacement of windows to all elevations (Class C3)

**6 Croft Avenue
Planning Application 20192325**

Construction of pitched roof to replace existing flat roof to side of house (Class C3)

**61 Church Road
Planning Application 20192168**

Construction of hardstanding at the front; Demolition of outbuilding at side and rear; Construction of single storey extension at side and rear of the house (Class C3)

**46 Market Place, First and Second Floors
Planning Application 20192242**

Change of use from offices (Class A2) to four self-contained flats (4 x 1 bed) (Class C3) and installation of windows to rear; alterations

**46 Market Place, First and Second Floors
Planning Application 20192243**

Internal and external alterations to Grade II listed building

79 Knighton Drive

Planning Application 20192355

**Retrospective application for the construction of vehicular access;
construction of outbuilding with car port at side of house (Class C3)**

**12 Fosse Road South
Planning Application 20192189**

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

**115 Uppingham Road
Planning Application 20191799**

**Retrospective application for use of site as a car wash (Sui Generis);
Installation of three portable buildings**

**Horsefair House - 3 Horsefair Street
Planning Application 20192268**

**Installation of cladding to front and alterations to rear of offices (Class
B1)**

**8 Gallowtree Gate
Planning Application 20192324**

**Installation of one internally illuminated fascia sign, one externally
illuminated fascia sign and one internally illuminated hanging sign (Class
A3/A5)**

**19-25 Friar Lane
Planning Application 20192345**

Re-roofing and external refurbishment to Grade II Listed Building

**228 Fosse Road South
Planning Application 20192379**

Change of use of part of residential (Class C3) to laundrette (Sui Generis)

**7A Stanley Road
Planning Application 20192435**

Change of use from care home (Class C2) to seven flats (5 x 1 bed, 2 x studio) (Class C3); Installation of boundary fence; Vehicular access

**7A Stanley Road
Planning Application 20192436**

Internal alterations to Grade II listed building to facilitate change of use from care home to 7 flats

**56 Fosse Road South
Planning Application 20192429**

Demolition of garage and outbuilding at rear; change of use from single dwelling (Class C3) to two self contained flats (1 x 1 bed, 1 x 2 bed); alterations

**East bond Street, The Great Meeting Unitarian Chapel
Planning Application 20192253**

Installation of roof to place of worship (Class D1); alterations

**East bond Street, The Great Meeting Unitarian Chapel
Planning Application 20192338**

External alterations to Grade II Listed Building

**108 Belgrave Gate
Planning Application 20192393**

Installation of two internally illuminated fascia signs to offices (Class A2)

**THE FRIARY 13 HOTEL STREET
Planning Application 20191837**

INSTALLATION OF ONE FASCIA SIGN; TWO INTERNALLY ILLUMINATED MENU CASES; TWO EXTERNALLY ILLUMINATED HANGING SIGNS (CLASS A4)

**57B London Road
Planning Application 20192400**

Internal alterations to grade II listed building

**21 Gotham Street
Planning Application 20192449**

Installation of roof lights at front; construction of single storey extension at rear and dormer extension at rear of house (Class C3); alterations

**16 Silver Walk
Planning Application 20192432**

Change of use from night club (Sui Generis) to day spa (Sui Generis); installation of air conditioning units and vent grilles at rear

**36 King Street, the King's Head
Planning Application 20192299**

Construction of covered area; installation of retractable canopy; alterations to side of public house (Class A4)

**Fleet House, Lee Circle
Planning Application 20192182**

Installation of two automatic number plate recognition cameras to side of offices (Class B1)

**122-132 BELGRAVE GATE
Planning Application 20191710**

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

**1 Abingdon Road
Planning Application 20192276**

installation of windows at first floor at front and side of house (Class C3)

**1 POCKLINGTONS WALK
Planning Application 20190771**

**CHANGE OF USE FROM OFFICES (CLASS B1a) TO HOTEL (CLASS C1).
ALTERATIONS TO PROVIDE 38 EN-SUITE HOTEL ROOMS WITH
ASSOCIATED SERVICES**

**1 POCKLINGTONS WALK
Planning Application 20190772**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED
BUILDING TO FACILITATE CONVERSION TO HOTEL**

**91 Charles Street, Halford House
Planning Application 20192224**

Installation of 24 louvres to front and rear of offices (class B1)

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

**Retrospective application for the Installation of 1.9m high replacement
fence to care home (Class C2)**

**Land at rear of 51-57 Sanvey Lane
Planning Application 20192110**

Construction of one bungalow (1x2 bed) (Class C3)

**66 Church Gate
Planning Application 20192293**

**Change of use of part of ground, first and second floor from
wholesale/retail premises (Class A1/B8) to five self-contained flats (1 bed)
(Class C3) and one studio flat (Class C3); demolition of part of building
and construction of wall and installation of doors and windows to front
and sides; hard surfacing and roof alterations**

**66 Church Gate
Planning Application 20192294**

**Part demolition and internal and external alterations to grade II listed
building**

**University Road, University of Leicester, Attenborough Seminar Block
Planning Application 20192118**

Installation of doors to create covered entrance; alterations (Class D1)

**9 East Avenue
Planning Application 20192255**

**Demolition of single storey detached garage and boundary wall at side;
Construction of single storey extension at side of house (Class C3)**

**Stoughton Court 24 Stoneygate Road
Planning Application 20192328**

**Conversion of basement to form two flats (2x1 bed) (ClassC3);
Construction of two single storey extensions to rear; alterations (Class
C3)**

**14 SHAFTESBURY ROAD
Planning Application 20191814**

**CHANGE OF USE FROM STORE ON GROUND FLOOR (CLASS B8) AND
OFFICE ON FIRST FLOOR (CLASS B1(A)) TO 2 STUDIO FLATS (CLASS
C3); DEMOLITION OF PART OF BUILDING AND INSTALLATION OF
EXTERNAL STAIRS AND SCREENING TO REAR; ALTERATIONS**

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

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

**474 London Road, land at rear of
Planning Application 20191513**

**Construction of two semi-detached houses (2 x 2 bed) (Class C3);
associated parking**

**1-13 Granby Street
Planning Application 20200071**

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

**21 St Martins, Cathedral Centre
Planning Application 20200016**

Internal alterations to Grade II* listed building

**35 Millstone Lane, Lionel House
Planning Application 20200056**

**Change of use of ground floor from garage to office (Class B1(a)):
alterations**

**35 Millstone Lane, Lionel House
Planning Application 20200062**

Installation of shop front

**35 Millstone Lane, Lionel House
Planning Application 20200063**

Installation of two externally illuminated fascia signs

**The Gateway, De Montfort University, Portland Building
Planning Application 20200147**

Installation of one non-illuminated sign to front of building (Class D1)

**Tesco Express - Welford Place
Planning Application 20200138**

**Installation of three non illuminated fascia signs; four externally
illuminated fascia signs; one externally illuminated projecting sign; three
non illuminated vinyl signs to front and side of shop (Class A1)**

**Rolleston Street, Spinney Hills, Nikhy Mill
Planning Application 20200011**

**Installation of 2 antennas, 2 dishes, 9 radio remote units and safety rails
on roof of building**

**59 Halford Street
Planning Application 20200083**

**Change of use of part of ground floor and first, second and third floors
from shop (Class A1) to six self-contained flats (3 x 2 bed, 3 x 1 bed)**

(Class C3)

**186 Welford Road
Planning Application 20192082**

Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 4 storey) for student accommodation (Sui Generis) to provide 44 studio apartments; vehicular access

**21 Samuel Street
Planning Application 20200075**

Change of use from offices and general industrial (Class B1/B2) to MOT centre and repair station (sui-generis); single storey extension at side

**9 Holy Bones, Guru Nanak Gurdwara
Planning Application 20192036**

Demolition of part of building to front; construction of single and two storey extension at front; installation of gated entrance and gable wall at front with domes; pitched roof with dormers (class D1)

NEXT MEETING – Wednesday 18th March 2020

Meeting Ended – 18:45