



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 December 2020

Meeting Started 5:15 pm

Attendees

N. Feldmann (LRSA; acting Chair), S. Hartshorne (TCS), C. Hossack (LIHS), C. Laughton, P. Ellis (VS), S. Bird (DAC), S. Eppel (LCS), M. Richardson (RTPI).

T. Jordan, N. Storey, D. Livesey, T. Tait, M. Woodrow, M. Dillon, T Pinto – project team relating to item A.

J. Jones, T. Boxford, A. Partington, M. Davies, I. Stafford, J. Kotak – project team relating to item B.

G. Butterworth (LCC); S. Brown (LCC).

Presenting Officers

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

149. APOLOGIES FOR ABSENCE

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, D. Martin (LRGT), C. Jordan (LAHS), N. Stacey (LSA).

150. DECLARATIONS OF INTEREST

N. Feldmann declared an interest as the architect for item C.

151. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

152. CURRENT DEVELOPMENT PROPOSALS

A) Presentation on 20 St Peter's Lane, Former Debenhams.

A scheme was presented and discussed.

B) Presentation on Former Corah Factory site.

A scheme was presented and discussed.

**C) 147 Ratcliffe Road, Manor Croft
Planning Application [20202075](#)**

Demolition of garage; construction of detached two storey annex with double garage at rear of house (Class C3).

The Panel noted the recessed and well-screened location of the proposed annex and the comparable scale & massing of the formerly approved development. The members commented on the poor architectural quality of the existing outbuilding and agreed that the proposed development is an improvement (in design, materiality and appearance) to both the existing outbuilding and the formerly approved scheme, and will not have an adverse impact on the existing dwellinghouse and the Stoneygate Conservation Area. They noted a number of mature trees to the front of curtilage, which they requested should be protected.

NO OBJECTIONS

**D) 37 Welford Road, Reynard House
Planning Application [20201009](#)**

Construction of additional three floors; construction of single storey, four storey and seven storey extension; Change of use from offices (Class B1a) to student accommodation (Sui Generis) comprising 19 cluster flats (122 student bedrooms) and 140 x 1 bed student studio flats, gym, spa, amenity areas, cycle parking and associated works. (amended plans)

The creation of the link between the proposed side extension and the Locally Listed Former Jemsox Factory was welcomed. Whilst the revised elevation treatments were broadly appreciated, in particular the improved alignment with the non-designated heritage asset and the general simplification of design, some members questioned the materiality and finish of the development. The concerns regarded the apparent inconsistency between visuals and drawings submitted, as well as the quality/finish of the two-storey upward extension (fins and panels). Members sought clarification on the brickwork type proposed and the treatment of windows (inc. panelling and vents).

The Panel agreed that despite some positive amendments the scheme still reads as excessive and overbearing within its context, with inadequate concessions in terms of scale and height to the adjacent Locally Listed asset. A reduction of height by one storey and/or stepped down massing towards the heritage asset were recommended.

SEEK AMENDMENTS

E) 28 St Barnabas Road

Planning Application [20202123](#) and [20202124](#)

Construction of single storey extension and Installation of ventilation flue at side of function hall (Sue Generis) to add additional use of Restaurant and cafe (Class E); Construction of single storey extension and Installation of ventilation flue at side of Grade II Listed building.

The Panel focused on the design, materiality and quality of the two modern side extensions already on site, considered as harmful additions to the Grade II Listed building under consideration. The members unanimously agreed that the information submitted is inadequate/insufficient to fully assess the harm but concurred that the scheme as proposed is not acceptable, as it would fail to sustain the significance of the designated heritage asset.

INSUFFICIENT INFORMATION/OBJECTIONS

F) 58 Stoneygate Road
Planning Application [20201190](#)

Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of dormers; associated works. (Amended plans received 11/12/2020).

The revisions introduced to the scheme were welcomed, in particular the retention of the existing timber windows, removal of the proposed upward extension and installation of a stylised metal gate to Aber Road. The members requested that further information regarding materiality and additional services (vents and pipework) is submitted for consideration. Subject to these details being appropriate, the members had no objections to the scheme as currently proposed.

NO OBJECTIONS

G) 12-20 Market Place and Car Park Adjacent 44-46 Cank Street
Planning Application [20202082](#)

Demolition of part of building and change of use from retail (Class E) and storage (Class B8) to public open space (Sui Generis); change of use of part of ground floor from storage (Class B8) to retail (Class E); installation of shopfronts; construction of gable walls with shopfronts to sides and first floor extension to rear; construction of raised roof heights; landscaping and alterations.

The principle of the development, that is the demolition of two modern properties and creation of an open link between Cank Street and Green Dragon Square, was supported. However, the members noted that the lack of accurate and adequately detailed visuals and drawings hindered the consideration of the scheme's impact on the Market Place Conservation Area

and the number of designated heritage assets in its immediate proximity.

The members criticised the 'blankness' of the proposed link. The timber fencing in particular was considered inappropriate for the location, as was the connection/relationship between the new open space and St Martin's Walk/Cank Street. The members requested that further opportunities to create a more active, vibrant and attractive public space are pursued.

SEEK AMENDMENTS

H) 7 Stanley Road, Eastfield Hall
Planning Application [20202228](#) and [20202229](#)

Construction of outbuilding at rear of house (Class C3)
Construction of outbuilding at rear of grade II listed building

The members commented on the location of the proposed outbuilding, a considerable distance away from the Grade II Listed building, to the rear of its curtilage. Given the scale of the proposed building, its impact on the designated asset was considered to be very modest. However, the level of detail in the application was criticised. The Panel requested further information on the relationship between the proposed outbuilding and the existing mature trees and boundary treatments on site, to confirm that there was no harmful impact.

SEEK MORE INFORMATION/NO OBJECTIONS

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

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

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

19A Old Church Street
Planning Application 20202208

Construction of single storey extension at rear of house (Class C3)

26 Stoneygate Road
Planning Application 20201779

Installation of single sided internally illuminated free standing digital sign at front of private practice (Class E)

**351 London Road
Planning Application 20202178**

Installation of uPVC double glazed windows at front; doors at rear of house (Class C3)

**25 De Montfort Street, Halford House
Planning Application 20201714**

Change of use from four self-contained flats (2x1 bed & 2x2 bed) (Class C3) to eight self-contained flats (8x1 bed) (Class C3); installation of 2m high wall/fence and hard standing and removal of wall/fence to front; alterations

**53A London Road, Ground Floor Shop Adj 53
Planning Application 20201863**

Change of use from retail (Class E) to restaurant/hot food takeaway (Sui Generis); installation of ventilation flue

**335 London Road
Planning Application 20202070**

Change of use from house in multiple occupation (Class C4) to pre-school (Class E); alterations

**17 Narborough Road
Planning Application 20202068**

Installation of one retractable canopy at front of restaurant (Class E)

**220 Fosse Road South
Planning Application 20201756**

Demolition of single storey side extension; Construction of two storey extension at side; replacement of existing timber windows to UPVC windows to nursery (Class E)

**24 King Street
Planning Application 20201811**

Installation of one externally illuminated fascia with individual built up 3D letter (Class A4)

**Shaftesbury Junior School and Community Centre
Planning Application 20201713**

**Retrospective Installation of 2.4m replacement high mesh fence along
Latimer Street (Class F1) with gates**

**188 Welford Road
Planning Application 20202094**

**Change of use from shop (Class E) to restaurant/takeaway (Sui Generis);
installation of new shopfront and installation of ventilation flue**

**14 Francis Street
Planning Application 20202195**

Construction of single storey extension at rear of office (Class E)

**The Newarke, Trinity House
Planning Application 20202198**

Internal alterations to grade II listed building

**155a Evington Road
Planning Application 20202226**

Alterations of shop front (Class E)

**3 Southland Road
Planning Application 20202236**

**Demolition of conservatory at rear; construction of dormer extension at
front; two storey extension at side; single storey and dormer extensions
at rear of house (Class C3); alterations to roof; alterations**

**68 Peverel Road
Planning Application 20202248**

Construction of single storey extension at side of house (Class C3)

5 Rutland Street, O/S Bus Shelter

Planning Application 20202315

Installation of replacement double-sided digital sign to bus-stop (No use class)

**46 Humberstone Gate, O/S Bus Shelter
Planning Application 20202316**

Installation of replacement double-sided digital sign to bus-stop (No use class)

**81 Humberstone Gate, O/S Bus Shelter
Planning Application 20202317**

Installation of replacement double-sided digital sign to bus-stop (No use class)

**34 Belgrave Road
Planning Application 20202348**

Installation of external roller shutter to shopfront (Class E)

**22 Pocklingtons Walk
Planning Application 20201985**

Installation of shopfront; extraction flue at rear of restaurant (Class E)

**41 St Albans Road
Planning Application 20202363**

Construction of single storey extension to rear of house (Class C3)

Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.

Planning Application 20192132

Retention of unauthorised works - internal and external alterations to Grade II listed building to facilitate conversion to 11 flats.

Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street; 3

Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.

Planning Application 20192131

Retrospective change of use from offices (Class B1) to 11 residential flats, and associated internal and external alterations. (Class C3).

**143-145 Narborough Road
Planning Application 20201783**

Construction of roof extension at front with two dormers; Dormer extension at rear; Alterations

**Granville Road, De Montfort Hall
Planning Application 20202053**

Internal alterations to grade II listed building

**99 Burleys Way, Equinox
Planning Application 20202327**

Installation of replacement wall cladding to building (Class C3); alterations

**166 East Park Road
Planning Application 20202107**

Alterations to shopfront (Class E)

**13 Humberstone Road
Planning Application 20202358**

Change of use of use from three studio flats (3 x 1 bed) (Class C3) to two shops (Class E); alterations to shopfont

**37 New Bond Street
Planning Application 20202092**

Installation of one non-illuminated fascia sign (Class E)

NEXT MEETING – Wednesday 20th January 2021

Meeting Ended – 20:15