



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 19 January 2022**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), Cllr S. Barton, P. Ellis (VS), N Feldmann (LRSA), L. Gonsalves (RICS), S. Bird (DAC), C. Hossack (LIHS), M. Taylor (IHBC), C. Laughton, C. Jordan (LAHS), R. Allsop (LCS) D. Martin (LRGT), M. Richardson (RTPI)

Presenting Officers

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

In attendance

S. Hartshorne (LCC)

189. APOLOGIES FOR ABSENCE

M. Davies (DMU)

190. DECLARATIONS OF INTEREST

None.

191. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

The panel noted that S. Hartshorne had taken a sabbatical from representing The C20 Society while she works as a temporary part-time conservation officer for Leicester City Council.

192. CURRENT DEVELOPMENT PROPOSALS

**A) 190 London Road
Planning Application [20212876](#)**

Construction of detached three storey building to provide 8 flats (2 x 1 bed, 6 x 2 bed) (Class C3); provision of soft and hard landscaping, car and bicycle parking, bin store

The panel felt that as the scheme was tucked away it would not feature greatly

in public views. Consideration was given to locating the building so close to the end of the Oxford Avenue property and the question of whether it could be moved away was raised. The panel queried the need for the increased width of the gate piers on London Road as this impacted on the setting of 190 London Road and served to emphasise the large extent of tarmac surrounding the villa. Reducing the amount of hard surfacing around the villa in favour of gentler and more verdant surfacing, along with the planting of semi-mature trees was recommended to avoid harm and to enhance the character to the Conservation Area. It was noted that some trees on the boundary line were to be lost or be subject to cropping and the panel were concerned about the impact of the level of work required. As the Copper Beach at the end of Oxford Avenue is a signature tree the panel were keen to ensure that appropriate tree root protection zone would be in place. It was noted that the building's foundations would sit under the boundary wall with Oxford Avenue and there was concern regarding the impact on the boundary wall. As the brick boundary walls make a positive contribution to the Conservation Area the panel felt it necessary that the boundary walls were appropriately repaired and their integrity fully maintained.

SEEK AMMENDMENTS

B) 47 Clarence Street Planning Application 20212369

Construction of 7 Storey Building To Provide 70 No. Student Studio Flats and one cluster flat (70x Studio, 1x 10 bed cluster flat) (Sui Generis)

The panel noted that no views from Humberston Gate had been provided in order to fully assess the impact on the Grade II Listed, Clarence House; however, as the Lee Circle car park could not be seen, it was considered that the scheme was unlikely to impact on the heritage asset. Although this was a large building on a small site, the panel felt that it was a considerate design that would lift the area. The consideration given to the different aspects of modernity that were presented on each of the elevations was welcomed by the panel.

NO OBJECTIONS

C) 101-107 Ratcliffe Road, Mary Gee Houses Halls Of Residence Planning Application [20212255](#)

Demolition of existing buildings. Construction of specialist accommodation for the elderly consisting of apartments with care (Use Class C2), communal facilities, parking

The panel requested that their comments from the meeting of 15th December 2021 be repeated as follows in the next paragraph:

The scheme was assessed as being largely similar to the previous application

for the site. Where the design had not been amended, the elements that had previously been of concern were considered to still be so. Changes to the detailing and materials of the main elevation were considered to be mixed in terms of impact. The change in the materials of the frontage windows from UPVC to metal was considered positive, but the panel suggested all elevations should be subject to this change. The design of the upper part of the central element was considered to be top heavy and a harmful change, while the balconies and detailing remained somewhat incoherent.

Whilst the panel remains positive about a scheme on this site and of the type of use, any scheme on the site needs to have the necessary architectural quality appropriate for its location within the Conservation Area and in such close proximity to the nationally listed heritage assets. Although this application has changed the frontage windows from UPVC to metal and has engaged with the issue of the balconies, it still does not look very different to previous applications. The north and east elevations remain flat roofed blocks with plastic windows. The previously noted issues of scale, site coverage, massing and lack of separation have still not been addressed. The building was considered to be of an inappropriate scale and the new top floor presented more of a civic feel rather than a residential feel to the building.

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>

**153-155 London Road & Rear Coach House
Planning Application 20211630**

Change of use of ground floor from shop (Class E) to mixed use restaurant and takeaway; change of use of first and second floor HiMOs (2x4 bed) (Class C4) to mixed use

**1 Andrewes Street
Planning Application 20212516**

Installation of awnings to the front of restaurant (Class E)

**35 West Street
Planning Application 20212411**

Construction of dormer to front; installation of two roof lights to front of

HMO (Class C4)

**11 St Margarets Street, Citygate House
Planning Application 20212351**

Erection of an external staircase

**40 Saxby Street
Planning Application 20212688**

Change of use from small house in multiple occupation (6 bedrooms) (Class C4) to large house in multiple occupation (9 bedrooms) (Sui Generis)

**8 Toller Road
Planning Application 20212764**

Demolition of existing garage at rear; construction of single and two storey extension at rear; installation of rooflights to front and rear of house (Class C3); alterations

**Hazel Street, Hazel Community Primary School
Planning Application 20212452**

Retrospective application for the installation of an anti climb mesh to existing steel fence and gates around school site (Class F1)

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Planning Application 20212451**

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**6 Knighton Road
Planning Application 20212691**

Installation of 2 meter gated entrances and extension of vehicular access at front of house (Class C3)

**5 Pendene Road
Planning Application 20212871**

Construction of stairs at front of annexe; solar panels at side roof of house and annexe (Class C3) alterations

**2-4 Humberstone Gate & 1-3 Haymarket
Planning Application 20212426**

Alterations to shopfront

**2-4 Belgrave Gate
Planning Application 20212755**

Change of use of part first floor, part second floor from storage and office ancillary to shop (Class E) and extension of roof to create 3 self-contained flats (2x1 bed and 1x2 bed) (Class C3)

**Corporation Road, Abbey Pumping Station Museum
Planning Application 20212904**

Construction of new entrance and new fire exit and level access walkway to southern facade; Internal works to improve fire safety of the building (Class F2)

**Corporation Road, Abbey Pumping Station Museum
Listed Building Consent 20212905**

Internal and external alterations to Grade II listed building to construction a new entrance, fire exit, and level access walkway to southern facade; and to improve fire safety of the building (Class F2)

NEXT MEETING – Wednesday 16th February 2022

Meeting Ended – 18:30