



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 June 2023

Meeting Started 4:00 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), S. Bowyer (LCS), M. Taylor (IHBC), M. Richardson (RTPI), P. Ellis (VS), M. Davies (DMU), S. Hartshorne (TCS), N. Feldmann, (LRSA), C. Hossack (LIHS), D. Fountain (DMU), Cllr S. Barton, J. Aspey (student)

Presenting Officers

J. Webber (LCC).

G. Butterworth (LCC),
A. Brislane (LCC).

D. Sturgis, J. Carter (pre-app item A)
J. Rogers, K. Lodge, D. Beale (pre-app item C)

229. APOLOGIES FOR ABSENCE

D. Martin (LRGT), S. Bird (DAC), C. Sanliturk (LU)

230. DECLARATIONS OF INTEREST

None.

231. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

232. CURRENT DEVELOPMENT PROPOSALS

A) Public Art Installation, New Walk (pre-app)

A presentation was made and the case was discussed.

**B) Market Place, Leicester Market
Planning Application 20230426**

Demolition of the existing covered market roof (Class E(a)) and cafe

(Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.

Some members of the panel felt the additional information and justification presented was beneficial and helped to alleviate some of their concerns from the previous meeting. Other members of the panel continued to harbour significant concerns. They acknowledged that the proposed design would be an improvement over the existing arrangement; however, they felt this improvement was marginal and did not provide for as significant an enhancement to the setting of the Corn Exchange as might be possible with an alternative approach. They reiterated that they felt this was a missed opportunity for greater benefits and referenced that it was a once in a generation intervention.

Members generally felt the design of the new covered market structure was generic and undistinctive and did not relate well to the surrounding built form architecturally or materially. They felt the plan form was overly rigid and wished to see something more dynamic which better responds to the existing context. They felt it would be possible to accommodate the required stall numbers in a revised design.

The panel wished to emphasise that they were seeking significant amendments to the scheme. They feel, without amendments, the scheme potentially could be objected to.

SEEK AMENDMENTS

C) Leicester Railway Station, London Road (pre-app)

A presentation was made and the case was discussed.

D) Land at junction of Vaughan Way and St. Margaret's Way

Planning Application [20230634](#)

Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.

The panel felt the proposed building was of generic design, which did not successfully respond to the context of the site. Given the prominence of the location, fronting a busy highway and close to a conservation area, they considered that a higher quality of design would be expected. While the panel

agreed the reduction in height from the previously refused scheme was welcome, they continued to have concerns about the proposed scale. They expressed disappointment at the loss of views of the Grade II listed Richard Roberts Factory. While they acknowledged that the existing views would not have been possible historically, members argued that the chimney would likely have been a prominent in the roofscape, and this too would be lost. Finally, the panel were concerned about the lack of adequate details provided on the proposed materials and pointed out some discrepancies in the AVR's and application information.

Overall, the panel felt that the scheme lacked a robust design approach and would fail to preserve or enhance the setting of the conservation area and listed building.

OBJECTIONS

The panel made no comments on the following:

3 Horsefair Street, Horsefair House

Planning Application 20230672

Change of Use of basement from Sui Generis to Class E; Part of ground floor to fifth floor from Class E to Class C3 Construction of fifth Storey Infill to create 40 flats (23x studio, 13x 1bed, 4x 2bed)

44 Oxford Street, The Bowling Green

Planning Application 20230766

Installation of one externally illuminated fascia sign; one externally illuminated projecting sign; two hoarding signs (Class E)

15 Carisbrooke Road, Land Adjacent

Planning Application 20230815

Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (2x5 bed) (Class C3)

40 Chapel Lane

Planning Application 20230599

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

203 Welford Road, The Donkey

Planning Application 20230651

Installation of eight externally illuminated fascia signs; one freestanding sign; three externally illuminated poster cases; three non-illuminated poster cases; one externally illuminated projecting sign; three non-illuminated banner frames; one non-illuminated fascia sign to drinking establishment (Sui Generis)

90 Granby Street

Planning Application 20230763

Installation of shopfront and roller shutter at front of shop; alterations (Class E)

90 Granby Street

Planning Application 20230781

Installation of two externally illuminated fascia sign; one externally illuminated projecting sign

1 Causeway Lane, Saxon House

Planning Application 20230543

Removal of existing chiller plant & enclosure at rear and alteration to parking layout; installation of raised planters and railings to East Bond Street and Grape Street site frontages; installation of cladding (part with vertical strip lighting) and external alterations to existing building (Class E)

32 De Montfort Street

Planning Application 20230927

Notification of change of use from offices (Class E) to four flats (4x1 Bed) (Class C3)

Willowbrook Mead Primary Academy, Roborough Green

Planning Application 20230402

Installation of air source heat pump (Class F1)

6 Hobart Street

Planning Application 20230855

Replacement of timber framed windows with new double glazed timber framed windows at front and UPVC windows at rear of building (Class C3)

45 Church Gate

Planning Application 20230879

Retrospective application for change of use from shop (Class E) to

restaurant and hot food takeaway (Class E/Sui Generis) and for construction of single storey extension at rear; proposed installation of extract flue (part within brick-effect enclosure), bike store and alterations at rear; installation of new shopfront

266 London Road, Brookfield

Planning Application 20230705

Variation of condition 1 (removal of building by 30/06/23) attached to planning permission 20180966 to facilitate the continued use of the cabin on a permanent basis

5 Castle View

Planning Application 20230724

Change of use from office (Class E) to dwellinghouse (1x4 bed) (Class C3); installation of replacement rooflight at rear; works to tree within garden

5 Castle View

Planning Application 20230725

Internal and external alterations to grade II listed building

62 Knighton Drive

Planning Application 20230685

Installation of rooflights, alterations and application of external wall insulation with render finish to walls of house (Class C3); installation of garden gate at side

12 Cheapside, Second And Third Floors

Planning Application 20222327

Change of use of second and third floor from shop (Class E) to Tattoo Studio (Sui Generis)

12 Cheapside, Second And Third Floors

Planning Application 20230729

Internal and external alterations to grade II listed building

72 Highcross Street

Planning Application 20230311

Installation of replacement shopfront to restaurant (Class E); installation of external staircase at rear of first floor flat (Class C3); alterations

41-43 Church Gate

Planning Application 20230785

Installation of extraction flue at rear of restaurant and cafe (Class E)

336A Harrison Road

Planning Application 20230949

Demolition of existing garage & two storey building; construction of replacement two storey building with 2 front dormers to accommodate 3 flats (3 x 1 bed) (Class C3)

49 Stoughton Road (land to rear)

Planning Application 20230699

Construction of two storey detached dwellinghouse (3-bed) (Class C3); associated access, parking & landscaping

NEXT MEETING – Wednesday 12th July 2023

Meeting Ended – 19:00