



Leicester
City Council

13th December 2023

CONSERVATION ADVISORY PANEL

MEETING NOTES

Meeting Started 17:15

Attendees (double check)

R. Gill (Chair), R. Lawrence (Vice Chair), M. Richardson (RTPI), B. McNeil (LCS), M. Taylor (IHBC), D. Martin (LRGT), S. Hartshorne (TCS), N. Feldmann (LRSA), C. Hossack (LIHS), S. Sharma (DMU), S. Forde (student).

Apologies

M. Davies (RICS), S. Bowyer (LCS), D. Fountain (LSA), Cllr S. Barton, S. Bird (DAC), N. Finn (LAHS), C. Sanliturk (LU).

Presenting Officers

J. Webber (LCC)
A. Brislane (LCC)

Declaration of Interest

None

Minutes of Previous Meeting

Agreed

Notes

None

**A) Burleys Way, Corah Factory Site
Planning Application 20220709**

The Panel had fundamental concerns about the proposed development, principally the demolition of the majority of the locally listed buildings on the site, the loss of the majority of the existing Corah Green, the impact of the proposed new tower block on the Grade I Listed St Margaret's Church and the impact of the proposed bridge on the Grade II* Registered Park.

The Panel recognised the important social history of the site to the city of Leicester and noted the group value of the remaining buildings. Members feel this was a once in a generation opportunity to enhance the area and were disappointed that limited amendments had not been made following the initial consultation response to the application. The Panel argued that the important historic significance of the site was not recognised in the submitted material and the significant harm caused by the loss of the majority of buildings on site was underplayed.

Members acknowledged that the indicative tower design had been amended; however, they considered that it did not go far enough to alleviate concerns about the impact on the medieval tower of St Margaret's Church, a Grade I Listed Building. In particular they had concerns about views along Sanvey Gate, where the scale of the new residential tower block would compete visually with the heritage asset and would disrupt the relationship between the church and its setting. They also noted concerns about the fact this element of the application was outline only, stating that the highly graded nature of the church warranted a full application to understand the precise form and appearance it would take.

Although members voiced some discomfort at the idea of facadism in respect the former headquarters building, they acknowledged it has been subject to significant damage and its condition was challenging. They were disappointed to see more emphasis had not been placed on the retained arch as a destination within the site, feeling it was hidden away behind the somewhat crowded new blocks. They also expressed some concerns about the new internal floor levels cutting across the historic arrangement. Finally, members questioned the location of the new multi-storey car park immediately adjacent to the retained facade, which is arguably the most historically sensitive part of the site.

Members had less concerns about the northern half of the site, feeling it was more capable of change. However, they noted it was impossible to fully appreciate the impact on Abbey Park, a grade II* Registered Park and Garden, due to the outline nature of the application. While they could understand the desire of the applicant for a new footbridge into Abbey Park, they questioned its need given the proximity of the existing bridge nearby. They also raised concerns about how many trees would be lost to achieve this element of the scheme and what the effect of this loss of mature trees and vegetative screening would have on the significance of the park and the resulting impact of the new development on its setting.

Members were in agreement that the application had not meaningfully progressed beyond the initial application and that sufficient justification for the large-scale demolition of the remaining buildings had not been provided. As such the initial heritage concerns remain, and they object to the application.

OBJECTIONS

B) 100 Church Gate Planning Application 20232142

The Panel welcomed the amended plans for the site. They agreed that splitting the new development into two separate blocks had benefits, such as an improved pedestrian link. They also supported the building set back along the Church Gate perimeter and the retention of all the TPO trees. Members felt the reinstatement of a street scene and active frontage would benefit the settings of the adjacent heritage assets and were supportive of the lower rise blocks within the boundary of the Church Gate Conservation Area. Although some members did suggest that the six-storey block should be taken down by one floor for a better transition. There was some discussion on the height and bulk of the tower block, including the merits of rotating it 90 degrees or reducing its shoulder element.

Members were broadly supportive of the simplified materials palette, although they were uncertain about the checkerboard brick. They felt it worked well in the detail of the window reveals, but its use in the tower block more generally created an overly busy effect. They requested this detail be looked at in more detail.

Overall, the Panel agreed this was an improvement over the original scheme. They had some question about the checkerboard brick and advised the Officer to seek further clarification on this detail.

SEEK AMENDMENTS

The panel made no comments on the following:

136 Westcotes Drive, Bradgate House Planning Application 20232041

Variation of conditions 2 (Cladding Materials); 3 (Windows); 4 (Tree Survey); 5 (Tree Protection); 6 (Sight Lines); 8 (Cycle Parking); 10 (Bin Storage); 11 (SUDS); 12 (Parking); 13 (Amended Plans) attached to planning permission 20162335 (Change of use from Care Home (Class C2) to 13 Self-Contained Flats (13 X 1 Bed) (Class C3); Third floor extension at rear; Alterations (Amended Plans received 30/6/2017)) to allow for changes to approved materials and windows, alterations to the parking layout for both cycles and vehicles, details of bin storage, details of sustainable drainage system and alterations to the site layout and construction of an additional single storey building to accomodate a further flat

160 Hinckley Road, Wyggestons Hospital

Planning Application 20232094

Installation of replacement pedestrian and vehicle access gates and support piers at Linkway Gardens access to Wyggestons Hospital (Class C2)

39 Springfield Road

Planning Application 20232118

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

102 London Road

Planning Application 20231958

Installation of new shopfront; alterations and construction of single storey extensions at rear; change of use of ground and first floor at rear from shop (Class E) to flat (1 x studio) (Class C3); installation of bicycle storage at rear

2 – 4 Home Farm Square

Planning Application 2023 2091

Installation of one internally illuminated fascia sign to building (Class F2)

Units 1-3 Haymarket Tower, 15 Humberstone Gate

Planning Application 20231767

Installation of one internally illuminated sign at front; two internally illuminated projecting signs at front and side; two vinyl signs at side; one television behind shop window at front of building (Class E)

201 Knighton Road, Cradock Arms

Planning Application 20231993

Replacement of windows at front (Sui Generis)

45 Chatham Street, Flat 6

Planning Application 2023214

Construction of side dormer roof extension to Flat 6 (Class C3)

35 Millstreet Lane, Lionel House

Planning Application 20232169

Installation of one internally illuminated projecting sign at front of office (Class F1)

University Road, Wyggestons and Queen Elizabeth I College

Planning Application 20231814

Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (College F1)

University Road, Wyggestons and Queen Elizabeth I College

Listed Building Consent Application 20231815

Internal and external alterations to Grade II listed building (Amendments received 29 November 2023)

132 – 140 Highcross Street and rear of 61 Great Central Street

Planning Application 20231090

Variation of condition 9 (materials and sample panel) and condition 35 (Approved plans) attached to planning permission 20182111 as amended by 20231089 (Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising flats with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway): To allow agreement of different materials and amendments to ground, upper ground, 4th and 5th floor layouts, an extension at 4th/5th floor levels with associated elevation changes and amendments to proposed accommodation number and mix. (S106 agreement)

13 Rectory Gardens

Planning Application 20231962

Installation of replacement of windows and doors to house (Class C3)

NEXT MEETING – Wednesday 17th January 2023

Meeting Ended – 18:50