



Leicester
City Council

12th June 2024

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

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

Apologies

S. Bird (DAC), N. Finn (LAHS), D. Fountain (DMU), D. Martin (LRGT).

Presenting Officers

J. Webber (LCC)

S. Peppin-Vaughan (LCC)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

A) London Road, Leicester Railway Station, Midland Main Line Planning and Listed Building Applications [20240594](#) & [20240595](#)

The panel had a considered debate about the potential merits of the proposal. Some members expressed concern about the works to the porte cochere with some members welcoming its re-purposing while others expressed concern about the change of character and experience for station users. There was general concern about the potential visual impact of the rear elevations of new structures in the porte cochere on the external appearance of the structure, especially when viewed through the openings onto London Road. The need for rigorous control on the appearance of the 'back' of

units was requested and the avoidance of any clutter in the void space between them and the historic outer wall.

The panel debated the appropriateness and design of the canopy, with a range of views expressed. Some panel members felt a more distinctive design would be appropriate while others felt it was superfluous and should be removed. The visitor experience was then discussed with concerns raised as many station users would no longer experience the porte cochere - the historic station entrance, as their entry point which was regrettable. However, some others argued there still were entrances through the structure and ancillary uses in it would support the viability of the complex as a whole. Some members expressed concern about the experience when being dropped-off or getting a cab, noting the lack of cover relative to being in the porte cochere. Some sort of bus shelter type facility at the taxi rank was suggested, while others argued the removal of taxis/cars and the associated pollution was beneficial to the heritage asset.

The panel were broadly comfortable with the principle of moving the historic gate piers but felt they should be relocated in a more prominent location to restore their historic function as gateway markers – closer to the new ramp. They re-iterated their previous point about marking the historic location of the piers in the new paving. Members also sought assurances that the existing heritage interpretation panels located within the porte cochere would be re-located as part of the scheme.

SEEK AMENDMENTS

B) 11 Cank Street (first, second and third floors) and 9-15 Cank Street (ground floor)

Planning Application [20240299](#)

The panel noted that the street has a special character that is not typically reflected elsewhere in the city and that the potential new Council led link scheme into the street would increase focus on it. Although they welcomed investment in the buildings and considered the current appearance had some deficiencies, the design of the proposed new building was not high quality and one that adequately responded to its context. A primary concern raised was the loss of the tighter urban grain and historic building plots currently presented on site with and the introduction of a more monolithic block. The panel were positive about the proposed timber shopfronts at ground floor level but critical of the proposed use of UPVC windows and the 'voids' presented by the design of the metal windows on part of the building group. There were a range of views expressed about whether the existing upper storey features were worthy of retention and about the acceptability of a new mansard roof. The latter aspect was considered harmful in terms of emphasising the monolithic appearance detailed above, but was requested to be properly tested with a verified view.

OBJECTIONS

The panel made no comments on the following:

Gwendolen Road, Leicester General Hospital

1 Sanvey Gate

Planning Application 20232381

Change of use from industrial and warehouse units, construction of mezzanine floor, new windows, doors and changes to elevational treatment, to create a place of worship (Class F.1) with ancillary residential accommodation for ministers (4 bedrooms)

347 Catherine Street

Planning Application 20232268

Construction of single storey extension at front, side and rear; two storey extension at side and rear of restaurant (Class E); ramp at front; alterations

119 Loughborough Road

Planning Application 20240291

Installation of galvanized steel fencing/gates & twin wire mesh fencing to curtilage of Darul Uloom School (Class F1); & external alterations to the rear block including new blockwork, windows and air conditioning units

41 King Street, Pilot House

Planning Application 20240393

Variation of condition 18 (approved plans condition) attached to planning permission 20222176 (Change of use of mixed use Pilot House site (Sui Generis), including refurbishment of most buildings for office use (with ancillary cafe) (Class E); use of existing parking area to the south of the site (Duke St Depot) for servicing and vehicle parking; removal of small Duke St loading bay and construction of an atrium space; new pedestrian accesses to King Street and Duke Street; associated landscaping; alterations) to provide substation access from Duke Street Elevation; alterations

Corporation Road, Abbey Pumping Station Museum

Planning Application 20240095

Construction of detached building with accessible bathroom and changing facilities (Class F2)

115 Evington Valley Road, Dunlop Business Centre

Planning Application 20240227

Change of use of part of industrial building (Class B2) to retail shop (Class E)

9-15 Princess Road West, Bosworth House

Planning Application 20240464

Change of Use from class E use to C3 use to create 58 no. residential dwellings.

51 Evington Road

Planning Application 20240276

Construction of two storey extension at rear to provide 2 flats (2 x 1 Bed) (Class C3)

Painter Street, Leicester College Abbey Park Campus

Planning Application 20240180

Installation of 2.0m high boundary fence with vehicle and pedestrian access gates; along Memory Lane, Painter Street, and Belgrave Gate

87 High Street

Planning Application 20240269

Installation of awning on shop front elevation; alterations at shopfront (Class E)
58-62 Humberstone Gate

Planning Application 20240082

Demolition to part of rear (Lee Street elevation); installation of new shopfronts to Humberstone Gate elevation and Lee Street elevation; installation of two flues; landscaping to rear of shop (Class E)

45 Chatham Street, Flat 6

Planning Application 20240412

Construction of two pitched dormers at side to Flat 6 (Class C3)

266 London Road, University of Leicester, Brookfield Campus

Planning Application 20240655

Installation of one internally illuminated freestanding digital sign and four non-illuminated freestanding signs

32 Ratcliffe Road

Listed Building Consent Application 20240540

External alterations to Grade II listed building

Rutland Street, Athena

Listed Building Consent 20240064

Installation of solar panels to the flat roof areas Grade II Listed building (Class F1)

270 East Park Road

Planning Application 20240411

Change of use from dwellinghouse (5 bed) (Class C3) to four self contained flats (4 x 1 bed) (Class C3); construction of single storey extension at rear; dormers at rear; alterations

5 School Lane

Planning Application 20240727

Retrospective application for installation of external wall insulation to sides and rear; Installation of brick slips to side and rear of house (Class C3)

8 Ratcliffe Road

Planning Application 20240687

Retrospective application for change of use from detached outbuilding to annexe; construction of dormer extension to side (Class C3)

20 Ashleigh Road

Planning Application 20240196

Replacement of all windows and doors in block of flats from timber and pvc to pvc (Class C3)

82-84 Humberstone Gate & 2-2A Wharf Street South

Planning Application 20240647

Change of use of first and second floors from former hotel accommodation to five flats (4 x 1 bed & 1 x 2 bed) (Class C3); provision of communal garden, cycle store and bin store at rear

43 Shirley Road

Planning Application 20240207

Construction of two storey extension at side, single storey and first floor extension at side and rear of house; alterations (Class C3)

28 Mill Hill Lane

Planning Application 20240280

Construction of single storey extension at rear and installation of roof lights at front and rear of house (Class C3)

25 Gotham Street

Planning Application 20240067

Construction of dormer extension at rear; installation of two skylights at front; conversion of basement to store room and Installation of window at front and rear of basement; alterations to house (Class C3) (Amended plans received 08/04/2024)

38 Ratcliffe Road, Ava House

Listed Building Consent 20240233

External alterations to Grade II listed building (Class C3)

46 Main Street

Planning Application 20240442

Retrospective installation of external wall insulation to house (Class C3)

10 Silver Walk

Planning Application 20240524

Installation of extraction flue at rear of shop (Class E)

2-4 Haymarket

Planning Application 20240638

Installation of one freestanding digital sign to inside of bank (Class E)

6-8 St Martins & 17 New Street

Listed Building Consent 20240875

Internal alterations to Grade II Listed Building

6-8 St Martins & 17 New Street

Planning Application 20240857

Change of use from centre for religious community (sui generis) to a mixed use of supported living accommodation for the homeless, facilities for volunteer and community activities, and offices for charity for the homeless (sui generis)

337 Narborough Road

Planning Application 20240518

Retrospective application for construction of single storey extension to front of house (Class C3)

Lee Circle, Fleet House

Planning Application 20240264

Variation of conditions 27 (quantum and mix of residential units) & 28 (approved plans) attached to planning permission 20200942 (Part demolition, conversion and extension of Fleet House & construction of five 5 - 6.5 storey buildings comprising residential flats; ancillary works) to allow alterations to building footprints, ridge heights, internal layouts, building materials, fenestration, landscaping, courtyard layout and land levels; & to agree details required by conditions 14 (sample panel), 16 (footway surfacing), 17 (footway crossing works), 20 (travel pack) & 21 (management plan)

13 King Street

Planning Application 20240429

Retrospective application for the change of use from Commercial, Business and Service (Class E) to Bar (Sui Generis)

Ulverscroft Road former railway bridge

Planning Application 20240888

Infilling of the Ulverscroft Road Bridge

Rutland Street, Athena

Planning Application 20240723

Installation of solar panels to flat roof of events venue (Sui Generis)

NEXT MEETING – Wednesday 15th May 2024

Meeting Ended – 18:40