

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: THURSDAY, 17 APRIL 2025
TIME: 5:15 pm
PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Elected Member Position – Cllr S. Barton

M. Taylor	-	Institute of Historic Building Conservation
S. Bowyer	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
N. Finn	-	Leicestershire Archaeological & Historical Society
M. Davies	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
D. Fountain	-	Leicester School of Architecture
S. Bird	-	Diocesan Advisory Committee
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
C. Sanliturk	-	Loughborough University
S. Sharma	-	De Montfort University

S. Forde and I. Johnson – student members of the panel

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber, Sam Peppin-Vaughan, Andrea Brislane
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638; 0116 454 6204; 0116 454 6291)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

BRILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The Minutes of the meeting held on 14th February 2024 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

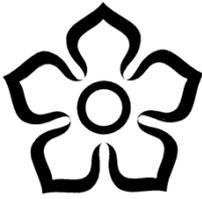
Appendix B

The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

6. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



Leicester
City Council

14th February 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), C. Hossack (LIHS), D. Martin (LRGT), N. Finn (LAHS), P. Ellis (VS), S. Sharma (DMU), M. Davies (RICS), Cllr S. Barton, D. Fountain (DMU),

Apologies

S. Hartshorne (TCS), S. Bowyer (LCS), S. Bird (DAC), C. Sanliturk (LU), S. Forde (student).

Presenting Officers

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

David Beale (LCC)
Kim Lodge (AHR)
Nick Marks (Arcadis)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Notes

The first agenda item was recorded at the request of the external presenters to allow for later reference.

A) Leicester Railway Station (pre-app presentation)

KL explained this was a once in a lifetime opportunity to exact beneficial change in the Station and make it a destination in this part of the city. He explained it was major investment in an undervalued and underused building. He detailed the proposed works to the listed Porte Cochere: revealing the currently hidden elevation, removing modern internal balustrading and ramps, repairing the existing gates, fixing them in place and glazing in openings, refurbishing the modern ticket hall and introducing new landscaping and canopy.

The Panel thanked KL for his presentation. They acknowledged and thanked the project team for taking into account comments raised by the Panel following the initial presentation. Some members raised questions about the possibility of discovering historic material under modern features and finishings of the building. KL explained that there would be a detailed process in place were this to occur, and based on the potential discovery the plans would be adjusted. There were some further questions on smaller details of the scheme, such as the infill glazing to openings and signage and the functionality of the internal and external spaces. The Panel also expressed a desire to see the clock in the tower functioning again as part of the proposed work. Members queried the proposed treatment of the separately Listed Grade II Gates and Gate piers to the Former station. It was explained that they will be carefully dismantled and relocated slightly further up Station Street. Given they represent the only surviving fabric of the original station building, it was suggested by members that something should mark their original location within the pavement of the new carpark/turning circle.

**B) 150 St Nicholas Circle, 1-7 and 13 Bath Lane
Planning Application 20221210**

The Panel acknowledged the importance of the site, as a gateway location into the city centre. They felt there had been some improvement over the previous iteration and welcomed the reduction in height from 9 to 6 storeys in parts. However, members retained reservations about the scheme, and agreed that it continues to lack sufficient quality for this sensitive site. They cited the massing as one of their principal concerns, which they felt to be monotonous and uncompromising, particularly along the Bath Lane elevation. They also expressed disappointment in the Castle Gardens elevation, which they felt does not adequately address the corner. Overall, the Panel agreed that the revised scheme did not resolve their previous concerns and voted to sustain their objection.

One member requested that, should the application be approved, a condition be included to carefully salvage and reinstate the LRSA City Trail terracotta plaque in a similar position as existing.

OBJECTION

The panel made no comments on the following:

**28 Stoneygate Avenue
Planning Application 20232290**

Demolition of single storey store and fire escape stair at rear; construction of single storey detached building to form 1 self-contained flat (1 x 1bed)(Class C3) at rear of mixed use property (house in multiple occupation (7 beds) (Sui Generis) & 1 bed flat)

168 Fosse Road North

Planning Application 20232172

Construction of dormer extension at front and dormer extension at rear to create additional second floor flat (2-bed) (Class C3)

19 Elms Road, land at rear

Planning Application 20232165

Construction of two storey dwellinghouse (2-bed); associated access, parking and landscaping (Class C3)

5 Gallowtree Gate

Planning Application & Listed Building Consent 20232272 & 20232066

Internal and external alterations to grade II listed building & Installation of ventilation flue at rear (Class E)

129 St Nicholas Circle, Holiday Inn

Planning Application 20232282

Alterations to the ground floor facade including installation of cladding and external lighting; hard and soft landscaping works including 12 new car parking spaces

5 School Lane

Planning Application 20232308

Retrospective application for installation of external wall insulation; Installation of render with cream finish to house (Class C3)

122A Charles Street, Templar House

Planning Application 20232246

Installation of external re-cladding and remedial facade works to flats (Class C3)

176-180 Loughborough Road

Planning Application 20232231

Demolition of part of single storey extension at side and rear; Change of use from storage (Class B8) to 7 flats (3x1 Bed, 4x2 Bed) (Class C3); construction of single storey extension at rear; alterations; associated car parking and landscaping

34-36 Granby Street

Listed Building Consent 20232435

External Alterations to Grade II Listed building (Class E)

1 Duke Street, Marlborough Place

Planning Application 20231885

Installation of external re-cladding & remedial facade works to apartment building (Class C3)

77 Knighton Drive

Planning Application 20231928

Replacement of windows and doors to the rear of flats (Class C3)

20-22 Gotham Street

Planning Application 20231939

Replacement of windows and doors to the rear of flats (Class C3)

15, 17, 21 & 23 Abingdon Road

Planning Application 20231875

Replacement of timber to UPVC windows and doors to flats (Class C3)

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) (AMENDED PLAN RECEIVED 24/01/2024)

96 Jarrom Street

Planning Application 20232235

Variation of condition 20 (Approved Plans) of planning permission 20180801 and condition 1 (Approved Number of Flats) of non-material amendment 20231797

(Demolition of existing building; construction of five & eight storey mixed use building comprising residential apartments (Class C3); ground floor unit for nursery/retail/restaurant (Class E)) to amend the type and number of flats, alter the internal layout of the flats, amend the design of the fenestration, omit the basement, amend the layout of the ground floor and alter the external landscape.

Corn Exchange/Market Place

Planning Application 20232383

Relocation of Grade II listed Statue of the Duke of Rutland from front of Corn Exchange to Market Place pavement, adj no.46

28 Regent Road, Carlton House

Planning Application 20232421

Installation of new windows & door; alterations to front, rear & side elevations; cycle parking; bin store; landscaping

90 Highcross Street

Planning Application 20232378

Relocation of main entrance and associated canopy; alterations to facade on Highcross Street; rendering to car park undercroft; replacement of existing glazed terrace balustrade at first floor with louvre fins; installation of new lighting to face of building (Class Sui Generis)

123 Letchworth Road

Planning Application 20231923

Construction of one detached two storey dwelling (1 x 2 bed); associated parking and landscaping (Class C3); installation of vehicular access; construction of boundary walls

6-8 Market Street

Planning Application & Listed Building Consent 20232354 & 20232353

Internal and external alterations and partial demolition to grade II listed building & Partial demolition of rear section of building; change of use of first and second floor from offices (Class E) to 6 flats (5 x 1 bed, 1 x 2 bed) (Class C3); construction of first and second floor extensions at rear; installation of roof lights to side and rear

362 St Saviours Road

Planning Application 20232294

Construction of single storey extension at side; first floor extension at side and rear of building; alterations (Class F1)

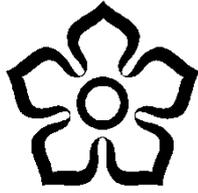
Lancaster Road, Attenborough Arts Centre

Planning Application 20240103

Installation of two air source heat pumps; associated thermal store compound; 2.4m high palisade fencing enclosure to rear of arts centre (Use Class F1)

NEXT MEETING – Wednesday 13th March 2024

Meeting Ended – 18:55



Leicester
City Council

APPENDIX B

17th April 2024

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Land South of 155 Humberstone Drive Planning Application [20240170](#)

Construction of five two storey dwellinghouses (all 3-bed) (Class C3); associated access from Humberstone Drive, parking and landscaping.

The site lies within the designated boundary of the Old Humberstone Conservation Area and immediately adjacent to the Grade II Listed Building, No. 3 Main Street Humberstone, forming part of its setting.

B) 71 Princess Road West – Waterloo House, 80 Regent Road – Regent House & Land South of Regent Road between Tigers Way and West Street Planning Application & Listed Building Consent [20232213](#) & [20232214](#)

Change of use from Offices (Class E (g) (i)) and construction of a single storey roof extension to provide student accommodation (165 beds) (Sui Generis); and construction of a terrace of eight new three storey student accommodation houses (35 beds) (Sui Generis) on existing car park site; associated parking and landscaping.

Internal and external works to Listed Building (Grade II).

The site is located within the New Walk Conservation Area and part of the site features a Grade II Listed Building. There are additional Grade II Listed properties adjacent at 2 West Street, 1 West Street and New Walk Museum.

The application is for changing the use of the existing office complex to student residential flats, including a single-storey roof extension. In addition, the scheme includes the construction of a new terrace of student houses on the existing surface level car park site.

C) 122-132 Belgrave Gate & 1 Garden Street Planning Application [20231011](#)

Demolition of existing buildings; construction of a single, four & five storey building (with basement) for a storage unit that is ancillary to the printing workshop at 37 Orchard Street, 2 x retail units (Class E) and 14 flats (9 x 1bed & 5 x 2bed) (Class C3)

The site contains the Garden Street Slum House, which is a heritage asset of local significance (LL/369). It lies within the setting of several other nationally and locally listed buildings, most significantly No. 123 Belgrave Gate (LL/075), 2 – 24 (even) Jubilee Road (LL/106), The Royal Oak (LL/384) Kingstone Store (Grade II).

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 15th April 2024. Please contact Andrea Brislane (4546291) or Justin Webber (4544638).

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

Gwendolen Road, Leicester General Hospital

Planning Application 20232161

Demolition of three buildings (Jackson House, Manual Handling Building & Portacabin) (sui generis); new one & two storey building for Endoscopy Facilities (sui generis)

17 Westcotes Drive

Listed Building Consent 20232367

External Alterations to a Grade II listed building.

96 Letchworth Road

Planning Application 20232371

Variation of condition 8 (Approved Plans Condition) attached to planning permission 20212629 (Replacement of approved drawing 96LR/A13 with 96LR/A18 showing alterations to rainwater goods, windows and doors)

1 Sandown Road, Flat 3

Planning Application 20231884

Demolition of existing garage; alterations; and construction of first floor/two storey extension at rear to form new dwelling (1 x 2 bed) (Class C3); alterations to vehicle access and construction of boundary wall to Sandown Road

Painter Street, Leicester College Abbey

Planning Application 20232423

Construction of two storey building to create aeronautical skills centre; associated landscaping (Class F1)

270A Loughborough Road

Planning Application 20232362

Part Retrospective application for installation of ventilation flue at rear of restaurant (Class E)

17 Glebe Street

Planning Application 20240155

Replacement of six existing rooftop telecommunications antennas with twelve new antennas & ancillary equipment

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)

38 Ratcliffe Road, Ava House

Listed Building Consent 20240233

External alterations to Grade II listed building (Class C3)

3 Rawson Street

Planning Application 20240262

Replacement render to the side of house (Class C3)

325 Narborough Road

Planning Application 20240315

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

413 London Road, Sefton House

Planning Application 20240252

Retrospective application for the construction of single storey extension at side and rear of house; internal alterations (Class C3)

56-74 Great Central Street

Planning Application 20240235

Notification of demolition of industrial units

4 Southgates, Shakespeares House

Planning Application 20240172

Construction of smoking area; installation of ventilation grille; to restaurant and bar (sui generis) at ground floor; alterations

38 Market Street

Listed Building Consent 20240144

Internal alterations to grade II listed building

Walnut Street Bridge

Listed Building Consent 20240239

External alteration to grade II listed bridge

Imperial Avenue, Fullhurst Community College

Planning Application 20240278

Construction of multi use games area at school (Class F1); associated pedestrian access; landscaping; fencing; floodlighting

288 Evington Road

Planning Application 20240332

Demolition of conservatory; construction of two storey extension at side; dormer at rear of house (Class C3); alterations

22 Deacon Street

Planning Application 20240319

Variation of condition 17 (approved plans) attached to Planning Permission 20160270 (Construction of two six storey buildings to accommodate 50 student flats, block a - (25 x studio, 1 x 1 bed; block b - 19 x studio, 5 x 1 bed); with associated parking and landscaping (sui generis) (amended plans 28/11/2016)) to allow for alterations to the elevations facing Deacon Street and Henshaw Street to complete some of the architectural features to resemble the original approved elevations and remove communal games room.

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);

61 Great Central Street, Global House

Planning Application 20231913

Variation of condition 2 (details of external materials) and condition 19 (Approved Plans) attached to planning permission 20210576 (Variation of condition 20 attached to planning permission 20151041 (added under non-material amendment ref 20202474), to allow replacement of approved drawings with those showing provision for connection to the adjacent Highcross Street residential development (Ref: 20182111)): to allow amendments to the proposed materials and site layout and floor plans removing the basement flats, adding basement parking, cycle/bin storage incorporated from Highcross Street scheme and accommodaton mix revised to allow for reconfiguration of the adjacent Highcross Street scheme.(s106 agreement);

97 London Road

Planning Application 20232149

Installation of new shopfront (Class E)
