

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 12 JUNE 2024**  
**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 – student member of the panel  
I. Johnson – student member of the panel  
J. Pottinger – student member 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](mailto:planning@leicester.gov.uk)

## INFORMATION FOR MEMBERS OF THE PUBLIC

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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.

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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](mailto: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 17<sup>th</sup> April 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**

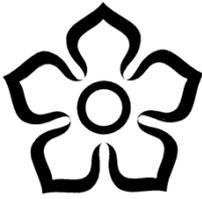
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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

17<sup>th</sup> April 2024

## CONSERVATION ADVISORY PANEL

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### Meeting Notes

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#### Meeting Started 17:15

#### Attendees

R. Gill (Chair), M. Richardson (RTPI), M. Taylor (IHBC), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), S. Bird (DAC), C. Hossack (LIHS), D. Martin (LRGT), N. Finn (LAHS), Cllr S. Barton, S. Forde (student), I. Johnson (student).

#### Apologies

R. Lawrence (Vice Chair), D. Fountain (DMU), P. Ellis (VS), S. Sharma (DMU), M. Davies (RICS), C. Sanliturk (LU).

#### Presenting Officers

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

#### Declarations of Interest

None

#### Minutes of Previous Meeting

Agreed

#### Notes

Isobel Johnson was welcomed as a student representing Loughborough University. Currently a Postgraduate in the School of Architecture.

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

The Panel felt the design of the proposed dwellings was still mediocre and did not reflect the specific context of the Conservation Area. They acknowledged that the proposed height of the development had been reduced and considered this to be beneficial. However, the other changes were considered to not address the lack of contextual responsiveness. While the panel were comfortable with the principle of

developing the site for housing, they felt the current proposal would not preserve or enhance the significance of the Old Humberstone Conservation Area. They also objected to the use of less contextual materials, such as uPVC windows/doors and tarmac, which are inappropriate in settings such as this. They concluded that the design needed to be reconsidered, with a mews typology potentially explored that takes more inspiration from its setting. More detail on the rationale behind the proposed design was requested, as well as better visuals.

SEEK AMENDMENTS

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**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](#)**

The panel noted the high-quality urban environment in this part of the Conservation Area and the landmark quality of the Grade II Listed Building sitting within the proposed development site. The panel focussed initially on the extension to the Listed Building and concluded that the proposed single storey mansard was less harmful than the previous two storey proposal but would still undermine the character and architectural integrity of the building and the wider area. This was considered with respect of harm from the increased massing and a discordant architectural style. They were critical of the detailing of the extension which exacerbated its incompatibility as a new element and crudely cut across the tryptic composition of the former trio of detached buildings. The panel contended that the existing parapet and the silhouette it presented on the skyline were important and additional mass in this section were not compatible with the most significant and sensitive elevation of the Listed Building.

The panel considered the existing landscaped car park space to the south to have a strong function in terms of the character of the area, providing both key views across it to the wider townscape and being compatible with the wider morphology of New Walk. It was noted that it had historically been garden space and that the boundary walls and trees were complementary to the historic character of the area. Although the panel acknowledged that the scale of the new build block had been reduced, which had reduced some of the harm, they still considered it would be harmful to the character and appearance of the Conservation Area. They also considered the open aspect of the space had a direct impact on the setting of the listed building opposite, being the former private gardens of the original trio of houses. The scale and mass of the new block was considered to be the primary issue, although the more detailed design was not considered to be notably high quality or contextually responsive.

Overall, it was felt that the submitted proposal would have a harmful impact on the Conservation Area and the other surrounding heritage assets.

OBJECTIONS

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

The panel considered that the latest design revisions did not materially change their assessment from August 2023 and their previous comments remained in place:

*The panel agreed the revised design was an improvement over the previously refused application from 2017. However, they had concerns about the loss of 1 Garden Street, which is a locally significant heritage asset and is included in the city's Register of Local Heritage Assets. It is significant as one of the last remaining early 19<sup>th</sup> century low cost houses in the city. The panel agreed there was some benefits to the scheme, such as infilling the existing open car park with an industrial storage building designed with a brick frontage to Garden Street. However, they felt that the design of the residential building fronting Belgrave Gate was not exceptional enough to justify the loss of this important local heritage asset. They also highlighted the importance of the location of the site as a key gateway into the city, and expressed a desire to see something which better reflects this setting. The panel felt that a scheme should be explored which retained and repaired the locally listed building. If approved, members agreed a recording condition should be imposed on any application for demolition.*

## OBJECTION

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**The panel made no comments on the following:**

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**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)**

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**17 Westcotes Drive**

**Listed Building Consent 20232367**

**External Alterations to a Grade II listed building.**

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**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)**

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**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**

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**Painter Street, Leicester College Abbey**

**Planning Application 20232423**

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

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**270A Loughborough Road**

**Planning Application 20232362**

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

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**17 Glebe Street**

**Planning Application 20240155**

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

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**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)**

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**38 Ratcliffe Road, Ava House**

**Listed Building Consent 20240233**

**External alterations to Grade II listed building (Class C3)**

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**3 Rawson Street**

**Planning Application 20240262**

**Replacement render to the side of house (Class C3)**

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**325 Narborough Road**

**Planning Application 20240315**

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

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**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)**

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**56-74 Great Central Street**

**Planning Application 20240235**

**Notification of demolition of industrial units**

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**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**

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**38 Market Street**

**Listed Building Consent 20240144**

**Internal alterations to grade II listed building**

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**Walnut Street Bridge**

**Listed Building Consent 20240239**

**External alteration to grade II listed bridge**

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**Imperial Avenue, Fullhurst Community College**

**Planning Application 20240278**

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

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**288 Evington Road**

**Planning Application 20240332**

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

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**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.**

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**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);**

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**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 accommodation mix revised to allow for reconfiguration of the adjacent Highcross Street scheme.(s106 agreement);**

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**97 London Road**

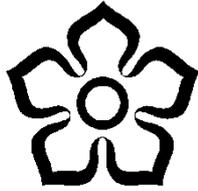
**Planning Application 20232149**

**Installation of new shopfront (Class E)**

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**NEXT MEETING – Wednesday 15<sup>th</sup> May 2024**

**Meeting Ended – 18:55**



Leicester  
City Council

# APPENDIX B

12<sup>th</sup> June 2024

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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

**Redevelopment of Leicester Railway Station to include new entrance to ticket hall; pedestrian ramp; erection of a canopy, pedestrianisation and regrading of Station Street to create public realm; relocation of Grade II listed gate piers; relocation of Thomas Cook**

**Internal and external alterations to Grade II listed building and relocation of Grade II listed gate piers.**

The site contains two nationally listed buildings, Leicester Station Porte Cochere, Pedestrian Loggia and Octagonal Turret (Grade II) and Gate Piers and Cast-Iron Gates to former Midland Railway Station (Grade II). It also forms part of the immediate setting of several other heritage assets in close proximity to the site, including the Granby Street and South Highfields Conservation Areas, 128-132 Granby Street (Grade II), YMCA Building (Grade II), Church of St John the Divine (Grade II), Bridge Parapet Opposite Station (Local LL/110) and 55-57 London Road (Grade II).

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**B) 11 Cank Street (first, second and third floors) and 9-15 Cank Street (ground floor)  
Planning Application 20240299**

**Third floor extension and change of use of first, and second floor to incorporate 7 houses in multiple occupation (2 x 3 persons; 1 x 4 persons (Class C4) and 2 x 7 persons (sui generis)) and two flats (2 x studio) (Class C3); alterations to front; cycle and bin storage, external plant**

The site is located within the Market Place Conservation Area and immediately adjacent to the Silver Arcade, which is a Grade II Listed Building.

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The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th June 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>

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**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)

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**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

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**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

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**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

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**Corporation Road, Abbey Pumping Station Museum**

**Planning Application 20240095**

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

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**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)

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**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**

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**Planning Application 20240276**

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

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**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**

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**87 High Street**

**Planning Application 20240269**

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

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**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)**

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**45 Chatham Street, Flat 6**

**Planning Application 20240412**

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

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**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**

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**32 Ratcliffe Road**

**Listed Building Consent Application 20240540**

**External alterations to Grade II listed building**

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**Rutland Street, Athena**

**Listed Building Consent 20240064**

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

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**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**

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**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)**

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**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)**

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**20 Ashleigh Road**

**Planning Application 20240196**

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

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**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**

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**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)**

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**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)**

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**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)**

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**38 Ratcliffe Road, Ava House**

**Listed Building Consent 20240233**

**External alterations to Grade II listed building (Class C3)**

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**46 Main Street**

**Planning Application 20240442**

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

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**10 Silver Walk**

**Planning Application 20240524**

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

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**2-4 Haymarket**

**Planning Application 20240638**

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

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**6-8 St Martins & 17 New Street**

**Listed Building Consent 20240875**

**Internal alterations to Grade II Listed Building**

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**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)**

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**337 Narborough Road**

**Planning Application 20240518**

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

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**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)**

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**13 King Street**

**Planning Application 20240429**

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

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**Ulverscroft Road former railway bridge**

**Planning Application 20240888**

**Infilling of the Ulverscroft Road Bridge**

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**Rutland Street, Athena**

**Planning Application 20240723**

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

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