

Leicester  
City Council

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

**DATE: WEDNESDAY, 16 OCTOBER 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
S. Sharma	-	De Montfort University

I. Johnson – 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

### ACCESS TO INFORMATION AND MEETINGS

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

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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](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 11<sup>th</sup> September 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**

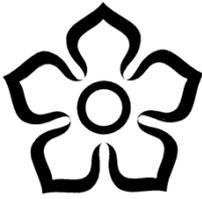
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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

11<sup>th</sup> September 2024

## CONSERVATION ADVISORY PANEL

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### Meeting Notes

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#### Meeting Started 17:15

#### Attendees

R. Lawrence (Chair), N. Feldmann, (LRSA), S. Hartshorne (TCS), S. Bowyer (LCS), C. Hossack (LIHS), P. Ellis (VS), S. Bird (DAC), S. Sharma (DMU), D. Martin (LRGT), M. Richardson (RTPI), I. Johnson.

#### Apologies

R. Gill, M. Taylor (IHBC), N. Finn (LAHS). M. Davies (RICS)

#### Presenting Officers

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

#### Declarations of Interest

None

#### Minutes of Previous Meeting

Agreed

#### Notes

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#### A) New Walk Place, Welford Road, New Walk Planning Applications [20240947](#)

#### Installation of a piece of public art to public square

The Panel were supportive of the application and noted they were happy to see more street art throughout the city. Some members requested more information on the type of stone proposed for the column, and whether it would be a single monolith or made up several different sections. They advised this element will be crucial, and the

materials should be well chosen. Subject to satisfying this query, the Panel were in full support of this proposal.

**NO OBJECTIONS**

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

**Demolition of existing buildings, Construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats)(Sui Generis) with associated communal, amenity and ancillary space. (Amended plans)**

The Panel continued to harbour reservations about this scheme, citing its key gateway location as pivotal to their consideration. They acknowledged that progress had been made with the proposed design, principally taking into account previous comments regarding turning the corner and the Castle Gardens elevation. However, members maintained concerns about the massing and composition, feeling it remains insufficient given the sensitivities of the site. They suggested AVR views should be set further west along St Augustine Road, to take in the full context of the Holiday Inn. Overall, while the currently proposed scheme represents an improvement compared to previous iterations, the Panel felt it does not go far enough to resolve the initial objections raised in September 2022 and February 2024. Based on this, they maintained an objection.

**OBJECTIONS**

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**C) 3A Sandown Road  
Planning Application [20241161](#)**

**Demolition of part of single storey extension; construction of single storey extension at side; wall insulation; rooflights; gate and wall to front; alterations to house (Class C3)**

The Panel were generally supportive of the application. Some questions were raised regarding elements of the scheme such as materials and the position of the proposed boundary wall. Overall, members agreed the scale of the alterations were in keeping with the area and due to its set back nature, would have no negative impact on the character and appearance of the Conservation Area.

**NO OBJECTIONS**

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

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**98-100 Melton Road, Leicester Colosseum  
Planning Application 20241026**

**Construction of single storey extension at front and side; shopfront alterations; installation of shutters and translucent roofing sheets at front of shop (Class E)1 King Street, Phoenix House**

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**37 Sanvey Lane, Leicester, LE2 8NG**

**Planning Application 20240444**

**Demolition of an outbuilding at rear; replacement of front porch roof; construction of first floor extension at side; single storey extension at rear; outbuilding at rear of house (Class C3)**

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**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)**

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**Hinckley Road, St Peters Church**

**Planning Application 20240688**

**Construction of single storey extension to link church and priest accommodation; alterations (Class C3)**

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**70 Clarendon Park Road, Shree Geeta Bhavan Temple And Hindu Community Centre**

**Planning Application 20240834**

**Construction of single storey extension to provide covered disabled persons access and shower room to the side of place of worship/community centre (Class F1)**

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**139-141 Loughborough Road, Shree Swaminarayan Temple**

**Planning Application 20241147**

**Single storey extension to side for covered disabled access to first floor of place of worship (Class F1)**

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**6 Fosse Road South, Gordon House**

**Planning Application 20241008**

**Demolition of existing garage; construction of two storey detached building to form garage and one first floor flat (Class C3)(1 X 1 bed) at rear of house in multiple occupation (Sui Generis)**

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**London Road, Leicester Railway Station, Midland Main Line**

**Planning Application and Listed Building Consent 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 statue; replacement cycle storage; soft and hard landscaping, lighting and CCTV; relocation of taxi rank, pick up/drop off point, reduced mobility parking bays; refurbishment works to porte cochere; provision of heating and cooling units; services and boundary treatment and other**

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

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**26-30 Millstone Lane, Millstone House**

**Planning Application 20240886**

**Retrospective change of use from 11 residential units (Class C3) to 2.no 8 bed student flats and 2.no 10 bed student flats (Sui Generis), external alterations comprising replacement of 2 no. doors with windows, proposed cycle parking provision & creation of amenity area to the rear.**

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**2 Peacock Lane, St Martins Lodge**

**Listed Building Consent Application 20241047**

**Internal alterations to Grade II listed building.**

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**11-13 Wellington Street**

**Listed Building Consent Application 20241071**

**External alterations to grade II listed building.**

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**24 - 36 King Street, car park**

**Planning Application 20241167**

**Change of use from private car park (sui generis) to public car park (sui generis); construction of boundary wall; hard standing**

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**53 Church Road**

**Planning Application 20240897**

**Construction of single storey extension at side of house (Class C3); alterations**

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**61 London Road**

**Planning Application 20240936**

**Installation of retractable awning & glass balustrade to first floor; alterations to front and side (north) elevations including new shopfront; & installation of ventilation system including units to rooftop (Class E)**

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**2 Burlington Road**

**Planning Application 20240918**

**Demolition of existing single storey structures at the sides of the dwelling. Construciton of single storey extensions to the side elevations and dormer window to the rear of the roof.**

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**11-19 Earl Howe Street**

**Planning Application 20241199**

**External wall insulation to side and rear elevations; alterations (Class C3)**

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**8 Bowling Green Street**

**Planning Application and Listed Building Consent 20240599 & 20240600**

**Change of use from a Bar (Sui Generis) to Theatre Arts and Cultural Institution (Class E); alterations**

**Internal and external alterations to Grade II listed building.**

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**122A Charles Street, Templar House**

**Planning Application 20232246**

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

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**185 Ratcliffe Road, Dover Court**

**Planning Application 20240559**

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

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**Gwendolen Road, Leicester General Hospital, Diabetes Care Unit**

**Planning Application 20232246**

**Construction of 3 storey extension to hospital building (Class C2); minor demolition and refurbishment works; landscaping; drainage and diversion of existing below ground services**

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**369 London Road**

**Planning Application 20240821**

**Construction of two storey extension at side; hardstanding to front of house (Class C3)**

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**1 Middleton Street, Old Aylestone Social Club**

**Planning Application 20241218**

**Construction of single storey extension at rear of social club (Sui Generis)**

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**28 Oxford Street, Student Roost-Newarke Street**

**Planning Application 20241235**

**Installation of freestanding canopies to yard; alterations to landscaping**

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**31 Lower Brown Street, The Hosiery Factory**

**Planning Application 20241365**

**Construction of single storey building to form sales and marketing office building (Class E); reprovision of cycle parking at rear of building (Class C3)**

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**20 Ashleigh Road**

**Planning Application 20241196**

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

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**19 Ashleigh Road**

**Planning Application 20241197**

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

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**160 Hinckley Road, Wyggestons Hospital**

**Planning Application 20241217**

**Installation of 1.8m high fence and gate to the south of Wyggeston Hospital**

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**49,51,55,57, and 59 Sanvey Lane**

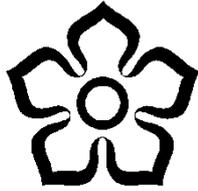
**Planning Application 20241183**

**Replacement of timber window and doors with upvc windows and doors to dwellinghouses (Class C3)**

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**NEXT MEETING – Wednesday 16<sup>th</sup> October 2024**

**Meeting Ended – 18:30**



Leicester  
City Council

# APPENDIX B

16<sup>th</sup> October 2024

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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**A) 101-107 Ratcliffe Road, former Mary Gee Houses Halls of Residence  
Planning Applications [20241345](#)**

**Demolition of existing buildings; construction of four x three storey buildings to provide 94 retirement apartments with care (38 x 1 bed, 45 x 2 bed, 11 x 3 bed) (Class C2); communal facilities; associated landscaping, access roads, car parking and services.**

The site under consideration is located within the Stoneygate Conservation Area, currently occupied by a series of low-lying 1970s brick student accommodation blocks. The Grade II\* No.32 Ratcliffe Road and Grade II Listed Nos. 34 - 36 are located to the immediate south-west of the site. The proposal entails demolition of the 20<sup>th</sup> century development and construction of a new comprehensive care home development.

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**B) 55 Linden Street, Linden House  
Planning Application [20241242](#)**

**Demolition of single storey element at rear; two-storey extension at rear; alterations; retrospective change of use to place of worship (Class F1)**

The site contains a locally listed building, an Art Deco former Tea Warehouse constructed in 1936. To the rear of the site is the Grade II Listed former Royal Leicestershire, Rutland and Wycliffe Society of the Blind Workshops on Margaret Road.

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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 14<sup>th</sup> October 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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**40 Chapel Lane**

**Planning Application 20241129**

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

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**171 London Road**

**Planning Application 20241138**

**Change of use from Office to 16 serviced apartments (Class C1) together with minor external alterations and other ancillary works (retrospective)**

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**156-160 St Nicholas Circle, Jewry Wall Museum**

**Planning Application 20241338**

**Variation of condition 6 (amended plans) attached to planning permission 20170856 (Front and rear entrance lobbies; glazing to Archaeology Wing; alterations to Vaughan College and Jewry Wall museum to create a single museum (Class D1) (amended plans 16/8/17))**

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**156-160 St Nicholas Circle, Jewry Wall Museum**

**Listed Building Consent 20241339**

**Variation of condition 23 (amended plans) attached to planning permission 20170857 (internal and external alterations to grade II listed building (amended plans (16/08/17)) to provide approval for amended design / details.**

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**9 Woodland Avenue**

**Planning Application 20241203**

**Demolition of chimney at rear; construction of single storey extension at rear; replacement of timber windows to UPVC windows to house (Class C3)**

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**Portland Towers, Savita Cottage**

**Planning Application 20241520**

**Retrospective application for variation of condition 8 (amended plans) attached to planning permission 20212009 (Variation of condition 8 (amended plans) attached to planning permission 20152157 (revised design for detached house) (Class C3) (amended plans received 14/12/2021)) To reflect the inclusion of revised gate and boundary details, landscape margin, revised garage door and inclusion of a canopy to the rear door.**

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**4 Knighton Park Road, The Scotlands**

**Planning Application 20240777**

**Demolition of existing garage; construction of two self-contained flats (2 x 1 bed) (Class C3); associated landscaping (amended plans received 06/09/2024)**

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**Hazel Street, Hazel Community Primary School**

**Planning Application and Listed Building Consent 20240721 & 20240722**

**Installation of replacement playground surfacing; installation of climbing equipment (Class F1); External work to grade II listed building.**

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**116 Granby Street**

**Planning Application 20241443**

**Replacement shopfront**

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**The Leicestershire Golf Club, land next to Flat Spinney on corner of Gartree Road & Stoughton Drive**

**Planning Application 20241221**

**Three-storey building for care home (Class C2) with 72 bedrooms; new vehicular access to Gartree Road; realigned public right of way.**

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**55 Welford Road, James House**

**Planning Application 20241301**

**Retrospective application for temporary use of land as car park (Sui Generis)**

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**Jubilee Square**

**Planning Application 20241534**

**Temporary installation of 35m high temporary ferris wheel on public square**

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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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**55-57 Braunstone Gate, Ground Floor Salon**

**Planning Application 20241459**

**Alterations to shopfront; access to upper floor flats and offices; alterations (Class E)**

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**1 Hobart Street, Flat A**

**Planning Application 20241483**

**Installation of replacement front door to flats (Class C3)**

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**5 Market Street**

**Planning Application 20241491**

**Change of use from bank (Class E) to commercial unit on basement and ground floor (Class E); eight self-contained flats on upper floors (3x studio, 3x 1bed, 2x 2bed) (Class C3); associated bin storage, cycle parking, external plant/equipment; external alterations**

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**30 Regent Street, CECOS House**

**Planning Application 20241342**

**Internal alterations to grade II listed building.**

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**Jubilee Square**

**Planning Application 20241511**

**Temporary installation of 35m high temporary ferris wheel on public square**

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**Town Hall Square, Town Hall**

**Listed Building Consent Application 20241466**

**Internal alterations to grade II\* listed building (Class F1)**

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**7 Upper King Street**

**Listed Building Consent Application 20241324**

**internal alterations to grade II listed building**

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**2A New Walk**

**Planning Application 20241246**

**Change of use from offices (Class E) to student accommodation (60 x 1 bed) (sui generis) and associated external alterations.**

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**4 Wheat Street**

**Planning Application 20241380**

**Change of use of factory to 43 flats (3 x studio, 30 x 1 bed, 10 x 2 bed) (Class C3); demolition of part of outrigger to rear; insertion of dormer windows and rooflights to roof; alterations**

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**35 Rutland Street**

**Planning Application 20241440**

**Change of use from light industrial building to mixed residential (9 x 1 bed and 7 x 2 bed) and office (Class E) use; alterations to external elevations; demolition of existing roof structure; construction of replacement roof with new roof level residential accommodation; provision of associated roof terrace and green roof areas**

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**8-14 Raymond Road & 234A Narborough Road**

**Planning Application 20240552**

**Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3). (11x 1 bed and 3x 2 bed flats).**

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**7 High Street**

**Listed Building Consent Application 20241201**

**Retrospective application for internal and external alterations to Grade II listed building**

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**11 Pendene Road**

**Planning Application 20241515**

**Installation of cladding to house (Class C3)**

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**160 Hinckley Road, Wyggestons Hospital**

**Planning Application 20241217**

**Installation of 1.8m high fence and gate to the south of Wyggeston Hospital**

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**Hazel Street, Hazel Community Primary School**

**Planning and Listed Building Consent Applications 20241732 & 20241733**

**Installation/repairs to windows and doors at school; alterations to building (Class F1); External alterations to Grade II listed building (Class F1)**

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**30 Stoneygate Road, Stoneleigh Manor**

**Planning Application 20241407**

**Replacement of light bollards; installation of lamp posts and wall-mounted lighting fixtures to residential care home (Class C2)**

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**77 Knighton Drive**

**Planning Application 20241584**

**Installation of replacement windows and doors to flats (Class C3)**

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**20-22 Gotham Street**

**Planning Application 20241585**

**Installation of replacement windows and doors to flats (Class C3)**

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