

Leicester  
City Council

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

**DATE: WEDNESDAY, 14 JANUARY 2026**  
**TIME: 5:15 pm**  
**PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

R. Gill (Chair), N. Feldmann (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
K. Walters	-	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

K. Agyei and S. Yazdan-Joo – 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, Ben Gomme**  
*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*  
*(Tel. 0116 454 4638)*  
*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

## INFORMATION FOR MEMBERS OF THE PUBLIC

### ACCESS TO INFORMATION AND MEETINGS

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

<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 10<sup>th</sup> December 2025 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.





## CONSERVATION ADVISORY PANEL

### Meeting Notes

#### Meeting Started 17:15

#### Attendees

R. Gill (Chair), C. Hossack (LIHS), S. Hartshorne (TCS), N. Finn (LAHS), S. Bird (DAC), P. Ellis (VS), N. Feldmann (LRSA), S. Sharma (DMU), D. Fountain (LSA)

#### Apologies

Cllr. S. Barton, N. Finn (LAHS), M. Taylor (IHBC), S. Bowyer (LCS), M. Richardson (RTPI), D. Martin (LRGT), M. Davies (RICS)

#### Presenting Officers

J. Webber (LCC)  
B. Gomme (LCC)

#### Declarations of Interest

None.

#### Minutes of Previous Meeting

Agreed

#### Matters Arising

None.

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#### A. Development at ISKCON, 31 Granby Street

##### Refs: 20251365 and 20251366

The panel voiced significant concerns with the proposed development. Beginning with the application itself, it was felt that there were inconsistencies between plans, drawing inaccuracies, an overall lack of detail and that the heritage impact assessment was substandard. This was particularly in relation to the M&E works, which the panel felt was not sufficiently represented on the plans, and it was therefore difficult to carry out a thorough assessment of its impact on the

significance of the building. One panellist suggested that the applicant should consider submitting separate applications for the extension and the M&E works.

Turning to the proposed internal works, the panel emphasised the significance of the building as a grade II\* listed heritage asset and that this had not been adequately considered within the proposal. Features such as the banking hall, stained glass windows and the old service counter were highlighted as particularly interesting features that needed to be respected by proposed interventions. M&E works were seen as quite extensive and clumsy, consisting of various boxes and ducts, and their relationship with the historic features had not been represented or considered properly, such as the impact on the banking hall ceiling and ducting through the windows. Other elements that the panel felt were too simplistic and lacked thought included the proposed shutters to the Granby Street entrance and the concertina doors to the back of the banking hall, again noting that this was a highly significant building and detail was crucial. A discussion was held specifically around the treatment of the glazed colonnade screens, and how the architectural detailing of the columns would be eroded by the interventions. The screen panels were not considered to be of a high enough material quality, with the black frame making the screens look heavy and clunky. Further concerns were raised over how the quality would be diluted as the proposal was costed. It was suggested that the screens should be moved to the corridor side of the colonnade where it had less of an impact on the historic fabric.

The panels' misgivings continued with discussions turning to the rear canopy extension facing Town Hall Square. It was felt that the proposed canopy design lacked consideration and did not draw on the architectural language of the host building. Structurally, the canopy was seen to be heavy and industrial in character and lacking refinement around features such as its frame and rainwater goods. This sense of weight is exacerbated by the canopy covering the whole of the courtyard area and the rather heavy green roof, which itself lacked justification and featured rooflights seen as clumsy. Furthermore, the panel felt the lack of reference to the host building was shown in the poor relationship between the canopy and the sills and string courses of the building, and the curtilage of the host building to its extension. Other design issues included the treatment of the end bay of the canopy area towards Bishop Street, which appeared to be a blank screen; the motif to the metal gates, which it was felt wrongly reflected the organisation rather than the building; and the proximity of the café seating to the bin store. It was considered that the boundary wall to the square could be reduced to allow a stronger active relationship between the café and the public realm, however this depended on the quality of the extension. Finally, the panel commented that the relative insignificance of the rear garage presented a good opportunity to improve the back of the site, however the proposed modernist Crittall-style windows bore no relation to the architecture of the host building and lacked relevance.

Overall, whilst the panel did not object to the principle of development, the significance of the building is too high and there are far too many issues to resolve before the scheme could be supported.

### **Objections**

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**The panel made no comment on the following applications:**

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**107-111 Princess Road East**

**Planning application 20251002**

**Installation of doors and windows to building (Class F1)**

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**219 Aikman Avenue**

**Planning application 20251466**

**Construction of two storey side and rear extensions; dormer to rear; removal of chimneys; alterations to roof of care home (Class C2)**

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**15 Carisbrooke Road, land adjacent to**

**Planning application 20251634**

**Variation of conditions 1 (Materials), 2 (Joinery Details), 3 (Boundary treatment), 4 (Mezzanine Floor), 7 (Parking spaces to be retained), 9 (Street works), 13 (Landscaping), 17 (Amended Plans) attached to planning permission 20230815 (Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (Class C3) (amended plans and details received 06/07/2023)) to alter landscaping, boundary treatments and dwellings**

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**Freemen's Bar and Kitchen, Freemen's Common Campus, Welford Road**

**Planning application 20251617**

**Change of use of part of university building (Sui Generis) to shop (Class E)**

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**94-98 Regent Road**

**Planning application 20251441**

**Change of use from educational use (Class F1) to student accommodation (20 cluster flats including 110 bedrooms) (Sui Generis); construction of single storey extension at front; one storey roof extension to existing buildings; access gate; associated landscaping and parking**

*To be presented at January CAP following submission of additional plans*

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**1a Salisbury Road**

**Planning application 20251437**

**Installation of freestanding non illuminated sign**

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**158 London Road**

**Planning application 20251569**

**Replacement of the existing windows to 158 London Road and one external door to the south-west elevation.**

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**3-5 Francis Street**

**Planning application 20251591**

**Change of use of one unit to Hair and Beauty Salon (Sui Generis) Installation of shopfront at ground floor and first floor window replacement (timber to UPVC).**

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**15 Yorkshire Road**

**Planning application 20251497**

**Change of use from light industry (Class B1) to Retail (Class E(a)); Installation of entrance/exit doors at front.**

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**The Old Horse, 198 London Road**

**Planning application 20251606**

**Installation of one externally illuminated projecting sign; two non-illuminated fascia signs; two internally illuminated fascia signs; hanging sign; four lanterns to pub (sui generis)**

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**7-9 Horsefair Street**

**Planning application 20251367**

**Installation of extraction flue; installation of replacement entrance doors (Class E)**

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**Regent College, Regent Road**

**Planning application 20251618**

**Variation of condition 2 (limited period building consent) attached to planning permission 20200998 (Construction of single storey temporary building at rear of college (Class F1)) to increase the temporary consent by 5 years.**

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**73 Granby Street, Ramada Jarvis (The Grand Hotel)**

**Planning application 20251524**

**Construction of plant room; installation of five external ventilation flues to rear of hotel (Class C1)**

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**1c Glenfield Road**

**Planning application 20251680**

**Construction of single storey detached annexe at rear; replacement boundary wall at front and construction of side boundary wall of house (Class C3)**

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**8 Bowling Green Street**

**Planning application 20251716**

**Installation of replacement windows to Theatre Arts and Cultural Institution (Class E)**

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**42-44 Granby Street**

**Planning application 20251737**

**Variation of condition 6 (Amended Plans) attached to planning permission 20222040 (Change of use from office (Class E) to five self-contained flats (5x1 bed) (Class C3); construction of second floor extension at rear (documents submitted 05/06/2023 and 02/08/2023) to provide the installation of ballustrades in front of windows**

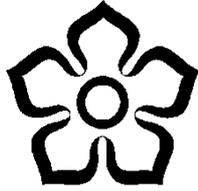
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**32 Belvoir Street**

**Planning application 20251513**

**Subdivision of existing unit into two units, restaurant and cafe. Installation of external air conditioning unit, refrigeration condensing unit and ventilation flue to rear of restaurant. Installation of shopfronts. (Class E)**

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Leicester  
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## APPENDIX B

14<sup>th</sup> January 2026

### CONSERVATION ADVISORY PANEL

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#### CURRENT DEVELOPMENT PROPOSALS

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##### **A) Development at 94-98 Regent Road**

###### **Planning application 20251441**

Change of use from educational use (Class F1) to student accommodation (20 cluster flats including 110 bedrooms) (Sui Generis); construction of single storey extension at front; one storey roof extension to existing buildings; access gate; associated landscaping and parking

Site is within the New Walk Conservation Area.

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##### **B) Development at 16 Morland Avenue**

###### **Planning application 20251593**

Demolition of existing garage & store; construction of 1.5 storey extension at side; single storey extension at rear; detached garage (Class C3)

Site is locally listed and within setting of other locally listed buildings.

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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 12<sup>th</sup> January 2026. Please contact Justin Webber (4544638) or Ben Gomme (4542625)**

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 Westbridge Close, Westbridge Place**

**Planning application 20251742**

**Internal alterations to Grade II listed building**

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**344 Fosse Road North, Fosse Medical Centre**

**Planning application 20251772**

**Demolition of single storey extension to rear; construction of two storey extension at rear; dormer to side; installation of solar panels to side and rear of medical centre (Class E)**

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**344 Fosse Road North, Fosse Medical Centre**

**Planning application 20251773**

**Demolition of single storey extension; construction of single storey extension at rear of medical centre (Class E)**

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**3-5 Salisbury Road**

**Planning application 20251752**

**Change of use from university teaching and administration building to fifteen student flats (15 x studio) (sui generis), bin and cycle stores to side**

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**2 Atkinson Street**

**Planning application 20251823**

**Change of use of part of ground floor, first and second floor from auto repair shop and factory (Class B2) to eight flats (5x studios, 2x 1-bed, 1x 2-bed) (Class C3); construction of four dormer extensions at front; alterations**

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**Land at Bloods Hill, Kirby Muxloe**

**Planning application 20251951**

**EIA Scoping Opinion in respect of: Application No: 25/09/EIASCO Description: Environmental Impact Assessment Scoping Opinion for residential development of up to 390 dwellings**

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**Meadow Court, Old Church Street**

**Planning application 20251740**

**Construction of detached single-storey outbuilding; construction of two storey side extension; first floor extension to care home; alterations(Class C2)**

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**Burnham House, 20 Elms Road**

**Planning application 20251626**

**Installation of solar panels on part of roof of flats (Class C3)**

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**Knighton Park Road, Knighton Court Block A (Flats 1-17) & Block B (Flats 18-35)**

**Planning application 20251979**

**Replacement of cast-iron rainwater & soil pipes at rear elevations of Blocks A & B with a cast-iron effect UPVC system**

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**7-9 Horsefair Street**

**Planning application 20251821**

**Installation of four internally illuminated fascia signs; one externally illuminated projecting sign at front and rear of restaurant (Class E)**

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**17 Halford Street**

**Planning application 20251574**

**Change of use from Class E to hot food takeaway and eat in (sui generis), including outdoor seating area with retractable awning and barrier.**

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**181 Narborough Road, Pine Leigh**

**Planning application 20251982**

**Change of use from dwellinghouse to three self contained flats (2 x 3 bed & 1 x 1 bed); replacement of timber windows to UPVC at rear.**

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