



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Thursday, 17 April 2025

Meeting Started 5:15 pm

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).

Presenting Officers

A. Brislane (LCC)

J. Webber (LCC)

265. APOLOGIES FOR ABSENCE

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

266. DECLARATIONS OF INTEREST

None.

267. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

268. CURRENT DEVELOPMENT PROPOSALS

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

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 tripartite 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

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 19th 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

The panel made no comments on the following:

**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)

NEXT MEETING – Wednesday 15th May 2024

Meeting Ended – 18:55