

Leicester  
City Council

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

**DATE: WEDNESDAY, 11 DECEMBER 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)

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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.

### **BRAILLE/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 16<sup>th</sup> October 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

16<sup>th</sup> October 2024

## CONSERVATION ADVISORY PANEL

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### Meeting Notes

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#### Meeting Started 17:15

##### Attendees

R. Gill (Chair) R. Lawrence (Vice Chair), M. Taylor (IHBC), 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), M. Davies (RICS), Cllr. S. Barton.

##### Apologies

D. Fountain (LSA)

##### Presenting Officers

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

##### Declarations of Interest

None

##### Minutes of Previous Meeting

Agreed

##### Matters Arising

None

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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.

Panel members welcomed the most recent application and agreed that it represented an improvement over the previously presented proposals. Members felt the site plan and massing were now more appropriate for the area. They agreed the breaking down of massing into four distinct blocks was a positive change, adding the central pedestrian path through the site worked well. Members discussed the elevations fronting Ratcliffe Road, feeling the revised blocks would sit better within the geometry and rhythm of the existing streetscene. They also commented on the dispersal of parking provisions throughout the site, agreeing this was better suited.

However, they further agreed there remained areas of the proposals that would benefit from improvement. While some positive steps had been made on the massing, members agreed the site continues to appear dense. Some members wished to see a greater variety of materials while others felt the architectural detailing lacked refinement. They agreed the gables could be a signature of the development if finished to a high standard and discussed the merits of introducing a second gable type to the site. They felt some harmonious diversity would elevate them as features. Concern was expressed that the upper elements of gables was overly dominant and lacked context, with the potential of carrying the roof form across with overhanging eaves suggested as a solution.

Members also wished to see greater clarity and information on the proposed materials. Some members queried whether two different tones of red brick were being proposed and wanted greater clarity on the slates. They felt there was insufficient information to judge the quality of the proposed materials at this stage and requested further detail in this respect.

## **SEEK AMENDMENTS**

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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 Panel were pleased to see the scheme of repairs proposed for the building and were generally supportive of the proposed rear extension. They welcomed the replacement of the existing uPVC windows in the locally listed building, although noted it was unfortunate that more authentic Crittall windows were not specified for reinstatement. Some members expressed a desire to see a visual break/shadow gap between the host building and new extension, feeling the current arrangement where the new roof breaks through the eaves line as an untidy detail. They felt a narrow step down in this area would help resolve this transition while also introducing a level of separation between old and new.

Other small queries about design were raised. Some member wished to understand more about the choice of arched windows to the east elevation, which appear at odds with the otherwise rectilinear character of openings in the buildings. It was suggested that a liturgical justification may be given for this, and the Panel would welcome this additional supporting information. Members also queried the enlarged proportions of the windows in the west elevation of the locally listed building, and whether the

proposed replication of the main façade was the best design choice for the new main entrance in what is a secondary elevation. Overall, the Panel were supportive of the application but wished to see greater information/justification for some of the detailing proposed.

## **SEEK AMENDMENTS**

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The panel made no comments on the following:

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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**

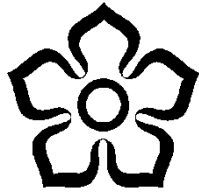
**Planning Application 20241585**

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

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**NEXT MEETING – Wednesday 13<sup>th</sup> November 2024**

**Meeting Ended – 19:00**



Leicester  
City Council

# APPENDIX B

11<sup>th</sup> December 2024

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### **A) Pre-app relating to 23 St Johns Road**

The site is located in the Stoneygate Conservation Area.

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#### **B) Pre-app relating to Mix'd site at 73B Church Gate**

The site is located in the Church Gate Conservation Area.

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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 9<sup>th</sup> December 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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**107 Granby Street**

**Planning Application 20241513**

**Change of use from student accommodation (Sui-Generis) at part-ground floor, first–fourth floors to hotel (C1)**

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**53 Church Gate**

**Planning Application 20241737**

**Installation of shopfront to front of shop (Class E)**

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**34 Lee Street**

**Planning Application 20241306**

**Retrospective application for installation of ventilation flue at rear of ground floor bakery shop (Class E)**

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**210 East Park Road**

**Planning Application 20241554**

**Construction of single storey rear extension; rear dormer extension; alterations to house (Class C3)**

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**Highcross Leicester Shopping Centre - Church Gate Entrance**

**Planning Application 20241894**

**Removal of existing canopies; installation of new shopfront to shopping centre (Church Gate Entrance)**

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**Highcross Leicester Shopping Centre - High Street Entrance**

**Planning Application 20241892**

**Demolition of part of building entrance; construction of colonnade; installation of new shopfront; alterations to landscaping (High Street Entrance)**

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**Highcross Leicester Shopping Centre - East Gates Entrance**

**Planning Application 20241888**

**Removal of existing canopies; installation of new shopfront to shopping centre (East Gates Entrance)**

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**Highcross Leicester Shopping Centre - New Bond Street Entrance**

**Planning Application 20241890**

**Installation of new shopfront to shopping centre (New Bond Street Entrance).**

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**Highcross Leicester Shopping Centre - High Street Entrance**

**Planning Application 20241887**

**Demolition of part entrance to shopping centre (High Street Entrance)**

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**29-33 New Bond Street**

**Planning Application 20241364**

**Change of use of upper floors from nightclub/function room (Sui Generis) to five flats (2x 1-bed, 3x 2-bed) (Class C3); alterations to ground floor frontage; installation of replacement 1st & 2nd floor windows including new windows to rear; removal of rear external staircase; & installation of rooflights**

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**41 King Street, Pilot House**

**Planning Application 20241672**

**Non material amendment to planning permission 20222176 (King Street Elevation Changes)**

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**76 Uppingham Road**

**Planning Application 20241905**

**Construction of two storey side extension to house (Class C3)**

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**8-16 Pocklingtons Walk**

**Planning Application 20241886**

**Change of use from commercial business and service use (Class E) to residential use (12 flats) (Class C3)**

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**55 Granby Street**

**Listed Building Consent Application 20241935**

**Installation of 1 trough lighting; 1 non-illuminated fascia sign; 1 illuminated projecting sign to Hot Food Takeaway (Sui Generis)**

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**48 Upper Tichborne Street**

**Planning Application 20241960**

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

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**1 Sanvey Gate**

**Planning Application 20241618**

**Change of use from industrial & warehouse units, construction of mezzanine floor, new windows & doors, to create a place of worship (Class F.1)**

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**7 Silver Walk**

**Planning Application 20241342**

**Installation of ventilation flue at rear of commercial unit (Class E)**

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**8 Main Street**

**Planning Application 20241907**

**Construction of single storey extensions and pitched roof (increased ridge height) to existing store at rear of shop (Class E); alterations to boundary fence to highway.**

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**29 St Albans Road, Lion House**

**Planning Application 20241980**

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

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**151 Granby Street**

**Planning Application 20241729**

**Change of use from storage/offices (Class E) to one self-contained flat (1x1 Bed); amenity space, cycle and bin storage at rear; timber windows to be replaced with UPVC windows at rear (Class C3)**

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**19 Halford Street**

**Planning Application 20241668**

**Installation of decking, balustrades, cladding at first floor of cafe (Class E).**

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**120 Queens Road, The Old School**

**Planning Application 20241945**

**Retrospective application for the installation of a roller shutter to the side (Class E)**

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**2 West Street, Paget House**

**Planning Application 20241977**

**Certificate of lawful proposed external and internal works to grade II listed building**

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**3 Gas Street, Jaswal Building, Units 1 And 2**

**Planning Application 20241758**

**Change of use of ground floor from storage (Class B8) to local community use (Class F2).**

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**32-34 High Street**

**Planning Application 20241923**

**Installation of flue extraction system and four air conditioning units; alterations to retail unit (Class E)**

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**60 London Road**

**Planning Application 20241979**

**installation of ventilation flue at rear of restaurant (Class E)**

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**126-128 East Park Road**

**Planning Application 20242049**

**Retrospective Installation of one internally illuminated fascia sign at front of takeaway (Sui Generis)**

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**7 High Street**

**Planning Application 20242032**

**Certificate of lawful proposed development for replacement of window at side of bank (Class E)**

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**C E C O S House, 30 Regent Street**

**Listed Building Consent Application 20242062**

**External alterations to a Grade II Listed Building**

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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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