



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 15 January 2025

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), S. Bird (DAC), M. Taylor (IHBC), N. Feldmann, (LRSA), M. Richardson (RTPI), N. Finn (LAHS), R. Allsop (LCS).

Presenting Officers

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

289. APOLOGIES FOR ABSENCE

P. Ellis (VS), D. Fountain (LSA), S. Bowyer (LCS), S. Sharma (DMU), M. Davies (RICS), D. Martin (LRGT)

290. DECLARATIONS OF INTEREST

None.

291. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

292. CURRENT DEVELOPMENT PROPOSALS

A) Development Application at 101-107 Ratcliffe Road, former Mary Gee Halls of Residence
Planning Application [20241345](#)

Members agreed the scheme had come a long way and welcomed the fact the most recent amendments addressed specific comments from this Panel. They agreed that the viable re-development of the site would be a benefit to the area, that the proposed use was suitable, and that the current scheme would preserve the special interest of the Stoneygate Conservation Area. They felt that the scheme would blend in well as part of the streetscene and would not compete visually. They agreed that the spaces created were interesting, and echoed values found elsewhere in the Conservation Area. The view of the

Panel was that the amendments satisfied their previous concerns, particularly in respect to improved detailing and material information. As such, Members agreed they held no further objections to the application.

No Objection

B) Development Application at 36 and 38 Market Place, Odeon Arcade Planning Application [20241596](#)

The panel welcomed investment in the area on a site with an interesting history. The restoration works to the main front façade were considered to be positive and the clarity of the arcade was praised. However, the design of the mansard was questioned, with the panel assessing that it was over dominant and oppressive. Concerns were raised that it was too steep, and the recess was too shallow. Some members suggested a single storey roof extension would work better, although a greater pitch and setback of the mansard in general would overcome some of the harm. The detailing of the mansard was also critiqued, with concern that it was too busy and needs to be treated more as a secondary volume that allows the historic façade to retain its visual prominence. The roof extension is read as being a wall rather than roofscape and this needs to be redesigned. The central courtyard and large lantern to the lower arcade were looked on positively. The Cank Street elevation was considered to have design merit and enhance the townscape over the existing bland presentation of the current structure. The side elevations were debated, with some support for retaining aspects of the 'scars' of former junctions and some concern about whether the upper floor treatment was contrived. Overall, subject to improvements to the design of the mansard roof element, the panel could support the application.

Seek Amendments

The panel made no comments on the following:

**153 Narborough Road, Service Station
Planning Application 20242015**

Removal of Jet Wash, repositioning of car care facilities and installation of a new EV Charging Hub including associated plant, and associated works (Sui Generis)

**30 Regent Street, C E C O S House
Change of Use Application 20240913**

Change of Use from Financial Services (Class E) to Adult College (Class F1)

**115 Charles Street, City Hall
Advertisement Consent 20242087
Installation of two flags at front of building (Class E)
13-17 and 21-25 Abingdon Road
Planning Application 20241644**

Installation of replacement doors and windows to 6 houses (Class C3)

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.

46 Main Street

Planning Application 20242107

Retrospective installation of external wall insulation (Class C3)

1-7 Grey Friars

Planning Application 20241991

Change of use from offices (Class E) to Student Accommodation (60x1 bed) (Sui Generis) and associated external alterations.

1-7 Grey Friars

Listed Building Consent 20241992

Internal and external alterations to grade 2 listed building

27 Millstone Lane, The Mill

Planning Application 20241628

Change of use of officers and Bar (Mixed Use) to 13 student flats; removal of existing atrium and construction of first floor and second floor extensions and increased ridge height; alterations (Sui Generis)

166 Mere Road

Planning Application 20241960

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

Mayfield House 26-28 Mayfield Road & 10 St James Terrace

Planning Application 20242031

Installation of replacement timber windows to front of sheltered accommodation (Class C2)

21 St James Road

Planning Application 20242150

Installation of replacement timber windows and door to front; installation of UPVC windows and doors to side and rear of house (Class C3)

Infirmary Square, Leicester Royal Infirmary, Victoria Building

Listed Building Consent 20242152

Internal and external alterations to Grade 2 listed building

Infirmary Square, Leicester Royal Infirmary, Victoria Building

Planning Application 20242153

Installation of external evacuation stairs, removal of existing stair arrangement; alterations (Class C2).

29 Glenfield Road East

Planning Application 20241761

Construction of rooflights to front and rear; single storey extensions at rear; dormer extension at rear; removal of air con units, flues & external staircase at rear; installation of render & new windows at rear; & change of use from veterinary practice (Class E) to 5 flats (2x 2-bed & 3x 1-bed) (all Class C3)

36 & 38 Market Place, Odeon Arcade

Planning Application 20241596

Partial demolition of Odeon Arcade; retention of facade to Market Place; construction of a five-storey building behind retained facade to Market Place to create 13 retail units (Class E) on the ground and part basement floors; 39 residential units (Class C3) on the first, second, third, fourth and fifth floors; shared amenity spaces for residents including hard and soft landscaping; and cycle parking provision.

257 Belgrave Gate

Planning Application 20242080

Demolition of the existing buildings and the construction of a self-storage facility (Use Class B8), with associated landscaping, parking and servicing areas.

NEXT MEETING – Wednesday 12th February 2025

Meeting Ended – 18:45