



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 JANUARY 2025
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

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638)*

Email: 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.

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

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 11th December 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

11th December 2024

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), M. Taylor (IHBC), N. Feldmann, (LRSA), C. Hossack (LIHS), S. Bird (DAC), D. Martin (LRGT), M. Richardson (RTPI), Cllr. S. Barton.

Apologies

R. Lawrence (Vice Chair), P. Ellis (VS), D. Fountain (LSA), S. Hartshorne (TCS), S. Bowyer (LCS), S. Sharma (DMU), M. Davies (RICS).

Presenting Officers

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

Parmdeep Vadesha, John Harkness (item A); Andy Patel, Keshiv Sudera (item B).

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

None

A) Pre-app relating to 23 St Johns Road

The panel welcomed this pre-app and commented that the proposal had been the result of considered design development. Comments were made regarding the uniqueness of the structure, in particularly suggesting the proposal's massing and scale would appropriately convey that the proposed development is a new addition to

the Conservation Area. There were also positive comments from the panel regarding the addition's impact on the streetscene.

As the site would no longer house a garage and may therefore not require vehicular access, the suggestion was made that the proposed boundary treatment should be carefully considered to ensure it enhances the Conservation Area. In addition, the proposed frontages within the primary elevation were discussed. Comments were made assessing the suitability of the large windows within the streetscene. Note was made of the extensive large bays that characterise much of the Conservation Area. Concern was raised about use internally adjacent to the large windows and whether the large expanses of glass would work for the occupant. As such, it was recommended that the windows should be given more thought, to ensure the most appropriate solution is found.

A discussion took place regarding the retention of the chimneys. The value and high number of the features in the wider area was raised. It was considered that the chimneys impact on the streetscene was important, even though it's original use may have passed. There was some discussion on the contemporary context of sustainability; however, it was pointed out that new uses have been found for chimneys and the fireplaces they serve. The panel welcomed seeing a further application in due course.

B) Pre-app relating to 73 Church Gate

The panel welcomed this pre-app and reference was made of the important cultural part that the site has played within the city. It was established that the proposal would have minimal impact on the Conservation Area, due to limited views of it from the public realm of Church Gate. However, there was particular reference on the proposal's potential impact from Short Street. In addition, there were some positive comments towards the Mansard Style roof, adding that whilst not common within Leicester, it would be a welcome addition to the streetscene. Due to the existing poor state of the roof, it was discussed that in most cases any replacement would benefit what was regarded as a forgotten street within the city and subsequently a view into the setting of the Conservation Area.

The panel made no comments on the following:

107 Granby Street

Planning Application 20241513

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

53 Church Gate

Planning Application 20241737

Installation of shopfront to front of shop (Class E)

34 Lee Street

Planning Application 20241306

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

210 East Park Road

Planning Application 20241554

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

Highcross Leicester Shopping Centre - Church Gate Entrance

Planning Application 20241894

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

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)

Highcross Leicester Shopping Centre - East Gates Entrance

Planning Application 20241888

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

Highcross Leicester Shopping Centre - New Bond Street Entrance

Planning Application 20241890

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

Highcross Leicester Shopping Centre - High Street Entrance

Planning Application 20241887

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

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

41 King Street, Pilot House

Planning Application 20241672

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

76 Uppingham Road

Planning Application 20241905

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

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)

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)

48 Upper Tichborne Street

Planning Application 20241960

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

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)

7 Silver Walk

Planning Application 20241342

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

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.

29 St Albans Road, Lion House

Planning Application 20241980

Installation of replacement windows and doors (Class C3)

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)

19 Halford Street

Planning Application 20241668

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

120 Queens Road, The Old School

Planning Application 20241945

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

2 West Street, Paget House

Planning Application 20241977

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

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).

32-34 High Street

Planning Application 20241923

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

60 London Road

Planning Application 20241979

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

126-128 East Park Road

Planning Application 20242049

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

7 High Street

Planning Application 20242032

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

C E C O S House, 30 Regent Street

Listed Building Consent Application 20242062

External alterations to a Grade II Listed Building

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

NEXT MEETING – Wednesday 15th January 2025

Meeting Ended – 18:35

15th January 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

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

The site 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.

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

The site is located in the Market Place Conservation Area and is within close proximity of several listed buildings.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 13th January 2025. Please contact Andrea Brislane (4546291) or Justin Webber (4544638) or Jack Aspey (4543023)

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

15 Henshaw Street

Pre-Application 202490412P

Proposed upwards extension to provide 27 student accommodation units and associated plant space at roof level (Class C3)

88-91 Avenue Road Extension

Pre-Application 202490331P

Large Minor – Demolition and construction of 4-9 dwellings (Class C3)

St Mary Magdalen Church of England, Brinsmead Road, Knighton LE2 3WD
Pre-Application 202490394P
Construction of a new garden area, including landscaping features (Class F1)

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)

Johal Buildings, 461 St Saviours Road, Leicester, LE5 4HU

Pre-Application 202490301P

Demolition of existing commercial buildings and construction of retail floorspace, 120 specialist supported living units and 15 two storey dwellings.

Blackfriars House, Bath Lane, Leicester, LE3 5BF

Pre-Application 202490434P

Large Minor - 4-9 dwellings/ built development other uses 200-999sqm / < 0.5ha site - Change Of use from existing light industrial to mixed use development comprising 2 x 2 retail units; residential development comprising 5 x (1-bed); (1 x 2-bed); construction of new hip to gable roof; pitched and flat roof dormer extensions; new shop fronts; installation of roller shutter doors -

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)

Cumberland Street Car Park, Cumberland Street

Pre-Application 202490417P

Construction of a residential development with buildings of 5 - 9 storeys to accommodate 180 flats (115 x 1B 1P, 32 x 1B 2P, 28 x 2B 3P and 5 x 2B 4P) with associated communal space, amenity, and landscaping (amended plans).

Abbey Mills, Ross Walk, Leicester

Pre-Application 202490448P

Purpose-built residential apartment proposal at Ross Walk

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)

15 Andover Street

Pre-Application 202490426P

Demolition of existing building and erection of 4-6 storey student accommodation block (55 studios).

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.