



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 February 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), P. Ellis (VS), D. Fountain (LSA), S. Bowyer (LCS), S. Sharma (DMU)

Presenting Officers

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

293. APOLOGIES FOR ABSENCE

N. Finn (LAHS), M. Davies (RICS), D. Martin (LRGT)

294. DECLARATIONS OF INTEREST

None.

295. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

296. CURRENT DEVELOPMENT PROPOSALS

**A. Pre-application at Former Narborough Road School, Narborough Road,
2 Bruce Street
Pre-application 202490363P**

Members welcomed this pre-application to the panel. There was a general consensus that the pre-application was an improvement on the previous pre-application seen by the panel, albeit the last scheme had not been taken further forward. The panel were keen to see all of the site in active use and were supportive of an integrated approach to the mixed-use development. There were more limited concerns with changes within the primary listed building, but the need for more evidence that new ceilings cutting across the height of the tall timber windows would not be visually harmful was raised.

The more modern extension was discussed in detail with concerns raised

regarding the massing and siting of the development. These concerns related to the proposed scheme obstructing the façade of the listed building, if viewed from further to the east on Upperton Road and the cumulative impact on the listed building on site and the setting of the nearby listed church. The panel established that the tower's prominence throughout the surrounding area must be maintained in terms of the height of the extension. Further discussions were had regarding the proposed extension's visual language. Some panel members felt the extension did not effectively read as a contrasting modern intervention or as a more complementary form to the existing listed-building and that further work should be sought to ensure any finalised scheme worked harder in this manner.

Concerns were also raised with the rhythm of the fenestration, specifically regarding the relationship between the proposed extension's windows and those within the existing building. The panel welcomed that further alterations may be proposed on the scheme.

B. The Rowans, College Street Pre-application 202490327P

The panel welcomed this pre-application for the grade II listed building that is also within the South Highfields Conservation Area.

Discussion was had regarding the existing boundary treatments that face onto College Street. The panel established they would welcome further elaboration as to what the application would propose in this regard, as they believe the view onto The Rowans from Prebend Street, should be preserved. On this subject, the panel also praised the proposed scheme's removal of the flat roofed extension. It was established that this addition causes harm to the aforementioned façade and any changes to boundary treatment may want to consider this removal.

Panel members also sought clarity on the internal arrangements of the existing building. Particular advice was given to the applicants, regarding the approach to the main hall.

C. Land at rear of 38 St James Road. Planning Application 20242177

The application was welcomed by the panel members, who felt the proposed scheme was an improvement on the previous application. Some members voiced concern over the shade of the colour of the brick; however, others argued the site was read as being more isolated and the need to harmonise with the other brickwork set further way was less acute.

Comments were generally positive regarding the scheme's impact on the Conservation Area. Members felt the proposed scheme would generally improve this setting when viewed from the adjacent roads. However, some panel members felt the scheme's detailing could be a risk if further information is not sought. It was suggested a material sample panel could be added as a

condition to any permission granted. Subject to this detailing, members of the panel were in support of this application.

No Objections

The panel made no comment on the following applications:

11-13 Wellington Street
Listed Building Consent 20241071
External alteration to grade II listed building (Amendments Received)

University Road, Wyggeston and Queen Elizabeth I College
Planning Application 20242158
Replacement windows and doors; installation of new boundary treatment; alterations to external landscaping to part of college (Class F1); alterations

University Road, Wyggeston and Queen Elizabeth I College
Planning Application 20242158
Internal and external alterations to Grade II listed building

4-6 New Street
Planning Application 20241985
Change of Use from offices (Class E) to five flats (3x1bed,2x2bed) (Class C3)

4-6 New Street
Listed Building Consent 20241984
Internal and external alterations to grade II listed building

34 Springfield Road
Planning Application 20242167

Change of use from HMO (Class C4) to supported living children's residential home (Class C2); installation of bike and bin storage to front

Silver Arcade
Advertisement Consent 20242261
Installation of two internally illuminated projecting signs to entrances of Silver Arcade (Class E)

Regent College, Regent Road
Planning Application (20242157)
Replacement of existing windows and painting of walls to internal courtyards of further education college (Class F1)

61 Great Central Street, Global House
Planning Application 20242209

Removal of Condition 3 (Replacement of cartouche on north gable)

20-24 Market Street

Planning Application 20241582

Installation of shopfront and rollershutter; change of use of first and second floor from retail (Class E) to flats (3x1bed); alterations (Class C3)

Ulverscroft, 22 South Knighton Road

Planning Application 20242163

Installation of external wall insulation; replacement windows to all elevations of house (Class C3)

38 St James Road, rear of

Planning Application 20242177

Construction of dwelling (1x4bed) (Class C3)

150 St Nicholas Circle, 1-7 and 13 Bath Lane

Planning Application 20241210

Demolition of existing buildings, construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats) (Sui Generis) with associated communal, amenity and ancillary space (amended plans)(s106agreement)

8 Highwood Drive

Planning Application 20242252

Retrospective application for construction of single storey and dormer extension at front of day nursery (Class F1)

Lyndhurst Court, 310 London Road

Planning Application 20242142

Installation of 12 telecommunications antennas & ancillary equipment on rooftop

46 Main Street

Planning Application 20242107

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

