

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 12 FEBRUARY 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

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?Cld=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 15th January 2025 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

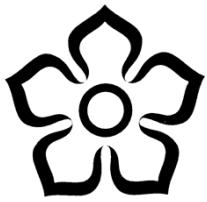
Appendix B

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

15th January 2025

CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

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).

Apologies

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

Presenting Officers

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

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

None

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.

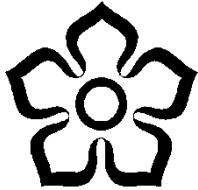
257 Belgrave Gate

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



Leicester
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APPENDIX B

12th February 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for potential development at Former Narborough Road School, Narborough Road, 2 Bruce Street

The potential site for development is a grade II listed building.

B) Pre-app for Potential Development at The Rowans, College Street, Leicester

The potential site for development is a grade II listed building and within the South Highfield Conservation Area.

C) Construction of dwelling (1x 4bed) (Class C3) at rear of 38 St James Road

20242177

The site is located in the Evington Footpath Conservation Area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th February 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>

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)

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)
