



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 April 2025

Meeting Started 5:15 pm

Attendees

N. Feldmann, (LRSA; Chair), N. Finn (LAHS), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), S. Bird (DAC), M. Taylor (IHBC), S. Bowyer (LCS), S. Sharma (DMU), D. Martin (LRGT)

Presenting Officers

J. Webber (LCC)

J. Aspey (LCC)

Ian Palmer (Staniforth Architects)

297. APOLOGIES FOR ABSENCE

M. Richardson (RTPI), P. Ellis (VS), M. Davies (RICS), R. Gill (Chair), R. Lawrence (Vice Chair)

298. DECLARATIONS OF INTEREST

None.

299. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

300. CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for potential development at the former Black Boy Pub, 31-35 Albion Street, Leicester

Members of the panel welcomed the submission of a pre-app for the former Black Boy Public House. Representatives were pleased to see that the current proposed scheme maintained the character of the original elevations. There was also some discussion regarding the merits of mansard roofs within Leicester. However, the panel welcomed the mansard type design within the context of the development site, commenting that its massing and scale were proportionate to the original building. Some members also added that the design would be sufficiently set back to not cause harm to the parapet roof.

Members of the panel were also pleased to see that a replica of the original projecting sign would be included within the scheme. Some members were curious to see how close this would be to the original design and hoped that more information on this aspect would be included in a future application. It was also stated that members wished to see more information on internal alterations; however, the panel appreciated this was currently difficult given the poor state of the building.

Further input was offered by the panel, with comments suggesting that the rhythm of the windows within the proposed mansard roof could be reviewed in relation to the existing fenestration pattern. Notwithstanding this, members unanimously agreed that given the context of recent applications, this looked a very promising scheme and hoped to see it as a full application form soon.

No objections

B) Outline application for development site at land at junction of Vaughan Way and St Margarets Way

The panel discussed the outline application for the land at the junction of Vaughan Way and St Margarets Way. If viewed from Junior Street, the scale of the scheme was considered to be more in keeping with the surrounding area. However, members had serious concerns with the scheme more generally. Initial concerns were discussed by the panel, commenting that the massing from the principal elevation made the scheme look monolithic in a prominent view within the city, which could negatively impact the setting of several nearby heritage assets.

Panel members felt that further information was needed to assess the impact of the project on the grade II listed Richard Roberts Factory. Some members felt that the factory's chimney should remain partially visible from this junction. The panel also discussed the proposed scheme in relation to St Margaret's Church. Members felt the application did not fully consider the impact of the development on the setting and the proposal was not sympathetic, asserting that the relationship with the Grade I listed church was key.

Given the location of the site, members also discussed the scheme's capability to 'turn the corner'. Members felt that Leicester had architecture of significance that demonstrated the ability to 'turn the corner' better. However, the panel viewed the proposal as not accomplishing this task, instead offering limited design quality that conveyed a bland commercial use, rather than domestic.

The panel rounded off the discussion by commenting there was no convincing contextual rationale for the overall design. Whilst some efforts had been made to replicate the arches on the Richard Roberts factory, it was felt these were not in proportion to the rest of building, looking squashed and have the potential to create a dark and unwelcoming entrance to the scheme.

Objections

The panel made no comment on the following applications:

9 Counting House Road, Morrisons Supermarket

Planning Application 20250052

Construction of a single storey restaurant & drive-thru takeaway

St Martin's, St Martins Cathedral Church

Discharge of Condition 20250343

Approval of details reserved by Conditions 2 (Archaeology) & 10 (fixed roof access routes) attached to planning permission 20192261

Rutland Street, St George's Church

Listed Building Consent 20250227

External alterations to Grade II* listed building

329 London Road

Planning Application 20250316

Demolition of garage and outbuildings; removal of 3 chimneys; construction of two storey extension at side and rear; installation of rooflights to front; side and rear; alterations to roof (Class C3); alterations

73 Granby Street, Ramada Jarvis

Listed Building Consent 20250347

External alterations to grade II listed building

73 Granby Street, Ramada Jarvis

Planning Application 20250267

Installation of 11 external condenser units to roof; alterations to building (Class C1)

219 Harrison Road

Change of Use Application 20250397

Change of use from retail unit on ground floor to flat (1x1bed) (Class C3)

8 Bowling Green Street

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)

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)

Silver Arcade
Listed Building Consent 20250103
External alterations to Grade II listed building

Falcons Primary School, Gipsy Lane
Listed Building Consent 20250212
External alterations to Grade II listed building

Flat 11, The Sycamores, 4 North Avenue
Listed Building Consent 20250084
Installation of replacement uPVC windows (Class C3)

9 Counting House Road, Morrisons Supermarket
Planning Application 20250052
Construction of a single storey restaurant & drive-thru take-away (Sui Generis) and installation of electric vehicle charging facilities

281 Fosse Road South
Planning Application 20250270
Change of use of dwellinghouse (Class C3) to House in multiple occupation for 7 persons (Sui generis) (Retrospective)

St Martin's, St Martin's Cathedral Church
Discharge of Condition 20250343
Approval of details reserved by Conditions 2 (Archaeology) & 10 (fixed roof access routes) attached to planning permission 20192261

Rutland Street, St Georges Church
Listed Building Consent 20250227
External alterations to Grade II* listed building (Class F2)

329 London Road
Planning Application 20250316
Demolition of garage and outbuildings; removal of 3 chimneys; construction of two storey extension at side and rear; installation of rooflights to front, side and rear; alterations to roof (Class C3), alterations

73 Granby Street, Ramada Jarvis
Planning Application 20250267
Installation of 11 external condenser units to roof; alterations to building (Class C1)

73 Granby Street, Ramada Jarvis
Listed Building Consent 20250347
External alterations to Grade II listed building

8 Bowling Green Street
Discharge of Conditions 20250309
Approval of details reserved by condition 3 (storage under staircase), 4 (first floor staircase), 5 (render to mortar), 6 (repairs), 7 (secondary

glazing), 8 (internal glazing), and 9 (shutters) attached to planning permission 20240600

The Circle, 2 New Walk Place

Discharge of Conditions 20250296

Approval of details reserved by Condition 2 (Materials of Sculpture & Landscaping) attached to planning permission 20240947

219 Harrison Road

Change of use application 20250397

Change of use from retail unit on ground floor to flat (1x 1bed) (Class C3)

8 Bowling Green Street

Advertisement Consent 20250260

installation of two non-illuminated brass plaques; one internally illuminated digital sign to front of building (Class E)

23 St Johns Road

Planning Application 20250304

Demolition of garage; construction of two storey extension at side; construction of hardstanding; vehicular access onto unclassified road at front of house (Class C3), alterations

University Road, Wyggeston And Queen Elizabeth I College

Discharge of Conditions 20250445

Approval of details reserved by Condition 2 (windows) attached to planning permission 20242159

37-37a Abingdon Road

Planning Application 20250311

Retrospective application for installation of roller shutters to car repair garage (Class B2)

6-8 St Martins & 17 New Street

Discharge of Conditions 20250391

Approval of details reserved by Condition 2 (joinery) attached to planning permission 20240875

6-8 St Martins & 17 New Street

Discharge of Conditions 20250395

Approval of details reserved by Conditions 2 (cycle parking) & 3 (landscaping) attached to planning permission 20240857

75 Shanklin Drive

Planning Application 20250366

Demolition of garage; construction of garage at side; construction of single storey extension at rear; installation of four rooflights; alterations to house (Class C3)

29-33 New Bond Street

Change of use application 20250554

Change of use of ground floor from nightclub/function room (Sui Generis) to commercial/retail (Class E); change of use of first and second floors to 4 flats (all 2-bed) (Class C3); alterations to ground floor frontage; installation of replacement 1st & 2n

57 Humberstone Gate

Change of use application 20250305

Change of use of part of first floor from restaurant/cafe (Class E) to shisha cafe (Sui Generis); installation of safety balustrading; alterations
