

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 APRIL 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 Panel |
| S. Hartshorne | - Twentieth Century Committee |
| M. Richardson | - Royal Town Planning Institute |
| S. Sharma | - De Montfort University |

H. Halim – student member of the panel

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

Officer contact: Justin Webber, Jack Aspey

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638; 0116 454 3023)
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 12th February 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.



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), P. Ellis (VS), D. Fountain (LSA), S. Bowyer (LCS), S. Sharma (DMU)

Apologies

N. Finn (LAHS), 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. 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

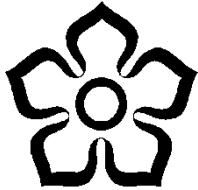
Planning Application 20242142

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)



Leicester
City Council

APPENDIX B

16th April 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

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

The potential site for development is a locally listed building.

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

Outline application for construction of an 8&7 storey building to provide 81 flats(44x1bed, 30x2bed, 7x3bed)(Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 14th April 2025. Please contact 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>

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 & 2nd

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
