



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 16 July 2025

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), S. Bowyer (LCS), S. Sharma (DMU), N. Finn (LAHS), M. Davies (RICS)

Presenting Officers

J. Webber (LCC)

B. Gomme (LCC)

M. Harding (Goodrich Cutler Associates)

301. APOLOGIES FOR ABSENCE

D. Martin (LRGT), R. Lawrence (Vice Chair), S. Bird (DAC), M. Taylor (IHBC), N. Feldmann, (LRSA), M. Richardson (RTPI), P. Ellis (VS)

302. DECLARATIONS OF INTEREST

None.

303. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

304. CURRENT DEVELOPMENT PROPOSALS

A. Pre-application at ISKCON, 31 Granby Street

Matt Harding of Goodrich Cutler Associates presented the proposal for ISKCON, the Grade II* Listed Building at 31 Granby St, and members welcomed this pre-application to the panel. The panel had positive views of the scheme with members supportive in particular of the café concept for the Town Hall Square part of the site. Questions were raised over how the development of the rear of the site would affect the building's relationship with other buildings around the square, and whether this would become the new principal frontage of the building. The modern design of the café was generally viewed favourably, and it was agreed that there would be considerable benefits through the use of the space to provide natural surveillance over the square and deter antisocial behaviour.

Some minor concerns were considered by the panel, with the consensus that the detail will need more work. For the developments to the interior, this related to the sensitive incorporation of M&E, service equipment and ventilation, and the architectural detail of fitting the glass screens across the colonnade. For the café development, this concerned the canopy and movement of the gate piers to widen the Every Street entrance.

B. Planning Application for landscaping at Market Place

Ref: 20250865

The panel welcomed this application for landscaping works to the Market Place, which is in a Conservation Area and within the setting of various listed buildings.

A discussion was held over the latest part of the redevelopment of the Market Place site. Panellists welcomed the opening up of the Market Place to create a public space encircled by historic buildings. The use of porphyry setts was considered a good choice, given its use elsewhere in the city centre; however, some questions were raised over its maintenance as it ages. Some questions were raised around how future phases of development had been considered in the landscaping works, e.g. services and M&E. Panel members agreed a more comprehensive lighting scheme would be an improvement, with design suggestions including the lighting up of plants and buildings. Details were also considered to be important such as the design of bollards, parking restrictions, pavement edges, level changes etc. Security bollards were requested to consider more creative designs if possible.

Seek amendments

C. The Rowans, College Street

Ref: 20250841 and 20250842

The application was welcomed by the panel members, who felt the proposed scheme was an improvement on the previous application and supported bringing the building back into use. The removal of insensitive additions to the site was supported; however, the loss of the chimney to the rear was seen as unfortunate and panel members encouraged the retention of the chimney and its incorporation into the new development.

Seek amendments

The panel made no comment on the following applications:

42 Avenue Road

Planning Application 20250337

Installation of 1.8m high wall and two 1.8m gates at front and side of house (Class C3)

24 Holmfield Road

Planning Application 20250475

Construction of single storey extension at rear of house; alterations

(Class C3)

123a Belgrave Gate

Planning Application 20250364

Change of use from offices (Class E) at ground floor and basement to retail (2x retail shops) (Class E); first floor, second floor and roof space to 5 flats (2x2 bed, 3x1 bed); construction of first and second floor extension at rear, dormer at rear, roof lights at front(Class C3); bin and cycle storage, alterations

58 Stoneygate Road

Planning Application 20250601

Retrospective application for refurbishment of listed building; replacement of external fire escape stair; widening vehicle access; installation of new gate, wall & floor mounted AC plants; internal and external alterations to building (Class F1)

Listed Building Consent Application 20250600

Retrospective application for internal and external alterations to Grade II listed building (Class F1)

97 Granby Street

Planning Application 20250642

Subdivision of recruitment agency office (Class E) into two shop and one office units (Class E); installation of shopfront at front and side of building

66-68 Charles Street, First and Second Floor

Planning Application 20250402

Change of use of first and second floor from education and training (Class F1) to 12 self-contained flats (6 x 1 bed & 6 x 2 bed) (Class C3); replacement windows & doors and bricking up of existing side facing garage style door

75 Church Gate

Planning Application 20250544

Change of use from part of ground floor shop (Class E) to restaurant and hot food takeaway (Class E/sui generis); installation of ventilation flue at rear

3 Harrow Road

Planning Application 20250613

Retrospective change of use from house (1x 5bed) to three flats (2x 1bed, 1x 2bed) (Class C3); proposed construction of second floor rear extension; rear dormer; alterations to raise roof level at rear; alterations

1a Belvoir Street

Listed Building Consent Application 20250703

External alterations to Grade II listed building

64-66 Humberstone Gate, car park at rear

Planning Application 20250624

Construction of vehicular access at rear of nightclub (Sui Generis)

Rutland Street, Athena

Listed Building Consent Application 20250647

Retrospective application for internal alterations to Grade II listed building (Class F1)

Knighton Park Road, Knighton Court Block A Flats 1-17 & Block B Flats 18-35

Planning Application 20250440

Replacement of cast-iron pipes to front and rear of building with a cast-iron effect uPVC pipes

44 Ratcliffe Road

Planning Application 20250853

Demolition of single storey garage at side; construction of single storey extension at front; dormer at front to create first storey front extension; two storey side extension; single storey extension at rear; alterations to house (Class C3)

135 Westcotes Drive, Bradgate House *publicity closed*

Variation of Condition Application 20250821

Variation of conditions 2 (Materials), 3 (Windows), 8 (Cycle Store), 10 (Bin Store), 11 (SUDS), 12 (Parking) & 13 (Approved Plans) attached to planning permission 20162335 & 20232394 (change of use from care home (Class C2) to 13 self-contained flats (13 x 1 bed) (Class C3); third floor extension at rear; alterations (amended plans received 30/6/2017)) to allow for changes to floor and site plans to form 11 x 1 bed and 2 x 2 bed flats, changes to car parking spaces, bin and cycle store and construction of replacement detached building

61 London Road *publicity closed*

Planning Application 20250839

Construction of new shopfront to front and side; installation of first floor doors, balustrade and screens to create first floor roof terrace; cladding to front and side; installation of ventilation system including units to rooftop; & alterations to restaurant (Class E)

30 East Street, St Johns House

Planning Application 20250833

Change of use of office building (Class E) to student accommodation (114 studios & 7 cluster flats) (Sui Generis); construction of single storey infill extension at front; parking, landscaping & alterations

54 Ratcliffe Road, The Knowle

Variation of Condition Application 20250885

Variation of condition 5 (Amended Plans) attached to planning permission 20231577 (Demolition of single storey outbuildings at side and rear; construction of single storey extension at front; single storey

extension at side and rear; first floor extension at rear; alterations to house (Class C3)); change materials from timber cladding to reclaimed brick and doors and windows from black to white

Electricity Substation adjacent to 5 Doncaster Road *publicity closed*

Planning Application 20250907

Painting of mural on west elevation

10a Talbot Lane

Planning Application 20250875

Change of use from one dwelling (Class C3) to student flats 4x 1bed) (sui generis)

Listed Building Consent Application 20250904

Internal and external alterations to Grade II listed building

58 Fosse Road South

Planning Application 20250791

Construction of two-storey building at rear of flats to form new dwellinghouse (1 x 1 bed) (Class C3); alterations.

14 Chapel Lane

Planning Application 20250690

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

20-22 Church Gate

Planning Application 20250851

Change of use from Adult Gaming Centre (sui generis) to 1x Barber Shop and 1x Retail Shop (Class E); Installation of 2x external roller shutters to front

Rutland Street, Athena

Planning Application 20250647

Retrospective application for internal alterations to Grade II listed building (Class F1)

Aylestone Road, Gas Site

Planning Application 20241539

Use of existing car park (Area A) as a yard and storage, Use of existing storage (Area B) as a overflow car park, Installation of gates, fences, kiosk, barriers, 10 lighting post and CCTV

132-140 Highcross Street and rear of 61 Great Central Street

Variation of Condition Application 20251029

Non-material amendment to planning permission 20231090 (Variation of condition 9 (materials and sample panel) and condition 35 (Approved plans) attached to planning permission 20182111 as amended by 20231089 (Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising flats with

associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway): To allow agreement of different materials and amendments to ground, upper ground, 4th and 5th floor layouts, an extension at 4th/5th floor levels with associated elevation changes and amendments to proposed accommodation number and mix. (amended plans)(S106 agreement)) to include changes to external materials and the provision of extraction vents

156-160 St Nicholas Circle, Jewry Wall Museum

Variation of Condition Application 20250847

Variation of condition 6 (plans) attached to planning permission 20241338 (Front and rear entrance lobbies; glazing to Archaeology Wing; alterations to Vaughan College and Jewry Wall museum to create a single museum (Class D1) (amended plans (16/08/17)) to change design details

Variation of Condition Application 20250959

Variation of condition 23 (approved plans) and removal of conditions 2 (new draft lobby), 3 (rear ground floor lobby), 6 (reception), 9 (flooring), 14 (glazing-window automation), 18 (doors) and 19 (walls, doors, windows and grilles) attached to planning permission 20241339 (Variation of condition 23 (amended plans) attached to planning permission 20170857 (internal and external alterations to grade II listed building (amended plans (16/08/17)) to change the design and reflect approved details

96a Clarendon Park Road

Planning Application 20250595

Demolition of existing second-floor roof structure; construction of new second-floor to create two self-contained flats (2 x 2-Bed) (Class C3) rear roof terrace and railings; bin and cycle stores to rear

Seventh Day Adventist Church, London Road

Listed Building Consent Application 20250988

External alterations to Grade II Listed Building