

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 16 JULY 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
S. Sharma	- De Montfort University

Hima 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, Ben Gomme

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638)
Email: planning@leicester.gov.uk*

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WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

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INDUCTION LOOPS

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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 16th April 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.

16th April 2025



CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

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)

Apologies

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

Presenting Officers

J. Webber (LCC)
J. Aspey (LCC)

Ian Palmer (Staniforth Architects)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

None

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
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Falcons Primary School, Gipsy Lane

Listed Building Consent 20250212

External	alterations	to	Grade	II	listed	building
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Flat 11, The Sycamores, 4 North Avenue

Listed Building Consent 20250084

Installation	of	replacement	uPVC	windows	(Class	C3)
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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

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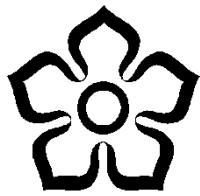
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57 Humberstone Gate

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**



Leicester
City Council

APPENDIX B

16th July 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for potential development at ISKCON, 31 Granby Street (former HSBC Bank)

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

B) Planning Application for landscaping at Market Place

New public realm and landscaping scheme to support the development of the Leicester Market

C) Planning Application and Listed Building Consent Application for change of use, demolitions and alterations to The Rowans, College Street

Change of use from day Centre/offices (sui generis) to banqueting hall (sui generis); demolition of single extensions at front and rear; ramp and railings; construction of entrance steps, ramp and handrail; extensions at rear; car parking and landscaping, alterations.

Demolition of part of building; internal and external alterations to Grade II Listed Building

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 July 2025. Please contact Justin Webber (4544638) or Ben Gomme (4542625)

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

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
