



Leicester
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 20 August 2025**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), S. Sharma (DMU), D. Martin (LRGT), M. Taylor (IHBC), M. Richardson (RTPI), P. Ellis (VS), N. Feldmann, (LRSA)

Presenting Officers

J. Webber (LCC)
B. Gomme (LCC)

305. APOLOGIES FOR ABSENCE

N. Finn (LAHS), S. Bird (DAC), S. Bowyer (LCS), M. Davies (RICS), D. Fountain (LSA)

306. DECLARATIONS OF INTEREST

None.

307. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

308. CURRENT DEVELOPMENT PROPOSALS

A. Application for development at the Redeemed Christian Church of God, 196 Hinckley Road

Whilst no objections were raised to the principle of development, the panel were critical of the design of the proposed scheme. It was agreed that this was a prominent landmark site within a Conservation Area and there was a good opportunity for high-quality architecture to be presented. Panellists remarked that the quality of the submission was poor, making it difficult to accurately assess the plans put forward. The panel criticised the design of the proposed building, commenting that it did not respond to the neighbouring buildings. For example, the building line and detailing were crude and did not respond positively to the setting of the church or adjacent residential terrace. The dimensions of the building were out of proportion, there was no appropriate sense of scale and the footprint should not fill the entire site. Not enough consideration was given to landscaping or parking. More of a gap was needed

between the new building and the church itself to avoid squashing the existing building and consideration was lacking for the relationship between the new building and the historic ones. Junctions between the new buildings and its established neighbours were clumsy. The rear elevation was particularly criticised, with panellists commenting on its lack of relationship to the church's architecture and utilitarian appearance.

Objections

Some comments were raised on a number of schemes mentioned in Appendix B; however, officers clarified that those mentioned were repeat submissions that had been discussed at previous CAP meetings, with the detail being substantially the same and the former CAP comments carried across.

As such, the panel made no comment on the following applications:

Car park after 2 Vernon Street

Planning Application 20250677

Construction of 2 two-storey dwellings (2x2 Bed); associated landscaping and parking (Class C3)

1 Belvoir Street

Listed Building Consent Application 20251133

External alterations to Grade II listed building

Fosse Recreation Ground, Glenfield Road

Planning Application 20250724

Installation of refurbished MUGA to provide new football and basketball court with associated fencing, lighting, footpaths and waste and recycling facilities.

Rutland Street, Athena

Planning Application 20250185

Removal of gate at front; installation of gate and fence at front of events venue (Class F1)

12 Peacock Lane

Planning Application 20250949

Change of use from 8 bedroom HMO (sui generis) to basement and

ground floor HMO (3 bed) (Class C4); first and second floor HMO (6 bed) (Class C4) construction of bin and bike stores to rear of building

Land at junction of Vaughan Way and St Margarets Way

Planning Application 20250484

Outline application for construction of an 8 & 7 storey building to provide 81 flats (44 x 1 bed, 30 x 2 bed, 7 x 3 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved

26 Granby Street

Planning Application 20250612

Change of use of first and second floors from a restaurant (Class E) to 4 self-contained studio flats (4x1 bed) (Class C3); construction of second floor extension; installation of external staircase to rear; alterations to fenestration; extension to flue; alterations

Land adjacent to Pine Cottage, Portland Towers

Planning Application 20250727

Demolition of garages; construction of one new dwelling (1 x 2 bed) (Class C3)

21 Tichborne Street, Markaz Quba

Planning Application 20250700

Variation of conditions 12 (Approved Plans) attached to planning permission 20222081 for construction of three storey extension to provide cafe on ground floor (phase 1) and classrooms on first and second floors (phase 2) at side of place of worship and community centre (Class F1/F2) to enlarge part of the extension at the rear and amend and alter the internal layout

Nirankari Centre, 2A Prebend Street

Advertisement Consent Application 20250693

Installation of one internally illuminated fascia sign; two internally illuminated post sign; three internally illuminated poster case signs at

front of building (Class F1)

7 Barrington Road

Planning Application 20250881

Replacement of timber windows; demolition of two chimneys; construction of single storey extension at side; construction of balcony at rear of house and installation of rooflights (Class C3)

31 Granby Street

Listed Building Consent Application 20251140

Internal alterations to Grade II* Listed Building

Burleys Way, Corah Factory Site

Planning Application 20220709

Hybrid planning application comprising: FULL Planning Permission for the demolition of all buildings on site (excluding 2 chimneys and façade of the 1865 OTB building); alterations to the southern façade of the 1865 building (OTB); erection of 6 storey building at rear of retained facade to provide 45 flats (20 x 1 bed and 25 x 2 bed) (Class C3) with a mix of commercial, amenity and service areas on the lower levels; single storey side extension to retained façade and building; and up to 366sqm of commercial uses (Class E and F2) and OUTLINE permission for the construction of buildings up to 18 storeys to provide up to 1,100 dwellings (Classes C2 and C3), commercial uses (Classes E, F2 and Sui generis (public houses, wine bars, drinking establishments and hot food takeaways)), hotel (Use Class C1), multi-storey car park, pedestrian footbridge across Grand Union Canal with associated landscaping, public realm and associated infrastructure (with all matters reserved). (amended plans) (subject to a Section 106)

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

Advertisement Consent Application 20251030

Installation of one internally illuminated facia sign; two internally illuminated projecting signs; one totem sign for retail shop (Class E)

Market Place

Planning Application 20250865

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

18 Market Street

Planning Application 20251008

Retrospective application for new shopfront; roller shutters

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)

8 Ratcliffe Road

Planning Application 20251289

Construction of freestanding canopy to front of house; alterations to boundary treatment and hardstanding at front of site (Class C3)

Land at Frog Island, Slater Street

Planning Application 20251014

Demolition of riverside wall and remainder of structures along eastern site boundary; alterations to site levels and flood capacity groundworks.

33-35 Frog Island and Farben Works, Slater Street

Planning Application 20250690

Part demolition and internal and external works of Grade II listed buildings