

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 20 AUGUST 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. Richardson	-	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

INFORMATION FOR MEMBERS OF THE PUBLIC

ACCESS TO INFORMATION AND MEETINGS

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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.

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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 16th July 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), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), S. Bowyer (LCS), S. Sharma (DMU), N. Finn (LAHS), M. Davies (RICS)

Apologies

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

Presenting Officers

J. Webber (LCC)
B. Gomme (LCC)
M. Harding (Goodrich Cutler Associates)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

None

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

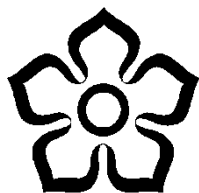
Planning Application 20250595

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



Leicester
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APPENDIX B

20th August 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

**A) Development at 196 Hinckley Road (the Redeemed Christian Church of God)
Planning Application [20250941](#)**

Construction of three-storey building at side of church (Class F2) to provide church hall with associated facilities and ancillary accommodation (1x 4-bed); ramp and steps to front, bin and cycle store at rear, landscaping, alterations.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 18th August 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>

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 fascia 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
