



Leicester  
City Council

### **Minutes of the Meeting of the**

### **CONSERVATION ADVISORY PANEL HELD ON Wednesday, 17 September 2025**

**Meeting Started 5:15 pm**

#### **Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), D. Martin (LRGT), M. Taylor (IHBC), M. Richardson (RTPI), N. Finn (LAHS), S. Bird (DAC), S. Bowyer (LCS)

#### **Presenting Officers**

J. Webber (LCC)

B. Gomme (LCC)

C. Schofield (LCC)

#### **309. APOLOGIES FOR ABSENCE**

P. Ellis (VS), N. Feldmann (LRSA)

#### **310. DECLARATIONS OF INTEREST**

None.

#### **311. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

#### **312. CURRENT DEVELOPMENT PROPOSALS**

##### **A. Application for development at Chevron Court, 15 Henshaw Street Refs: 20250997 and 20251001**

Panellists began by emphasising the architectural quality of the host building, notably its symmetry, expression of materials and composition, in addition to its status as Leicester's first metal-framed building and the importance of its chimney. Some members remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking, and the opinion that the elevation plans failed to accurately illustrate the proposed development. Regarding the proposed extension itself, there was consensus among members that the design failed to respect the character and quality of the host building, such as the scale of its openings and special architectural interest. Criticism was levelled at the choice of materials, particularly the glass blocks and how these would sit

uncomfortably against the existing fenestration, as well as concerns over the positioning of the solar panels. Other problems identified included the setback and overhang of the extension to the front and rear of the building respectively, the impact of additional loading and loss of light on the lower floors. All of these issues led panellists to conclude that the principle of extending the building was in itself problematic. The conclusion was that the proposed extension was not good enough and questions were raised over the principle of development.

## **Objections**

### **B. Redevelopment of Odeon Arcade, 36 & 38 Market Place Ref: 20251596**

The previous iteration of this scheme was presented in January 2025 with the conclusion being that the panel sought amendments. This time, some concerns were raised over the impact of the roof extension on the distinctive parapet to the Market Place elevation but the reduction in scale and massing of the mansard was supported. There were mixed views on the additional roof element closer to Cank Street, but it was felt that it was set back sufficiently to mitigate its visual impact on the Market Place frontage. The importance of materials was emphasised to determine how the new extension would impact to the historic façade. Turning to the Cank Street elevation, comments specifically related to the gable elevation when viewed from the west. Plans had shown an indicative mural or artwork feature, compared to the scarred brickwork detailing of the previous scheme. There was no consensus on what the best solution would be here, though it was acknowledged that this was a good opportunity to do something interesting for a new piece of townscape. However, there was consensus that a mural or artwork would not be a good idea, due to maintenance issues and potential for visual clutter in what is already a very architecturally varied street. Some panellists preferred a minimalist approach, such as retaining the existing scarred brickwork, while some sought a more modern presentation of the former roof lines. There was an overall agreement that the gable could be improved. However, the scheme overall itself raised no objections.

## **No objections**

**The panel made no comment on the following applications:**

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**23 St Johns Road**

**Planning application 20250969**

**Construction of first floor extension to rear of existing house (Class C3);  
Construction of 1 additional self-build two storey dwelling(1x3bed)) with  
parking and landscaping**

**172 Fosse Road North**

**Planning application 20251299**

**Installation of extraction flue at rear of shop (Class E)**

**153 Narborough Road, Service Station**

**Planning application 20251193**

**Removal of jet wash; repositioning of car care facilities; installation of EV Charging Hub; associated plant, lighting and all other associated works to garage (Sui Generis)**

**104 High Street**

**Planning application 20251132**

**Installation of five replacement windows to ground floor**

**76 Uppingham Road**

**Planning application 20251226**

**Variation of condition 3 (approved plans) attached to planning permission 20241905 (Construction of two storey side extension to house; alterations (Class C3)) to install new windows and doors to the side and rear elevation and new flat roof with roof lantern to the rear elevation**

**Jubilee Square**

**Planning application 20251321**

**Installation of temporary building and plant for use as ice rink on public square**

**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**

**3 Mill Hill Lane**

**Planning application 20251221**

**Installation of replacement windows to Nursery (Class E)**

**101-105 High Street, The High Cross**

**Planning applications 20251076 (full) and 20251107 (LBC)**

**Change of use from vacant shop at 101 High Street (Class E) to become part of public house (Sui Generis); extension into the existing rear court yard; new HVAC system; shopfront; alterations**

**Internal and external alterations to grade II listed building**

**25-27 Gallowtree Gate**

**Planning application 20251255**

**Installation of extractor and air conditioning units to rear of cafe (Class E)**

**Jubilee Square**

**Planning application 20251505**

**Installation of 35m high temporary Ferris wheel on public square**

