

Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 17 SEPTEMBER 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](mailto:planning@leicester.gov.uk)*

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

### **ACCESS TO INFORMATION AND MEETINGS**

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

or by contacting us as detailed below.

Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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.

### **BRAILLE/AUDIO TAPE/TRANSLATION**

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

### **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](mailto: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 20<sup>th</sup> August 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), 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)

##### **Apologies**

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

##### **Presenting Officers**

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

##### **Declarations of Interest**

None

##### **Minutes of Previous Meeting**

Agreed

##### **Matters Arising**

None

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#### **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**

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**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:**  
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**Car park after 2 Vernon Street**

**Planning Application 20250677**

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

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**1 Belvoir Street**

**Listed Building Consent Application 20251133**

**External alterations to Grade II listed building**

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**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.**

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**Rutland Street, Athena**

**Planning Application 20250185**

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

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**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**

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**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**

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**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**

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**Land adjacent to Pine Cottage, Portland Towers**

**Planning Application 20250727**

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

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**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**

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**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)**

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**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)**

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**31 Granby Street**

**Listed Building Consent Application 20251140**

**Internal alterations to Grade II\* Listed Building**

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**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)**

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**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)**

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**Market Place**

**Planning Application 20250865**

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

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**18 Market Street**

**Planning Application 20251008**

**Retrospective application for new shopfront; roller shutters**

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**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)**

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**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)**

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**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.**

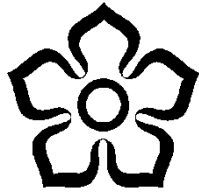
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**33-35 Frog Island and Farben Works, Slater Street**

**Planning Application 20250690**

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





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# APPENDIX B

17<sup>th</sup> September 2025

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### **A) Development at Chevron Court, 15 Henshaw Street**

##### **Planning applications 20250997 (full) and 20251001 (LBC)**

Construction of 3-storey extension to 2-storey part of building to provide 32 additional student accommodation units (sui generis); construction of bin store to rear.

Removal of part of roof; internal and external alterations to Grade II listed building (sui generis).

Building is Grade II Listed.

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#### **B) Development at Odeon Arcade, 36 & 38 Market Place**

##### **Planning application 20251596**

Partial demolition of Odeon Arcade; retention of facade to Market Place; construction of a five-storey building behind retained facade to Market Place to create 13 retail units (Class E) on the ground and part basement floors; 35 residential units (Class C3) on the first, second, third, fourth and fifth floors; shared amenity spaces for residents including hard and soft landscaping; and cycle parking provision.

Building is located in the Market Place Conservation Area.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 15<sup>th</sup> September 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>**

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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**

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**172 Fosse Road North**

**Planning application 20251299**

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

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**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)**

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**104 High Street**

**Planning application 20251132**

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

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**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**

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**Jubilee Square**

**Planning application 20251321**

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

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**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**

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**3 Mill Hill Lane**

**Planning application 20251221**

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

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**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**

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**25-27 Gallowtree Gate**

**Planning application 20251255**

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

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**Jubilee Square**

**Planning application 20251505**

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

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