



Leicester
City Council

Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 November 2025

Meeting Started 5:15 pm

Attendees

M. Richardson (Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), D. Martin (LRGT), M. Taylor (IHBC), N. Finn (LAHS), S. Bird (DAC), S. Bowyer (LCS), P. Ellis (VS), N. Feldmann (LRSA), M. Davies (RICS), S. Sharma (DMU)

Presenting Officers

J. Webber (LCC)

B. Gomme (LCC)

D. Gladstone (Hickman & Smith Architects)

313. APOLOGIES FOR ABSENCE

R. Gill

314. DECLARATIONS OF INTEREST

Simon Bird has worked as an architect for a building adjacent to 140 Queens Road, while Neil Finn has been involved in archaeological supporting paperwork for the site. They both detailed they approached this case with an open mind.

315. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

316. CURRENT DEVELOPMENT PROPOSALS

A. Pre-app for development at 51-57 East Bond Street Ref: 202590271P

David Gladstone from Hickman & Smith presented the proposed scheme for the demolition of the existing buildings and construction of mixed-use building. This followed a previous pre-app at the site from 2019 for a broadly similar scheme. No objections were raised to the demolition of the existing dentists and dance school buildings, and it was acknowledged that this site presented a good opportunity for development to help restore a better street structure, particularly considering the wider regeneration projects proposed on sites

nearby. However, the panel did have concerns that the design of the scheme failed to adequately respond to its context, especially the historic buildings surrounding the site. Particular attention was paid to the design of the southern elevation and consideration of its impact on the listed Unitarian Chapel and separately listed boundary wall.

Concern was raised that the larger mass presented to this more sensitive aspect, an issue exacerbated by the narrow width of Butt Close Lane, as well as the building having a weaker corner to East Bond Street and a more oppressive form close the public house. The panel suggested shifting the balance of the building, with the recessed roof extension relocated further north and any balconies closer to Butt Close Lane set-back to reduce their visual impact, as well as changing the hierarchy of the southern elevation to make the corner section to the west more dominant and the corner by the public house more subservient. The panel requested more visualisations, particularly to assess the setting impact on the listed buildings, and more information on materiality and detailing to give confidence the more modern style would work in the context.

B. Development at 140 Queens Road Ref: 20251355

The panel opted to consider the proposal in two parts, first the demolition of the existing building and secondly the quality of the new scheme. There were strong views amongst the panel that the Heritage Impact Assessment had failed to acknowledge the historic significance and architectural quality of the existing laundry building. Part of this quality is only revealed in longer distance views from the south, which was not adequately addressed in the application. Furthermore, the panellists discussed the social history and architectural relationship of the laundry building to Clarendon Park. As such, there was a unanimous objection among the panel to demolition. Regarding the proposed replacement building, it was felt that the scale and mass is inappropriate for the surrounding context and does not follow the prevailing urban grain. The panel considered the proposed building to be too tall, accentuated by the grey brick plinth. The application did not consider the topography of the area with the site being at the apex of a hill, and would also block views of the spire of Christchurch on Clarendon Park Road. The building line was not considered to be in keeping with the established pattern on the Avenue Road Extension side, with the different blocks lacking continuity. In addition, the mock terraced houses along the Avenue Road Extension were considered to be architecturally dishonest. Concern was raised that the junction between the site and the locally listed building adjacent had not been accurately drawn or considered.

Objections

C. Development at 31-35 Albion Street, The Black Boy Ref: 20251325

The proposal was the latest in a number of applications at this site to refurbish and remodel the building, with more of the heritage asset retained and a new mansard extension to create a three-storey building with 9 flats. This approach was more sensitive than previous iterations, which was appreciated by the panel. Some comments were made over the slightly awkward junction at the roof extension at the south-western end of the building, and the loss of some chimneys. However, on balance, these matters were not considered to be significant and there was unanimous support from the panel for the scheme.

No objections

D. Development at 27 Wharf Street South Ref: 20182313

The panel raised concerns about the quality of the material and the more limited visualisations provided. Although the scale and form of the development raised issues in terms of the setting impact on the nearby Conservation Area and locally listed buildings, the panel acknowledged that the changes presented in the current iteration were relatively modest in relation to the previously approved scheme. As such, in terms of assessing the current changes, they considered these to be minor in terms of setting impact and did not consider a formal objection to these specific design variations was appropriate.

The panel made no comment on the following applications:

The Corn Exchange, Market Place

Planning application 20251439

Internal and external alterations to Grade II* Listed Building to install a new substation within the rear screen area.

219 Clarendon Park Road, Leicester Sikh Centre, land adj to 92 Adderley Road

Planning application 20250888

Alterations to existing walls & construction of new 4.5m high walls (Class F1) (part-retrospective)

6-8 Market Street

Planning applications 20250862 and 20250861

Change of use of first and second floor from Offices (Class E) to to five self-contained flats (2 x studio, 1 x 1 bed & 2 x 2 bed) (Class C3); demolition of existing room at rear of second floor; installation of rooflights; construction of second storey extension at rear; alterations

Internal and external alterations to Grade II listed building

Victoria Park, London Road

Planning application 20250725

Installation of playzone MUGA with associated fencing, lighting and infrastructure (Class F2)

1 Elmfield Avenue

Planning application 20251422

Installation of replacement windows and doors to flats (Class C3)

22 Deacon Street

Planning application 20240319

Variation of condition 17 (approved plans) attached to Planning Permission 20160270 (Construction of two six storey buildings to accommodate 50 student flats, block a - (25 x studio, 1 x 1 bed; block b - 19 x studio, 5 x 1 bed); with associated parking and landscaping (sui generis) (amended plans 28/11/2016)) to allow for alterations to the elevations facing Deacon Street and Henshaw Street to complete some of the architectural features to resemble the original approved elevations and remove communal games room.

18 Freemans Holt

Planning application 20251514

Construction of single storey extension at rear; installation of boundary fence and hardstanding at rear; alterations (Class C3)

Western Park Open Air School, Hinckley Road

Planning application 20251528

Approval of part details reserved by Condition 2 (Schedule of works - pre-

comm) relating to Building 5 attached to planning permission 20202119

329 London Road

Planning application 20251493

Demolition of garage and storage at side; removal of one chimney; construction of two storey extension at side and rear; installation of roof lights to front, side and rear of house (Class C3)

48 Elmfield Avenue

Planning application 20251423

Change of use from one dwelling to two dwellings (1x6 bed & 1x4 bed); installation of boundary fence; external staircases at rear; resurfacing of paved area; alterations; extension to outbuilding to form residential annexe (Class C3)

Former Belgrave Police Station, 176-180 Loughborough Road

Planning application 20251275

Demolition of part of rear; change of use from former police station (Sui Generis) to 7 flats (4x2bed) (3x1bed) (Class C3); construction of first floor extension at rear; alterations to roof at front; associated car parking; bin and cycle storage; boundary treatment; alterations

6 University Road

Planning application 20251380

Change of use from higher education Offices (Class F1) to Offices (Class E); retrospective application for the construction of dormer at rear

133 Mere Road

Planning application 20251657

Construction of dormer and rooflight at front; dormer extension at rear of house (Class C3)

23 St Johns Road

Planning application 20251412

Details of landscaping for of two houses (2 x 4 bed) (Class C3); (being matters reserved by outline permission 20232372)

53 Main Street

Planning application 20251334

Retrospective application for the change of use of the ground floor from education (Class F1) to retail (Class E)

55 and 57 Park Vale Road

Planning application 20251033

Construction of single storey detached outbuilding (utility) at rear of house (Class C3)

5 Yeoman Street, The Shed

Planning application 20251485

Change of use from night club (sui generis) to restaurant and shisha lounge (sui generis); construction of first floor extension; remodelling of facade; alterations

31 Granby Street

Planning applications 20251366 and 20251365

Part change of use of basement, ground floor and first floor from Place of Worship (Class F1) to mixed use comprising of Cafe (Class E) and Place of Worship (Class F1); demolition of rear wall; installation of canopy to rear; installation of flue

Internal and external alterations to Grade II* listed building

107-111 Princess Road East

Planning application 20251002

Installation of doors and windows to building (Class F1)

219 Aikman Avenue

Planning application 20251466

Construction of two storey side and rear extensions; dormer to rear; removal of chimneys; alterations to roof of care home (Class C2)

15 Carisbrooke Road, land adjacent

Planning application 20251634

Variation of conditions 1 (Materials), 2 (Joinery Details), 3 (Boundary treatment), 4 (Mezzanine Floor), 7 (Parking spaces to be retained), 9 (Street works), 13 (Landscaping), 17 (Amended Plans) attached to planning permission 20230815 (Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (Class C3) (amended plans and details received 06/07/2023)) to alter landscaping, boundary treatments and dwellings

Welford Road, Freeman's Bar and Kitchen, Freeman's Common Campus

Planning application 20251617

Change of use of part of university building (Sui Generis) to shop (Class E)

58 Stoneygate Road

Planning application 20251646

Approval of details reserved by Conditions 1 (brick), 2 (gates) attached to planning permission 20250601

94-98 Regent Road

Planning application 20251441

Change of use from educational use (Class F1) to student accommodation (20 cluster flats including 110 bedrooms) (Sui Generis); construction of single storey extension at front; one storey roof extension to existing buildings; access gate; associated landscaping and parking

