

Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 12 NOVEMBER 2025

TIME: 5:15 pm

PLACE: City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair)

Elected Member Position – Cllr S. Barton

M. Taylor	- 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

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?Cld=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

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 17th September 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.

17th September 2025



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), D. Martin (LRGT), M. Taylor (IHBC), M. Richardson (RTPI), N. Finn (LAHS), S. Bird (DAC), S. Bowyer (LCS)

Apologies

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

Presenting Officers

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

C. Schofield (LCC)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

Richard Gill gave a speech celebrating the contribution of Richard Lawrence to the panel over several decades. He elucidated that Richard has been a valuable member of the panel, making helpful comments and exhibiting a passion for quality in the built environment. Cllr Barton and Justin Webber presented Richard with some books and the whole panel thanked Richard for his time on CAP. Although Richard is stepping down as Vice Chair, members hope to see him going forward.

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:

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

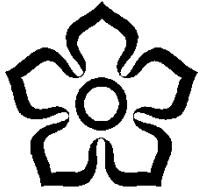
Planning application 20251255

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



Leicester
City Council

APPENDIX B

12th November 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for development at 51-57 East Bond Street

Planning application 202590271P

Demolition of existing building; Replacement Dental Surgery (Class E(e)); Replacement Dance Studio (Class E(d)) and 25 Apartments (14 x 1 bed, 11 X 2 bed) (Class C3)).

Building is in Church Gate Conservation Area.

B) Development at 140 Queens Road

Planning application 20251355

Demolition of industrial buildings; construction of part 3 and 4 storey apartment building to create 30 apartments (Class C3)

Building is Locally Listed.

C) Development at 31-35 Albion Street, The Black Boy

Planning application 20251325

Change of use from public house (sui generis) and extension to roof to form a three-storey building with 9 flats (8 x 1 bed, 1 x 2 bed) (Class C3)

Building is Locally Listed.

D) Development at 27 Wharf Street South

Variation of conditions application (amended plans) 20182323

Variation of condition 18 (submitted plans) attached to planning permission 20160361 (variation of plans for 20071365 for an eleven storey block of 70 flats with an office (Class B1) or restaurant (Class A3) on part of the ground floor) to change the internal configuration (including a reduction in the number of flats to 63 flats - 32 x studio & 31 x one bedroom) and alter the external appearance

Site is within setting of St George's Conservation Area and various Locally Listed buildings.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th November 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>

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 Freemens 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, Freemen's Bar and Kitchen, Freemen'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
