

Leicester  
City Council

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

**DATE: WEDNESDAY, 11 MARCH 2026**

**TIME: 5:15 pm**

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

### **Members of the Panel**

R. Gill (Chair), N. Feldmann (Vice 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
K. Walters	-	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 Panel
S. Hartshorne	-	Twentieth Century Society
M. Richardson	-	Royal Town Planning Institute
S. Sharma	-	De Montfort University

K. Agyei and S. Yazdan-Joo – Student members 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***

*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 14<sup>th</sup> January 2026 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.





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

## **CONSERVATION ADVISORY PANEL HELD ON Wednesday, 14 January 2026**

**Meeting Started 5:15 pm**

### **Attendees**

R. Gill (Chair), N. Feldmann (Vice Chair), Cllr. S. Barton, C. Hossack (LIHS), S. Hartshorne (TCS), S. Bird (DAC), P. Ellis (VS), D. Fountain (LSA), S. Bowyer (LCS), M. Taylor (IHBC), M. Richardson (RTPI), K. Walters (LRSA), D. Martin (LRGT), K. Agyei (Student)

### **Presenting Officers**

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

### **321. APOLOGIES FOR ABSENCE**

M. Davies (RICS), S. Sharma (DMU), S. Yazdan-Joo (Student)

### **322. DECLARATIONS OF INTEREST**

None.

### **323. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

### **324. CURRENT DEVELOPMENT PROPOSALS**

#### **A. Development at 94-98 Regent Road Planning application 20251441**

The panel began by emphasising the quality of existing architecture within the street, with attention paid to the corner building, a 1960s modernist office block by Anthony Drew-Edwards, and the Victorian terraces to the east of the application site, designed by Joseph Goddard. The application buildings were also praised for their architectural merits, such as how the right-hand building, Readson House, respects the scale of the adjacent Victorian buildings and their distinctive roofscape. It was concluded that both application buildings had carefully considered frontages and massing that positively contributed to the streetscape, but panellists felt that each building needed to be treated separately.

Beginning with the principle of development, the change of use to residential accommodation was viewed as positive and adding a roof extension to Prospect House (the left-hand building) could be possible.

However, the panel had significant concerns over the design of the development itself. The roof extensions were seen as too boxy and lacking in subservience. It was felt that a roof extension of the scale proposed to Readson House would upset the relationship with the Victorian gabled buildings and create visual dominance, something which had been carefully considered when Readson House was built. A roof extension to Readson House is therefore unlikely to be supported. To avoid harming the character of the street, the roof extension to Prospect House needs to be set back and the design reconsidered, with features such as the proposed windows seen as too small and the proportions unbalanced. There were further concerns raised over the choice of materials used on both the roof extension and the new facade, which the panel believed would jar with the existing materials of the buildings, in particular the choice of vertical hanging roof slates, aluminium capping, the uncharacteristic application of render, and the choice of new bricks. The redevelopment of the frontages was criticised by panel, as it would result in the considerable loss of character of the existing buildings. For Prospect House, the horizontal emphasis created by the fenestration would be lost and the extensive masonry surfaces would alter the orientation of the building. This is particularly emphasised through the treatment of the ground floor, which would lose its active frontage and create an unwelcoming impression at street level. Also, at Readson House, the remodelling of the projecting bays was considered an unacceptable loss of an original feature.

Overall, the panel summarised that the proposed development is overworked and unnecessary, which would result in more harmful and lower-quality frontages with extensions that are unrefined and risk dominating the Victorian terrace next door. A more sensitive approach is needed that retains much more of the existing frontages and is more respectful of the established architecture, both within and surrounding the site, while new additions need to be of a higher standard of detailing.

## **Objections**

### **B. Development at 16 Morland Avenue Planning application 20251593**

The panel again began by discussing the quality of the existing morphology and character of the site and its surroundings. Morland Avenue was considered to have a high-quality townscape, with a strong sense of architectural character, and no.16 was seen as among the best buildings within the street. Being the largest house on the biggest plot and located at the apex of the corner, it is also one of the most visible.

There was consensus that the proposed development is unacceptably harmful

to the host building and any extension needs to be far more sensitive to its character. The extension were considered to be too bulky and would obscure or involve the loss of valuable original architecture, including a historic garage. Particular attention was paid to the detailing of the proposed extension; the host building is already complex and has rich detailing that helps break down the mass and add visual interest. The new design failed to respond to the original architecture, with features such as parapets, windows, roof valleys and bargeboards all seen as incorrectly scaled or considered. The detailing around how the upper floor room would work was also questioned. The new garage had squat detailing and again was not sufficiently contextually responsive.

In summary, the panel objected to the proposed development on account of the unacceptable loss of historic detailing, the scale of development and the detailing of the new additions.

## **Objections**

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

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**1 Westbridge Close, Westbridge Place**

**Planning application 20251742**

**Internal alterations to Grade II listed building**

**344 Fosse Road North, Fosse Medical Centre**

**Planning application 20251772**

**Demolition of single storey extension to rear; construction of two storey extension at rear; dormer to side; installation of solar panels to side and rear of medical centre (Class E)**

**344 Fosse Road North, Fosse Medical Centre**

**Planning application 20251773**

**Demolition of single storey extension; construction of single storey extension at rear of medical centre (Class E)**

**3-5 Salisbury Road**

**Planning application 20251752**

**Change of use from university teaching and administration building to**

**fifteen student flats (15 x studio) (sui generis), bin and cycle stores to side**

**2 Atkinson Street**

**Planning application 20251823**

**Change of use of part of ground floor, first and second floor from auto repair shop and factory (Class B2) to eight flats (5x studios, 2x 1-bed, 1x 2-bed) (Class C3); construction of four dormer extensions at front; alterations**

**Land at Bloods Hill, Kirby Muxloe**

**Planning application 20251951**

**EIA Scoping Opinion in respect of: Application No: 25/09/EIASCO  
Description: Environmental Impact Assessment Scoping Opinion for residential development of up to 390 dwellings**

**Meadow Court, Old Church Street**

**Planning application 20251740**

**Construction of detached single-storey outbuilding; construction of two storey side extension; first floor extension to care home; alterations(Class C2)**

**Burnham House, 20 Elms Road**

**Planning application 20251626**

**Installation of solar panels on part of roof of flats (Class C3)**

**Knighton Park Road, Knighton Court Block A (Flats 1-17) & Block B (Flats 18-35)**

**Planning application 20251979**

**Replacement of cast-iron rainwater & soil pipes at rear elevations of Blocks A & B with a cast-iron effect UPVC system**

**7-9 Horsefair Street**

**Planning application 20251821**

**Installation of four internally illuminated fascia signs; one externally illuminated projecting sign at front and rear of restaurant (Class E)**

**17 Halford Street**

**Planning application 20251574**

**Change of use from Class E to hot food takeaway and eat in (sui generis), including outdoor seating area with retractable awning and barrier.**

**181 Narborough Road, Pine Leigh**

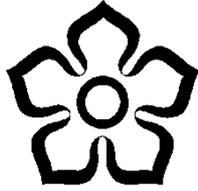
**Planning application 20251982**

**Change of use from dwellinghouse to three self contained flats (2 x 3 bed & 1 x 1 bed); replacement of timber windows to UPVC at rear.**

Meeting ended at 18:40

Next meeting proposed for Wednesday 11<sup>th</sup> February 2026





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# APPENDIX B

11<sup>th</sup> March 2026

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### **A) Preapp for development at Mayflower Primary School, Evington Drive**

Proposed demolition of the existing Mayflower Primary School and erection of a new primary school block with associated landscaping, parking, drainage, MUGA, play areas, habitat zones and associated infrastructure at Mayflower Primary School, Evington Drive

Application site is locally listed.

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#### **B) Development 31 Granby Street, ISKCON**

##### **Planning applications 20251365 and 20251366**

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

Site is grade II\* listed, located within the Granby Street Conservation Area and adjacent to the Town Hall Square Conservation Area, and within the settings of various listed buildings.

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#### **C) Development at land and buildings on the east side of Old Mill Lane (formerly 81-95 Sanvey Gate)**

##### **Planning application 20242258**

Demolition of existing buildings and construction of a 6/7 storey apartment building (126 dwellings - 61 x 1 bed, 65 x 2 bed) with associated communal and ancillary spaces; amended vehicular access and provision of refuse store, cycle store and vehicular parking associated with residential units; provision of 1no. Class E unit (330 sqm).

Site falls within wider settings of listed buildings, locally listed buildings and All Saints 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 9<sup>th</sup> March 2026. 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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**101-105 High Street, The High Cross**

**Planning application 20251076**

**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**

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**73 Granby Street, Ramada Jarvis (The Grand Hotel)**

**Planning application 20252050**

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

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**96a Clarendon Park Road**

**Planning application 20251977**

**Construction of upwards extension (second-floor) to create two self-contained flats (2 x 2-Bed), front roof terrace and railings; bin and cycle stores to rear (Class C3)**

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**64 St Barnabas Road**

**Planning application 20251214**

**Removal of existing ground floor window & and brick below - replace with new access door (including side lights & fan light) to suit new opening**

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**50 Kate Street, Flats 1 and 2**

**Planning application 20260111**

**Construction of second floor above the existing building to extend 2 flats (2x1 bed) into 2 duplex flats (2x4 bed) (Class C3)**

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**4 Birkdale Avenue**

**Planning application 20260119**

**Construction of porch at front; installation of uPVC window at the front; single storey extension at side and rear; two-storey extension at front, side and rear; alteration to house (Class C3)**

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**49 Highfield Street**

**Planning application 20260066**

**Change of use from dwellinghouse (Class C3) to house in multiple occupation for 6 persons (Sui Generis); alterations**

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**19-21 Main Street, Evington**

**Planning application 20260150**

**Addition of 5 No Toledo Tropical Hardwood planters (HVM) in front of the shop (Class E)**

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**60 Clarendon Park Road**

**Planning application 20260117**

**Construction of single storey extension at rear of house (Class C3)**

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**16 Ratcliffe Road**

**Planning application 20260216**

**Demolition of existing conservatory; construction of single storey extension at rear of house; alterations (Class C3)**

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**368 London Road, Gables Hotel**

**Planning permission 20260135**

**Installation of one non illuminating fascia sign (Class C1)**

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**St Hugh's Parish Church, Sturdee Road**

**Planning permission 20260003**

**Installation of a cross with corpus (figure on the cross) measuring 2m x 1m on the east wall of the church tower (Class F1)**

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