



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 15 APRIL 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. Yazdan-Joo and K. Agyei - Student members of the pane

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

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.

BRILLE/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 11th March 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.



CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), N. Feldmann (Vice Chair), 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), S. Sharma (DMU), D. Martin (LRGT), N. Finn (LAHS), K. Agyei (Student)

Apologies

Cllr. S. Barton, M. Davies (RICS), S. Yazdan-Joo (Student)

Presenting Officers

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

James Bowie (Holmes Miller Architects)

Declarations of Interest

None.

Minutes of Previous Meeting

Agreed

Matters Arising

None.

A. Development at Mayflower Primary School, Evington Drive Preapp planning application 202690030P

A pre-app was discussed.

**B. Development at 31 Granby Street
Planning applications 20251355 and 20251366**

The latest iteration of this scheme was presented, with key amendments including a revised M&E strategy, an alternate colonnade screen treatment and changes to the rear development fronting Town Hall Square. The panel again raised the principle of development and questioned what the purpose of the canopy was and why did the existing rear entrance need to be widened to the scale proposed. They also stated they were content to leave smaller scale details to the assessment of Officers, such as the specifics of the M&E interventions. More attention was paid to the treatment of the colonnade. The panel generally agreed that it would be best to offset the glazed screen from the arcade itself, so that it was reversible, but that being on the hall side was more harmful rather than in the corridor. The design of the screen was criticised as lacking in quality, notably the arrangement of horizontal and vertical glazing bars which could harm the appearance of the arcade. Other internal elements that concerned panel members included the impact of M&E panels on the windows – where an additional elevation showing the exterior was required, while a question was raised as to where parts of the historic banking counter had gone.

For the exterior, the addition of new railings to the entrance corner on Granby Street and Bishop Street was accepted, but the quality of workmanship would be critical on a highly graded building. It was suggested that a condition should be added to ensure new railings are provided by a specialist blacksmith. Turning to the rear, the development remained contentious. Panellists questioned the decision to use the vehicle loading bay as the datum for the height of the proposed canopy. The canopy design was criticised, notably that its height was imposing, the roof form would be oppressive and questions over details such as rainwater goods. The use of timber cladding inside the seating area was considered to be a somewhat incongruous choice. Concerns were raised over the widening of the rear entrance; the topography of the site and pavement had been carefully considered with the current format, so that the piers are level. Widening the gap would upset this visually.

Overall, the panel continued to view the rear development as poorly conceived, lacking in justification, and that it would be harmful.

Objections

**C. Land and Buildings on the East Side of Old Mill Lane, (Formerly) 81-95
Sanvey Gate
Planning application 20242258**

This was an amended scheme, which the panel agreed was more acceptable in terms of its height, although they reserved judgment on its more detailed design. There were discussions regarding the building forming the datum line for future development which would extrude the city core, but ultimately the redevelopment

of the site was viewed acceptable in terms of the setting impact on relevant heritage assets. More generally, Neil Finn, who had worked in the past on investigating the site, raised attention to the archaeological interest of the location.

No objections

D. Trees outside City Rooms on corner of Hotel Street and Market Place South

The panel recognised the contribution to and importance of trees in the urban environment and mentioned the hazards of removing long-established trees, such as the risk of heave and potential flooding impacts. However, they also raised attention to the benefit of opening up views of the highly graded listed building and that the root system to larger trees could present a potential risk in terms of building foundations. A range of views were expressed, including comments on the potential of reducing the canopy of the trees and the fact views did open up more seasonally.

The panel made no comment on the following applications:

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

73 Granby Street, Ramada Jarvis (The Grand Hotel)

Planning application 20252050

Internal and external alterations to Grade II listed building

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)

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

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)

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)

49 Highfield Street

Planning application 20260066

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

19-21 Main Street, Evington

Planning application 20260150

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

60 Clarendon Park Road

Planning application 20260117

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

16 Ratcliffe Road

Planning application 20260216

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

368 London Road, Gables Hotel

Planning permission 20260135

Installation of one non illuminating fascia sign (Class C1)

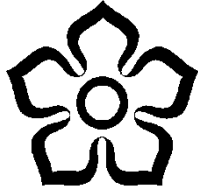
St Hugh's Parish Church, Sturdee Road

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)

Meeting ended at 19:35

Next meeting proposed for Wednesday 15th April 2026



Leicester
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APPENDIX B

15th April 2026

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Development at 32 Ratcliffe Road, Inglewood

Planning applications 20260167 and 20260168

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

Internal and external alterations to grade II* listed building (Class C3)

Application site is grade II* listed, adjacent to grade II listed building and within the Stoneygate Conservation Area.

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.

C) Development at 94-98 Regent Road

Planning application 20251441

Change of use from educational use (Class F1) to student accommodation (16 cluster flats including 98 bedrooms) (Sui Generis); construction of single storey extension at front; access gate; associated landscaping and parking; alterations (amended plans received 12/03/2026)

Site is in New Walk Conservation Area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 13th April 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>

191 Ross Walk

Planning application 20252061

Part-demolition, extension and conversion of existing building to create 54 flats (24x 1-bed, 27 x 2-bed, 3x 3-bed) (Use Class C3); offices at lower ground floor (Use Class E(g))

12 Lower Brown Street, Knightsbridge House

Planning application 20251991

Change of use from office (Class E) to higher education(Class F1(a))

Leicester Central Fire Station, Lancaster Place

Planning applications 20260251 and 20260337

Internal and external alterations to Grade II listed building

Construction of steps to rear; replacement door to rear; installation of 2 condensers and VRF condenser unit to rear; alterations to Fire Station building (Sui Generis)

3 St James Street

Planning applications 20260252 and 20260304

Variation of conditions 2 (Construction Method Statement), 3 (Roof Lantern), 5 (Plasterwork), 9 (Main Hall floor) & 13 (approved plans) and removal of condition 4 (Mezzanine details) attached to listed building consent ref: 20230299 (External and internal alterations to Grade II Listed Building (amended plans received 3/10/2023, 4/12/2023, 9/1/2024, 26/01/2024 and 30/01/2024) to allow new method of strengthening of main hall roof.

Variation of conditions 5 (Roof Lantern) and 19 (Approved plans) attached to planning permission ref: 20230179 (Change of use from place of worship (Class F1) to mixed commercial uses and shisha cafe (Sui Generis); construction of second floor and rooftop extension to Earl Street elevation to provide commercial use; mezzanine floor between ground floor and first floor level; canopy at second floor level; installation of shopfront to Eldon Street elevation; alterations (amended plans received 3/10/2023, 4/12/2023, 9/1/2024 and 26/1/2024)) to provide new details of roof strengthening

1c Glenfield Road

Planning application 20260214

Variation of condition 2 (Materials) attached to planning permission 20251680 (Construction of single storey detached annexe at rear; replacement boundary wall at front and construction of side boundary wall of house (Class C3) (amendments received 05/01/2026)) to allow the boundary wall to be constructed of brickwork in a mix of dark and red tones

20 Stoughton Road

Planning application 20260288

Rear extension to garage; construction of single storey detached outbuilding at rear of house for use as a gym and summer room (Class C3)

198 London Road, The Old Horse

Planning application 20260364

Installation of two internally illuminated fascia signs at side of pub (sui generis)

Slater Street Primary School

Planning applications 20260372 and 20260373

Internal and external alterations to Grade II listed building

Replacement of two external windows with two external doors, installation of two replacement canopies and one new canopy to school (Class F1)

195 Gwendolen Road

Planning application 20260215

Demolition of units 1-12a; creation of additional parking spaces; alterations to Unit 16 including new windows and roof panels (Class B2)
