

Leicester  
City Council

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

**DATE: WEDNESDAY, 10 JUNE 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

S. Yazdan-Joo and K. Agyei (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, Ben Gomme**

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*

*(Tel. 0116 454 4638; 0116 454 2625)*

*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.

### 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](mailto:Justin.Webber@leicester.gov.uk)

Ben Gomme 4542625 [benedict.gomme@leicester.gov.uk](mailto:benedict.gomme@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 15<sup>th</sup> April 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), Cllr. S. Barton, C. Hossack (LIHS), S. Hartshorne (TCS), P. Ellis (VS), D. Fountain (LSA), S. Bowyer (LCS), M. Taylor (IHBC), M. Richardson (RTPI), S. Sharma (DMU), D. Martin (LRGT), K. Agyei (Student)

#### Apologies

N. Feldmann (Vice Chair), M. Davies (RICS), S. Bird (DAC), K. Walters (LRSA), N. Finn (LAHS), S. Yazdan-Joo (Student)

#### Presenting Officers

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

#### Declarations of Interest

Simon Bird was the architect for the development at 32 Ratcliffe Road, but he wasn't present at this month's meeting.

#### Minutes of Previous Meeting

Agreed

#### Matters Arising

None.

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#### A. Development at 32 Ratcliffe Road, Inglewood

##### Planning applications 20260167 and 20260168

This application regarded a rear infill extension to the grade II\* listed Inglewood. The panel acknowledged the historical significance of the building whilst

recognising that minor alterations in the past have moved some of the original uses to different rooms. They supported the quality of materials proposed for the extension and the contextually considered approach. However, they shared a number of concerns, including the loss of some historic fabric and the extent to which the extension projected, with a potential impact on the well and the green side door. A range of views were expressed about whether a more contemporary style or more reflective approach would be appropriate. Some concern was raised about whether the extension was not distinctive enough, considering the high quality of architecture of the host building. The roof lantern detail was the primary cause of concern, with comments about the lack of precedent and that it sat uncomfortably by the oriel window. Panellists suggested a flat glazed roof option be pursued instead, to reduce the juxtaposition with the oriel window. Other suggestions included exploring other options for the windows and doors and using weatherboarding for the main elevation, working off the precedent from the oriel window.

### **Seek amendments**

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## **B. Development at 31 Granby Street**

### **Planning applications 20251355 and 20251366**

The latest iteration of this scheme was presented, with key amendments including a slightly revised M&E strategy, an alternate colonnade screen treatment and changes to the rear development fronting Town Hall Square. Regarding the colonnade, concerns remained over how the screens are fixed to the columns, and alternatives were suggested such as point fixing. It was felt that the purpose of the screen needed to be determined to help decide the best solution, i.e. was it to provide a fire safety barrier or simply separate the corridor from the hall. More details were requested for the softer moulded material that would shape around the capitals. Panellists also questioned what degree of harm to the columns would be acceptable and if this could be resolved if the screens were removed in future. Overall, however, it was felt that detail could be managed through planning conditions.

The development towards Every Street was seen as an improvement, with the removal of the main canopy element. Concerns remained over the widening of the entrance opening in the brick wall and how this would affect the composition of the wall and its uneven gate piers. It was acknowledged however that this would better reveal the façade of the building. Members of the panel agreed that the remaining canopies sat more comfortably within the space, though the design and material standards of the bin store continued to be scrutinised. The panel concluded that the remaining canopy elements of the proposal were largely screened and were broadly acceptable.

### **Seek amendments**

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### **C. Development at 94-98 Regent Road**

#### **Planning application 20251441**

This was an amended scheme which removed the vast majority of external alteration the panel had previously objected to. Only minor changes remained, including a small porch extension. The panel raised no further objections.

**No objections**

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**A panel member requested that the following application be reviewed by the panel, which it will be at a later date.**

**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)**

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

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**12 Lower Brown Street, Knightsbridge House**

**Planning application 20251991**

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

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**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)**

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### **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**

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### **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**

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### **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)**

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### **198 London Road, The Old Horse**

#### **Planning application 20260364**

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

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### **Slater Street Primary School**

**Planning applications 20260372 and 20260373**

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

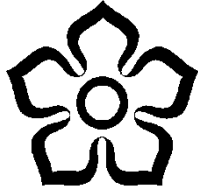
**Replacement of two external windows with two external doors, installation of two replacement canopies and one new canopy to school (Class F1)**

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Meeting ended at 19:00.

Next meeting proposed for Wednesday 13<sup>th</sup> May 2026.





Leicester  
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# APPENDIX B

10<sup>th</sup> June 2026

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### A) Pre-app for development at 16 Morland Avenue

Demolition of existing garage and minor demolitions to existing dwelling to facilitate single and double storey side and rear extensions accommodating garage space, gym, additional bedroom and general domestic living spaces.

Application site is locally listed and within the setting of other locally listed buildings.

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#### B) Outline application for development at land at the junction of Vaughan Way and St. Margarets Way

##### Planning applications 20250484

Outline application for a 7 storey building to provide 80 flats (42 x 1 bed, 30 x 2 bed, 8 x 3 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved (Amended plans).

Site is falls within the setting of grade I and II listed buildings and the setting of the Church Gate 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 8<sup>th</sup> June 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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**109-111 Princess Road East**

**Planning application 20260312**

**Change of use from educational use (Class F1) to 15 (15x studio) student flats (Sui Generis)**

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**2 Halford Street, Imperial Building**

**Planning application 20260407**

**Alterations of ground floor frontage (Class C3)**

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**4-10 Halstead Street (Land adjacent no.12 Halstead Street)**

**Planning application 20260563**

**Demolition of single storey garages; construction of two 2.5 storey plus basement dwellings (2 x 3 bed) (Class C3)**

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**11 Churchill Street**

**Planning application 20260520**

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

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**58 Main Street, Evington**

**Planning application 20260469**

**Installation of 1.2m high fence at front and side of house (Class C3)**

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**17 Stoneygate Road**

**Planning application 20260471**

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

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**19 Stoneygate Road**

**Planning application 20260677**

**Conversion of garage to habitable room; alterations at front of house (Class C3)**

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**De Montfort Hall, Granville Road**

**Planning application 20260684**

**Internal alterations to Grade II listed building**

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**29 Shaftesbury Avenue**

**Planning application 20260633**

**Change of use from house (Class C3) to four self-contained flats (4 x 1 bed) (Class C3); construction of first-floor side extension; external alterations; other alterations to house including internal basement lowering**

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**14 Millstone Lane**

**Planning application 20260490**

**Construction of ground floor rear extension; installation of garden to first floor; alterations to house (Class C3)**

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**208 Knighton Road, Knighton Hall**

**Planning application 20260454**

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

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**Highcross Shopping Centre, Unit 1**

**Planning application 20260551**

**Installation of one internally illuminated fascia sign on corner of existing shopping centre (Class E)**

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**8 Newarke Close, Newarke Point**

**Planning application 20260551**

**Installation of guard rail system at roof level of student accommodation (sui generis)**

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**Portland Lodge, Portland Towers**

**Planning application 20260707**

**Construction of single storey extension at side; glass lobby at rear; alterations to outbuildings; Installing of 2m high fence and gate; alterations to dwellinghouse(Class C3)**

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**All Saints Church, Highcross Street**

**Planning application 20260561**

**External alterations to Grade I listed building**

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**Multi Storey Car Park, Newarke Street**

**Planning application 20260616**

**Installation of 4 telecommunications antennas to western edge of rooftop and 8 telecommunications antennas to southeastern corner of rooftop all within 2no. 3.5m tall GRP shroud rooftop projections; & ancillary equipment**

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**27 Peacock Lane**

**Planning application 20260514**

**External alterations to replace insulation and external materials on student residence building (sui generis)**

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**18 Daneshill Road**

**Planning application 20260407**

**Alterations to existing windows at front of house (Class C3)**

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