



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 19 August 2026

Meeting Started 5:15 pm

Attendees

(Chair), (Vice-Chair),

G. Butterworth (LCC),

Presenting Officers

J. Webber (LCC)

J. Simmins (LCC)

333. APOLOGIES FOR ABSENCE

S. Bird (DAC), M. Davies (RICS), M. Taylor (IHBC), D. Martin (LRGT), K. Agyei (Student).

334. DECLARATIONS OF INTEREST

None.

335. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

336. CURRENT DEVELOPMENT PROPOSALS

**A. Application for development at the site of 2-4
Belgrave Gate**

Planning application 20260949

The panel commented that the design and access statement was thin, and that although the application documents referred to respecting the heights of buildings in the street, the images provided did not reflect that. Of particular note was the inaccurate representation of the adjacent building in the line drawings. The panel felt the massing and the height of the street façade were inappropriate. Members considered the top floor extension to be too bulky and insufficiently recessed. As the site is located opposite the Haymarket Shopping Centre and theatre, the development will be a building upon which people will look out directly to the upper floors. The panel

felt that the red brick façade was too high and the glass balustrade and fenestration on the upper floors to be overly domestic in an urban setting.

The panel were disappointed with the quality of the design, and it was felt that the ground floor appeared alien to the building itself and needs to treat the retail level of the building with the same care as the main residential frontage. The massing, height of the street façade, over dominance of the extension and use of the glass balustrade were out of keeping with the townscape and consequently the panel objected to the scheme.

Objection

B. Application for development at 280 East Park Road, Spinney Hill Apartments

Planning applications 20260938

The panel noted that the proposed development was pastiche and appeared to adopt the proportions and aesthetic of the right-hand neighbour whilst being attached to left hand neighbour, which did disrupt the street scene. Ideally the panel would have liked to see a stand alone building of a more contemporary design; however, it was felt that the proposal did still preserve the character of the Conservation Area.

The panel was pleased to see that changes had been made to the materials previously listed in the 2021 proposal for the site. Members were particularly pleased with the applicant's commitment to a wooden front door and windows on the front elevation.

No objections

C) Application for development at 40 Almond Road, The Counting House Planning application 20260945 and Listed Building Consent application 20260944

Panel members were disappointed with the supporting documentation for this application and felt it could have been more expansive in scope. The panel felt the proposed development had modest architectural design input and that it lacked respect for the host building. It was not felt to be a coherent or cogent design. The panel felt it covered too much of the listed building and would cause it harm to how it was experienced. They considered the previous extension to have a more considered form and were concerned about the cumulative impact of multiple phases of extensions on a relatively small original group of buildings. Panel members felt that pastiche should be avoided and the northern elevation should be treated as a primary elevation not just a rear elevation. The panel would have expected to see a lighter structure that respected the clear hierarchy of the principal buildings and showed how it related to its former historic use.

It was noted that changes to the southern elevation (the retractable awning and the demountable screens) were ultimately temporary additions to the building and were

less harmful.

Seek amendments

The panel made no comment on the following applications:

10 Wentworth Road

Planning application 20261060

Change of use from six-bedroom house in multiple occupation (Class C4) to seven-bedroom house in multiple occupation (Sui Generis); alterations

12 Wentworth Road

Planning application 20261061

Change of use from six-bedroom house in multiple occupation (Class C4) to seven-bedroom house in multiple occupation (Sui Generis); alterations

13 Tichborne Street

Planning application 20260941

Demolition of rear store; change of use from small house in multiple occupation (5 persons) (Class C4) to larger house in multiple occupation (7 persons) (sui generis); construction of single storey extension to rear; dormer to rear

75 Regent Road

Planning application 20260927

Change of use from Student Accommodation (30 bedrooms) (sui generis) to House in Multiple Occupation (30 bedrooms) (sui generis)

26-30 St James Road, John Frears House

Planning application 20260928

Change of use of student accommodation (31 bedrooms) (sui generis) to House in Multiple Occupation (31 bedrooms) (sui generis)

112 London Road

Planning application 20261039

Installation of one internally illuminated fascia signs; one illuminated projecting sign at front of takeaway (Sui Generis)

104 High Street

Planning application 20260985

Installation of replacement windows to ground floor

27 Elms Road

Planning application 20261083

Retrospective application for retention of timber structure at front of dwellinghouse (Class C3)

17 Princess Road West, Sovereign House

Planning application 20260967

Installation of wall mounted ventilation terminal to side of offices (Class E)

1 Duke Street, Marlborough Place

Planning applications 20261076 and 20261077

Installation of replacement external cladding within the recessed area of the west elevation (Class C3)

Certificate of lawful development for replacement of external cladding panels within the recessed area of the west elevation (Class C3)

53 New Walk, New Walk Museum

Planning application 20261110

Internal and external alterations to Grade II listed building

113-117 London Road

Planning application 20261037

Approval of details reserved by condition 4 (materials) attached to planning permission 20212274

55 Home Farm Close, Home Farm Neighbourhood Centre

Planning application 20260943

Installation of 2.00m fence and gates to the rear and side of Neighbourhood Centre (Class F2)

308 St Saviours Road

Planning application 20260931

Removal of existing ground floor window and installation of aluminium-framed double entrance door and roller shutter at front (Class E)

21 St Martins

Planning application 20261126

External alterations to Grade II* Listed Building

Meeting ended at 18.25.