



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 19 AUGUST 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)
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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

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 10th June 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), P. Ellis (VS), S. Bowyer (LCS), S. Bird (DAC), K. Walters (LRSA), M. Richardson (RTPI), S. Sharma (DMU), K. Agyei (Student)

Apologies Cllr. S. Barton, M. Davies (RICS), N. Finn (LAHS), M. Taylor (IHBC), D. Fountain (LSA), D. Martin (LRGT), S. Yazdan-Joo (Student)

Presenting Officers

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

Keshiv Sudera (DSA)

Declarations of Interest

None.

Minutes of Previous Meeting

Agreed

Matters Arising

None.

A. Development at 16 Morland Avenue

Pre-app planning applications 202690107P

Keshiv Sudera of DSA presented a pre-app for the latest development proposal at 16 Morland Avenue. The panel began by emphasising the architectural quality

of the host building, that it was not just the street-facing elevation that was of significance but rather all sides were considered in their own right and of real merit. Members questioned the principle of the scheme, including the need for a garage and that the extent of works proposed, with consensus that this house could not tolerate such extensive development. They did not necessarily disagree with the contemporary approach but were disappointed that previous concerns had not been addressed. Two primary issues remained: the size of the extensions and quality of architecture, both of which failed to respond to the architecture of the host building. The scale of the proposal did not respect the human scale of the room arrangements and detailing, as the proposal sought to create large open-plan layouts and introduce chunky features which would sit at odds with the delicate character of the house. The architectural detailing was criticised as lacking in subtlety and refinement in comparison to the Arts & Crafts architecture, and both features and materials failed to reference the host building. Windows in particular were highlighted as being disproportionately scaled and arranged. The panel strongly objected to the proposal and concluded that it was even less successful than the previous iteration

Objections

B. Development of land at junction of Vaughan Way and St. Margaret's Way

Outline planning application 20250484

The latest iteration of this scheme was presented, with minor amendments to plans submitted in 2025 including alterations to the arcading and different materials (this had not been submitted to CAP).

The Chair began by noting the importance and high quality of the architectural treatment of corners in Leicester, particularly given that this is a prominent junction in the city with busy roads. Panellists agreed with this principle, and concluded that the corner treatment of this particular proposal was good if not spectacular. Using flush glazing for the arcade was seen as positive. Members considered that the massing of the building connected reasonably well to neighbouring buildings.

In terms of critique, panel members felt that some of the architecture, such as the choice of materials and arcading, lacked a rationale or justification even if they did not necessarily object. There was some disagreement over the choice of materials. Glazing was discussed at length: the large number of windows for a residential building was questioned, as was the glazed link to the neighbouring building on St Margaret's Way. The panel debated whether glazing could be reworked to allow for glimpses of the listed Roberts factory behind, either through or around the proposed building. All panellists agreed that the recessed top floor should be omitted, as it lacked quality and appeared like a later addition. The conclusion was therefore to seek amendments.

Seek amendments

The panel made no comment on the following applications:

109-111 Princess Road East

Planning application 20260312

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

2 Halford Street, Imperial Building

Planning application 20260407

Alterations of ground floor frontage (Class C3)

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)

11 Churchill Street

Planning application 20260520

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

58 Main Street, Evington

Planning application 20260469

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

17 Stoneygate Road

Planning application 20260471

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

19 Stoneygate Road

Planning application 20260677

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

De Montfort Hall, Granville Road

Planning application 20260684

Internal alterations to Grade II listed building

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

14 Millstone Lane

Planning application 20260490

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

208 Knighton Road, Knighton Hall

Planning application 20260454

Internal and external alterations to Grade II listed building

Highcross Shopping Centre, Unit 1

Planning application 20260551

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

8 Newarke Close, Newarke Point

Planning application 20260551

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

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)

All Saints Church, Highcross Street

Planning application 20260561

External alterations to Grade I listed building

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

27 Peacock Lane

Planning application 20260514

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

18 Daneshill Road

Planning application 20260407

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

Meeting ended at 19:00.

Next meeting proposed for Wednesday 15th July 2026.

19th August 2026

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

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

Planning application 20260949

Construction of five storey building plus basement to include retail use at ground floor with ancillary storage in basement (Class E) and 23 student flats at upper floors (Sui Generis)

Site is within the setting of the Church Gate Conservation Area.

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

Planning applications 20260938

Demolition of garage; construction of (1 x 2 bed) two storey dwellinghouse (Class C3)

Site is within the Spinney Hill Park Conservation Area

C) Application for development at 40 Almond Road, The Counting House

Planning application 20260945 and Listed Building Consent application 20260944

Partial demolition of wall to rear; Construction of decking to front; single story extension to rear; alterations to public house (Sui Generis)

External alterations to Grade II listed building

Site is grade II listed.

The following applications are reported for Members' information and will not be

presented unless a specific request is made by 2.00pm on Monday 17th August 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>

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
