



CONSERVATION ADVISORY PANEL

Meeting Notes

Meeting Started 17:15

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), C. Hossack (LIHS), Cllr. S. Barton, S. Hartshorne (TCS), D. Martin (LRGT), M. Taylor (IHBC), M. Richardson (RTPI), N. Finn (LAHS), S. Bird (DAC), S. Bowyer (LCS)

Apologies

P. Ellis (VS), N. Feldmann (LRSA)

Presenting Officers

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

C. Schofield (LCC)

Declarations of Interest

None

Minutes of Previous Meeting

Agreed

Matters Arising

Richard Gill gave a speech celebrating the contribution of Richard Lawrence to the panel over several decades. He elucidated that Richard has been a valuable member of the panel, making helpful comments and exhibiting a passion for quality in the built environment. Cllr Barton and Justin Webber presented Richard with some books and the whole panel thanked Richard for his time on CAP. Although Richard is stepping down as Vice Chair, members hope to see him going forward.

A. Application for development at Chevron Court, 15 Henshaw Street
Refs: 20250997 and 20251001

Panellists began by emphasising the architectural quality of the host building, notably its symmetry, expression of materials and composition, in addition to its status as Leicester's first metal-framed building and the importance of its chimney. Some members remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking, and the opinion that the elevation plans failed to accurately illustrate the proposed development. Regarding the proposed extension itself, there was consensus among members that the design failed to respect the character and quality of the host building, such as the scale of its openings and special architectural interest. Criticism was levelled at the choice of materials, particularly the glass blocks and how these would sit uncomfortably against the existing fenestration, as well as concerns over the positioning of the solar panels. Other problems identified included the setback and overhang of the extension to the front and rear of the building respectively, the impact of additional loading and loss of light on the lower floors. All of these issues led panellists to conclude that the principle of extending the building was in itself problematic. The conclusion was that the proposed extension was not good enough and questions were raised over the principle of development.

Objections

B. Redevelopment of Odeon Arcade, 36 & 38 Market Place
Ref: 20251596

The previous iteration of this scheme was presented in January 2025 with the conclusion being that the panel sought amendments. This time, some concerns were raised over the impact of the roof extension on the distinctive parapet to the Market Place elevation but the reduction in scale and massing of the mansard was supported. There were mixed views on the additional roof element closer to Cank Street, but it was felt that it was set back sufficiently to mitigate its visual impact on the Market Place frontage. The importance of materials was emphasised to determine how the new extension would impact to the historic façade. Turning to the Cank Street elevation, comments specifically related to the gable elevation when viewed from the west. Plans had shown an indicative mural or artwork feature, compared to the scarred brickwork detailing of the previous scheme. There was no consensus on what the best solution would be here, though it was acknowledged that this was a good opportunity to do something interesting for a new piece of townscape. However, there was consensus that a mural or artwork would not be a good idea, due to maintenance issues and potential for visual clutter in what is already a very architecturally varied street. Some panellists preferred a minimalist approach, such as retaining the existing scarred brickwork, while some sought a more modern presentation of the former roof lines. There was an overall agreement that the gable could be improved. However, the scheme overall itself raised no objections.

No objections

The panel made no comment on the following applications:

23 St Johns Road

Planning application 20250969

**Construction of first floor extension to rear of existing house (Class C3);
Construction of 1 additional self-build two storey dwelling(1x3bed)) with parking
and landscaping**

172 Fosse Road North

Planning application 20251299

Installation of extraction flue at rear of shop (Class E)

153 Narborough Road, Service Station

Planning application 20251193

**Removal of jet wash; repositioning of car care facilities; installation of EV
Charging Hub; associated plant, lighting and all other associated works to
garage (Sui Generis)**

104 High Street

Planning application 20251132

Installation of five replacement windows to ground floor

76 Uppingham Road

Planning application 20251226

**Variation of condition 3 (approved plans) attached to planning permission
20241905 (Construction of two storey side extension to house; alterations (Class
C3)) to install new windows and doors to the side and rear elevation and new flat
roof with roof lantern to the rear elevation**

Jubilee Square

Planning application 20251321

Installation of temporary building and plant for use as ice rink on public square

123A Belgrave Gate

Planning application 20250364

Change of use from offices (Class E) at ground floor and basement to retail (2x retail shops) (Class E); first floor, second floor and roof space to 5 flats (2x2 bed, 3x1 bed); construction of first and second floor extension at rear, dormer at rear, roof lights at front(Class C3); bin and cycle storage, alterations

3 Mill Hill Lane

Planning application 20251221

Installation of replacement windows to Nursery (Class E)

101-105 High Street, The High Cross

Planning applications 20251076 (full) and 20251107 (LBC)

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

Internal and external alterations to grade II listed building

25-27 Gallowtree Gate

Planning application 20251255

Installation of extractor and air conditioning units to rear of cafe (Class E)

Jubilee Square

Planning application 20251505

Installation of 35m high temporary Ferris wheel on public square
