



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