



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.

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

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

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

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)

The panel made no comment on the following applications:

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))

12 Lower Brown Street, Knightsbridge House

Planning application 20251991

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

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)

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

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

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)

198 London Road, The Old Horse

Planning application 20260364

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

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)

Meeting ended at 19:00.

Next meeting proposed for Wednesday 13th May 2026.