



## 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.

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#### 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**

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### **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**

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**The panel made no comment on the following applications:**

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**109-111 Princess Road East**

**Planning application 20260312**

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

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**2 Halford Street, Imperial Building**

**Planning application 20260407**

**Alterations of ground floor frontage (Class C3)**

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**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)**

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**11 Churchill Street**

**Planning application 20260520**

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

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**58 Main Street, Evington**

**Planning application 20260469**

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

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**17 Stoneygate Road**

**Planning application 20260471**

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

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**19 Stoneygate Road**

**Planning application 20260677**

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

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**De Montfort Hall, Granville Road**

**Planning application 20260684**

**Internal alterations to Grade II listed building**

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**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**

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**14 Millstone Lane**

**Planning application 20260490**

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

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**208 Knighton Road, Knighton Hall**

**Planning application 20260454**

**Internal and external alterations to Grade II listed building**

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**Highcross Shopping Centre, Unit 1**

**Planning application 20260551**

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

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**8 Newarke Close, Newarke Point**

**Planning application 20260551**

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

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**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)**

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**All Saints Church, Highcross Street**

**Planning application 20260561**

**External alterations to Grade I listed building**

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**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**

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**27 Peacock Lane**

**Planning application 20260514**

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

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**18 Daneshill Road**

**Planning application 20260407**

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

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Meeting ended at 19:00.

Next meeting proposed for Wednesday 15<sup>th</sup> July 2026.