



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

18th August 2021

CURRENT DEVELOPMENT PROPOSALS

A) 170 London Road
Planning Application [20211424](#) and [20211425](#)

Change of use from offices (Class E) to 6 student flats (sui generis); alterations

Retrospective application for internal and external alterations to Grade II Listed Building to enable change of use from offices (Class E) to 6 student flats (Sui generis)

The building is a Grade II Listed Building, located in the Evington Footpath Conservation Area, immediately adjacent the Listed 172 & 174 London Road. The application is a part-retrospective proposal for internal and external alterations to the Listed Building, including some rectification and reinstatement works.

B) Lee Circle, City Industrial Units
Planning Application [20211339](#)

Demolition of buildings; Construction of a 5 and 6 storey building comprising of 93 flats (15 x studios, 45 x 1 bed, 33 x 2 bed); substation; communal amenity space and facilities

The building is located in close proximity to a number of non-designated and designated heritage assets, including Fleet House and Lee Circle Car Park. The proposal is to demolish the existing industrial buildings on the site and construct a new 5-6 storey residential block.

C) 20 St Peter's Lane, Former Debenhams Highcross
Planning Application [20210461](#)

Demolition of vacant retail store and the removal of existing car parking spaces; construction of 12, 11 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 305 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping. (Amended 23/7/2021)

The site under consideration is located just outside the Church Gate Conservation Area, in close proximity to the Grade II Listed Timber Warehouse, Great Meeting Unitarian Chapel, School and wall to north of the Unitarian Chapel. It is currently occupied by part of the Highcross Centre, a 20th century commercial development.

The scheme is for a multi-storey residential block on site of the existing former Debenhams unit, associated with hard and soft landscaping works.

**D) Abbey Park Road, Land North East of River Soar Bridge
Planning Application [20211869](#)**

Construction of new pedestrian and cycle footbridge across the River Soar to North of road bridge (Sui Generis)

The bridge is a Grade II Listed structure, located immediately adjacent the Grade II* Registered Abbey Park, with several designated and non-designated assets located within the park's grounds. The application is for a new pedestrian and cycle footbridge immediately adjacent the Grade II Listed bridge.

**E) 2 Ratcliffe Road
Planning Application [20211767](#)**

Demolition of single-storey garage and conservatory; construction of a two storey extension at rear of house (Class C3)

The building is located in the Stoneygate Conservation Area, marking one of the primary entries into the area. Originally constructed as a lodge to Knighton Hayes, it dates from 1885. The application is for the demolition of the existing single storey extensions and construction of a two storey extension fronting onto London Road.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday the 16th August 2021. Please contact Justin Webber (4544638) or Paula Burbicka (4541703).

Further details on the cases below can be found by typing the reference number into:

<http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

8 Church Road
Planning Application 20211306

Construction of single storey extension at front, single storey extension at rear, two rooflight at rear; notification of proposed felling of two (2) trees in Evington Village conservation area; alterations to house (Class C3).

57 Knighton Drive
Planning Application 20211544

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

86-92 Regent Road, Enkalon House, Existing base station
Planning Application 20211495

Removal of 6 antennas; installation of 12 replacement antennas; 2 x 300mm dishes;
2 x 600mm dishes; ancillary development

25 Springfield Road
Planning Application 20211090

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

2 Colton Square
Planning Application 20211422

Internal alterations to Grade II listed building

5 Fox Lane
Planning Application 20211359

Change of use on first and second floors from cafe (Class E) to three self-contained
flats (2x 1bed, 1x 2bed) (Class C3); alterations

University Road
Planning Application 20211328

Installation of 20m high monopole; associated ancillary works

Loughborough Road, Outdoor Pursuits Centre
Planning Application 20211650

Installation of a 20m lattice tower supporting six (6) antennas; ancillary development

58 Stretton Road
Planning Application 20211389

Proposed change of use from house in multiple occupation (6 bed) (Class C4) to a House in multiple occupation for more than six people (7 bed) (Sui Generis)

Aikman Avenue
Planning Application 20211690

Installation of 20m high monopole; ancillary works.

60 Charles Street, Midland House
Planning Application 20211635

Notification of proposed installation of assorted steelwork to support 6 antenna apertures; 6 cabinets; 4 dishes; ancillary works

201 Knighton Road, Cradock Arms
Planning Application 20210985

Construction of outbuilding and installation of decking to external seating area of public house (Sui Generis); felling of one tree

19 East Avenue
Planning Application 20211792

Change of use from house in multiple occupation (10 beds) (Class C4) to seven flats (6 x 1 bed, 1 x 2 bed) (Class C3); demolition of the existing outbuilding

22-24 Pocklingtons Walk
Planning Application 20211412

Installation of ventilation flue at rear of restaurant (Class E)

Number 117 And A Half Loughborough Road, The Royal Air Forces Association
Planning Application 20211743

Change of use from Offices (Class E) to become an extension to Darul Uloom School (Class F1).

Newarke Street, Multi Storey Car Park
Planning Application 20211400

Installation of solar PV panels and canopies to roof of carpark (Sui Generis)

38 Bruce Street
Planning Application 20211439

Construction of dormer extensions at front and rear; single storey extension at rear of house (Class C3); alterations

2 Ratcliffe Road
Planning Application 20211767

Demolition of single-storey garage and conservatory; construction of a two storey extension at rear of house (Class C3)

28 Mill Hill Lane
Planning Application 20211314

Change of use from house (Class C3) to two flats (2 x 1 bed) (Class C3); construction of single storey extension at rear; alterations

3 Avenue Road
Planning Application 20210887

Change of use from garage (Class C3) to communal sitting area for five flats (Class C3)

105 London Road
Planning Application 20211009

Installation of shopfront and alterations to shop (Class E).

2 Disraeli Street
Planning Application 20211487

Demolition of buildings and chimney; construction of 19 dwellings (13 x 2 bed, 6 x 4 bed) (Class C3); substation; associated parking and landscaping

1 St James Road
Planning Application 20211846

Part demolition at rear; change of use from bridge club (Class F2) on ground floor and two flats (2x1 bed) on first and second floors (Class C3) to house in multiple occupation for more than 6 persons (9 bedroom) (Sui Generis); bin and bike store at rear

Phoenix Square, 4 Midland Street / 11 Morledge Street / 9 Burton Street
Planning Application 20211827

Removal of existing external materials (brick, render, timber, rainwater goods and cladding panels) and installation of replacement materials to walls and balconies on all elevations of the building