



Leicester
City Council

APPENDIX B

13th December 2023

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Burleys Way, Corah Factory Site Planning Application [20220709](#)

Hybrid planning application comprising: FULL Planning Permission for the demolition of all buildings on site (excluding 2 chimneys and façade of the 1865 OTB building); alterations to the southern façade of the 1865 building (OTB); erection of 6 storey building at rear of retained facade to provide 45 flats (20 x 1 bed and 25 x 2 bed) (Class C3) with a mix of commercial, amenity and service areas on the lower levels; single storey side extension to retained façade and building; and up to 366sqm of commercial uses (Class E and F2) and OUTLINE permission for the construction of buildings ranging between 4 and 18 storeys to provide up to 1,100 dwellings (Classes C2 and C3), commercial uses (Classes E, F2 and Sui generis (public houses, wine bars, drinking establishments and hot food takeaways)), hotel (Use Class C1), multi-storey car park, pedestrian footbridge across Grand Union Canal with associated landscaping, public realm and associated infrastructure (with all matters reserved). (amended scheme)

Site is a locally designated heritage asset LL/014 and would affect the setting of the following heritage assets:

- | | |
|-----------------------------|--------------------------------------|
| • Church of St Margaret | Grade I Listed Building |
| • South Lodge to Abbey Park | Grade II Listed Building |
| • Abbey Park – | Grade II* Registered Park and Garden |
| • 72-74 Friday Street | LL/019 (Local Heritage Asset) |
| • 62 Friday Street | LL/018 (Local Heritage Asset) |
| • 27 Burleys Way | LL/015 (Local Heritage Asset) |

B) 100 Church Gate Planning Application [20232142](#)

Demolition of existing building and construction of residential apartments comprising 14, 8, 6 and 4 storeys (Class C3) and the formation of car parking spaces, amenity space and hard and soft landscaping and associated works.

The site is within the setting of St Margaret's Church (Grade I listed), 3 Darker Street, Timber Warehouse, Great Meeting House and Wall (Grade II listed) and within the Church Gate Conservation Area.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 11th December 2023. Please contact Andrea Brislane (4546291) or Justin Webber (4544638).

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

136 Westcotes Drive, Bradgate House

Planning Application 20232041

Variation of conditions 2 (Cladding Materials); 3 (Windows); 4 (Tree Survey); 5 (Tree Protection); 6 (Sight Lines); 8 (Cycle Parking); 10 (Bin Storage); 11 (SUDS); 12 (Parking); 13 (Amended Plans) attached to planning permission 20162335 (Change of use from Care Home (Class C2) to 13 Self-Contained Flats (13 X 1 Bed) (Class C3); Third floor extension at rear; Alterations (Amended Plans received 30/6/2017)) to allow for changes to approved materials and windows, alterations to the parking layout for both cycles and vehicles, details of bin storage, details of sustainable drainage system and alterations to the site layout and construction of an additional single storey building to accomodate a further flat

160 Hinckley Road, Wyggestons Hospital

Planning Application 20232094

Installation of replacement pedestrian and vehicle access gates and support piers at Linkway Gardens access to Wyggestons Hospital (Class C2)

39 Springfield Road

Planning Application 20232118

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

102 London Road

Planning Application 20231958

Installation of new shopfront; alterations and construction of single storey extension at rear; change of use of ground and first floor at rear from shop (Class E) to flat (1 x studio) (Class C3); installation of bicycle storage at rear

2- 4 Home Farm Square

Planning Application 20232091

Installation of one internally illuminated fascia sign to building (Class F2)

Units 1-3 Haymarket Tower, 15 Humberstone Gate

Planning Application 20231767

Installation of one internally illuminated sign at front; two internally illuminated projecting signs at front and side; two vinyl signs at side; one television behind shop window at front of building (Class E)

201 Knighton Road, Cradock Arms

Planning Application 20231993

Replacement of windows at front (Sui Generis)

45 Chatham Street, Flat 6

Listed Building Consent Application 20232124

Construction of side dormer roof extension to Flat 6 (Class C3)

35 Millstone Lane, Lionel House

Planning Application 20232169

Installation of one internally illuminated projecting sign at front of office (Class F1)

University Road, Wyggeston and Queen Elizabeth I College

Planning Application 20231814

Demolition of existing outbuilding and extension; construction of single storey extension; installation of PV panels; cycle store; boundary fence and gates to college (Class F1)

University Road, Wyggeston and Queen Elizabeth I College

Listed Building Consent Application 20231815

Internal and external alterations to Grade II listed building (Amendments received 29 November 2023)

132-140 Highcross Street and rear of 61 Great Central Street

Planning Application 20231090

Variation of condition 9 (materials ad sample panel) and condition 35 (Approved plans) attached to planning permission 20182111 as amended by 20231089 (Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising flats with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway): To allow agreement of different materials and amendments to ground, upper ground, 4th and 5th floor layouts, an extension at 4th/5th floor levels with

**associated elevation changes and amendments to proposed accommodation
number and mix. (S106 agreement)**

13 Rectory Gardens

Planning Application 20231962

Installation of replacement of windows and doors to house (Class C3)
