



Leicester
City Council

APPENDIX B

12th November 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for development at 51-57 East Bond Street

Planning application 202590271P

Demolition of existing building; Replacement Dental Surgery (Class E(e)); Replacement Dance Studio (Class E(d)) and 25 Apartments (14 x 1 bed, 11 X 2 bed) (Class C3)).

Building is in Church Gate Conservation Area.

B) Development at 140 Queens Road

Planning application 20251355

Demolition of industrial buildings; construction of part 3 and 4 storey apartment building to create 30 apartments (Class C3)

Building is Locally Listed.

C) Development at 31-35 Albion Street, The Black Boy

Planning application 20251325

Change of use from public house (sui generis) and extension to roof to form a three-storey building with 9 flats (8 x 1 bed, 1 x 2 bed) (Class C3)

Building is Locally Listed.

D) Development at 27 Wharf Street South

Variation of conditions application (amended plans) 20182323

Variation of condition 18 (submitted plans) attached to planning permission 20160361 (variation of plans for 20071365 for an eleven storey block of 70 flats with an office (Class B1) or restaurant (Class A3) on part of the ground floor) to change the internal configuration (including a reduction in the number of flats to 63 flats - 32 x studio & 31 x one bedroom) and alter the external appearance

Site is within setting of St George's Conservation Area and various Locally Listed buildings.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th November 2025. Please contact Justin Webber (4544638) or Ben Gomme (4542625)

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

The Corn Exchange, Market Place

Planning application 20251439

Internal and external alterations to Grade II* Listed Building to install a new substation within the rear screen area.

219 Clarendon Park Road, Leicester Sikh Centre, land adj to 92 Adderley Road

Planning application 20250888

Alterations to existing walls & construction of new 4.5m high walls (Class F1) (part-retrospective)

6-8 Market Street

Planning applications 20250862 and 20250861

Change of use of first and second floor from Offices (Class E) to to five self-contained flats (2 x studio, 1 x 1 bed & 2 x 2 bed) (Class C3); demolition of existing room at rear of second floor; installation of rooflights; construction of second storey extension at rear; alterations

Internal and external alterations to Grade II listed building

Victoria Park, London Road

Planning application 20250725

Installation of playzone MUGA with associated fencing, lighting and infrastructure (Class F2)

1 Elmfield Avenue

Planning application 20251422

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

22 Deacon Street

Planning application 20240319

Variation of condition 17 (approved plans) attached to Planning Permission 20160270 (Construction of two six storey buildings to accommodate 50 student flats, block a - (25 x studio, 1 x 1 bed; block b - 19 x studio, 5 x 1 bed); with associated parking and landscaping (sui generis) (amended plans 28/11/2016)) to allow for alterations to the elevations facing Deacon Street and Henshaw Street to complete some of the architectural features to resemble the original approved elevations and remove communal games room.

18 Freemans Holt

Planning application 20251514

Construction of single storey extension at rear; installation of boundary fence and hardstanding at rear; alterations (Class C3)

Western Park Open Air School, Hinckley Road

Planning application 20251528

Approval of part details reserved by Condition 2 (Schedule of works - pre-comm) relating to Building 5 attached to planning permission 20202119

329 London Road

Planning application 20251493

Demolition of garage and storage at side; removal of one chimney; construction of two storey extension at side and rear; installation of roof lights to front, side and rear of house (Class C3)

48 Elmfield Avenue

Planning application 20251423

Change of use from one dwelling to two dwellings (1x6 bed & 1x4 bed); installation of boundary fence; external staircases at rear; resurfacing of paved area; alterations; extension to outbuilding to form residential annexe (Class C3)

Former Belgrave Police Station, 176-180 Loughborough Road

Planning application 20251275

Demolition of part of rear; change of use from former police station (Sui Generis) to 7 flats (4x2bed) (3x1bed) (Class C3); construction of first floor extension at rear; alterations to roof at front; associated car parking; bin and cycle storage; boundary treatment; alterations

6 University Road

Planning application 20251380

Change of use from higher education Offices (Class F1) to Offices (Class E); retrospective application for the construction of dormer at rear

133 Mere Road

Planning application 20251657

Construction of dormer and rooflight at front; dormer extension at rear of house (Class C3)

23 St Johns Road

Planning application 20251412

Details of landscaping for of two houses (2 x 4 bed) (Class C3); (being matters reserved by outline permission 20232372)

53 Main Street

Planning application 20251334

Retrospective application for the change of use of the ground floor from education (Class F1) to retail (Class E)

55 and 57 Park Vale Road

Planning application 20251033

Construction of single storey detached outbuilding (utility) at rear of house (Class C3)

5 Yeoman Street, The Shed

Planning application 20251485

Change of use from night club (sui generis) to restaurant and shisha lounge (sui generis); construction of first floor extension; remodelling of facade; alterations

31 Granby Street

Planning applications 20251366 and 20251365

Part change of use of basement, ground floor and first floor from Place of Worship (Class F1) to mixed use comprising of Cafe (Class E) and Place of Worship (Class F1); demolition of rear wall; installation of canopy to rear; installation of flue

Internal and external alterations to Grade II* listed building

107-111 Princess Road East

Planning application 20251002

Installation of doors and windows to building (Class F1)

219 Aikman Avenue

Planning application 20251466

Construction of two storey side and rear extensions; dormer to rear; removal of chimneys; alterations to roof of care home (Class C2)

15 Carisbrooke Road, land adjacent

Planning application 20251634

Variation of conditions 1 (Materials), 2 (Joinery Details), 3 (Boundary treatment), 4 (Mezzanine Floor), 7 (Parking spaces to be retained), 9 (Street works), 13 (Landscaping), 17 (Amended Plans) attached to planning permission 20230815 (Variation of conditions 2 (Materials), 3 (Window Details), 4 (Boundary Treatment), 7 (Archaeology), 9 (Archaeology), 12 (Parking Spaces) and 22 (Amended Plans) attached to planning permission 20220007 to construct two 2.5 storey detached dwellings (Class C3) (amended plans and details received 06/07/2023)) to alter landscaping, boundary treatments and dwellings

Welford Road, Freeman's Bar and Kitchen, Freeman's Common Campus

Planning application 20251617

Change of use of part of university building (Sui Generis) to shop (Class E)

58 Stoneygate Road

Planning application 20251646

Approval of details reserved by Conditions 1 (brick), 2 (gates) attached to planning permission 20250601

94-98 Regent Road

Planning application 20251441

Change of use from educational use (Class F1) to student accommodation (20 cluster flats including 110 bedrooms) (Sui Generis); construction of single storey extension at front; one storey roof extension to existing buildings; access gate; associated landscaping and parking
