



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 12 FEBRUARY 2020
TIME: 5:15 pm
PLACE: Meeting Room G.02 - City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Panel

R. Gill (Chair), R. Lawrence (Vice Chair)

Elected Member Position – Cllr Susan Barton

M. Richardson	-	Royal Town Planning Institute
S. Eppel	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
Vacant	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 th Century Society
N. Stacey	-	Leicester School of Architecture
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee

C. Sawday, C. Laughton - Persons having appropriate specialist knowledge in respect of the terms of reference of the Working Party

D. Sharma (Centre for Urban History) – student representative

K. Durkin (Leicester School of Architecture) – student representative

Members of the panel are invited to attend the above meeting to consider the items of business listed overleaf.

Officer contact: Justin Webber, Paula Burbicka, Daniel Evans
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ
(Tel. 0116 454 4638)
Email: planning@leicester.gov.uk

INFORMATION FOR MEMBERS OF THE PUBLIC

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There are certain occasions when the Council's meetings may need to discuss issues in private session. The reasons for dealing with matters in private session are set down in law.

WHEELCHAIR ACCESS

Meetings are held at City Hall City hall has level access and a platform lift for access to the committee rooms.

BRAILLE/AUDIO TAPE/TRANSLATION

If there are any particular reports that you would like translating or providing on audio tape, the Democratic Services Officer can organise this for you (production times will depend upon equipment/facility availability).

INDUCTION LOOPS

There are induction loop facilities in meeting rooms. Please speak to the Reception at the City Hall at the meeting if you wish to use this facility or see contact details below.

General Enquiries - if you have any queries about any of the above or the business to be discussed, please contact:

Justin Webber 4544638 Justin.Webber@leicester.gov.uk

Paula Burbicka 4541703 Paula.Burbicka@leicester.gov.uk

Daniel Evans 4544076 Daniel.Evans@leicester.gov.uk

AGENDA

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**

Members are asked to declare any interests they may have in the business to

be discussed.

3. MINUTES OF PREVIOUS MEETING

Appendix A

The Minutes of the meeting held on 11th December 2019 are attached and the Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

5. CURRENT DEVELOPMENT PROPOSALS

Appendix B

The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

6. ANY OTHER URGENT BUSINESS

To consider such other business as, in the opinion of the Chair ought, by reason of special circumstances, to be considered urgently.

Members are asked to inform the Chair or Conservation Team in advance of the meeting if they have urgent business that they wish to be considered.



Leicester
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Minutes of the Meeting of the

CONSERVATION ADVISORY PANEL HELD ON Wednesday, 11 December 2019

Meeting Started 5:15 pm

Attendees

R. Lawrence (Chair), P. Ellis (VS), Cllr Susan Barton, M. Richardson (RTPI), C. Jordan (LAHS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, C. Sawday, N. Stacey (LSA), D. Martin (LRGT), P. Draper (RICS), S. Eppel (LCS), N. Feldmann (LRSA), K. Durkin (Student)

Presenting Officers

J. Webber (LCC), D. Evans (LCC)

Apologies

R. Gill, S. Bird (DAC), D. Sharma (Student)

117. APOLOGIES FOR ABSENCE

118. DECLARATIONS OF INTEREST

None.

119. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

120. CURRENT DEVELOPMENT PROPOSALS

A) 580 GIPSY LANE

Planning Application [20191465](#)

DEMOLITION OF EXISTING DWELLING; CONSTRUCTION OF TWO DETACHED DWELLINGS (2X 4BED) (CLASS C3); ASSOCIATED PARKING

The Panel indicated that 3D context visuals would have helped to inform their decision.

The Panel concluded that the proposed demolition of the existing characterful cottage within the Old Humberstone Conservation Area would have a harmful impact upon that conservation area and the setting of nearby listed buildings, and that harm would not be outweighed by the new development. This was partly because the proposed development was of poor design with poor quality materials.

OBJECTION

B) Land between 62-68 Constance Road Planning Application [20191477](#)

CONSTRUCTION OF TWO HOUSES (2 X 4 BED) (CLASS C3)

The Panel critiqued the current design proposal, both on its own terms and in relation to the previously approved scheme. It was concluded that the previously consented scheme was superior. However, whilst the current scheme was criticised as being of poor design and materials, such as the proposed uPVC windows, it would have limited impact on the setting of the nearby listed buildings. It was suggested that the front elevation should have better detailing, including better proportioned windows, with more reference to that adjacent.

SEEK AMENDMENTS

C) St Martin's, St Martin's Cathedral Church Planning Application [20192261](#)

DEMOLITION OF SINGLE STOREY EXTENSION; CONSTRUCTION OF TWO STOREY ABOVE GROUND AND TWO STOREY BELOW GROUND BUILDING FOR A LEARNING CENTRE, STORE AND VOLUNTEERS AREA (CLASS D1); ALTERATIONS

The Panel expressed disappointment with the revised design, which they considered to be inferior to the previous iteration. They considered that amendments to the external appearance had taken the design further away from the light weight contemporary style that had previously been espoused. Particular concern was expressed with regard to the parapet on the principle building volume, which was considered to be excessive in scale and to make the building appear unbalanced. The larger feature was seen to undermine the dominance of the fins and the Panel requested that it be significantly reduced. Although some support for the changes to the secondary volume were expressed, others considered that a simpler and more unified design for the combined building would have been appropriate, given its relatively small scale. Concerns about pastiche in terms of detailing were made and that the building was too busy in terms of detailing.

SEEK AMENDMENTS

D) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE Planning Application [20190433](#)

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 100 APARTMENTS WITH CARE FOR THE ELDERLY (26 X 1 BED, 57 X 2 BED AND 17 X 3 BED) (CLASS C2); ASSOCIATED LANDSCAPING AND PARKING

The Panel felt that, whilst the latest proposal was an improvement over the last by virtue of its broken-up elevations, the central block still retained an institutional feel, with prominent white architectural masonry to the entrance. The Panel felt that the proposed floor plan was an improvement over the previous proposal. The Panel recommended further amendments to the exterior to include lighter coloured joinery and exterior fixings on the domestic red brick elevations and recessing the balconies within the structure instead of the projecting balconies. Additionally, the Panel suggested the scale and massing of the central block should be made more domestic by changing the uppermost storey to a mansard roof or similar. The Panel also desired that uPVC windows should not be fitted to the rear of the development.

SEEK AMENDMENTS

E) 4 KNIGHTON PARK ROAD
Planning Application [20191480](#)

DEMOLITION OF EXISTING GARAGE AND OUTBUILDING; CONSTRUCTION OF NEW DWELLING (1 X 2 BED) (CLASS C3) ALTERATIONS

The Panel were critical of the limited visual information provided and suggested more 3d views showing the new building in context from the street would be helpful. They reiterated their concerns over the loss of garden space and the impact on the character of the Conservation Area from a new dwelling. They considered that the quality of the architecture was still poor and that the structure would fail to preserve or enhance the character of the Conservation Area.

OBJECTION

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 9th December 2019. Please contact Justin Webber (4544638) Paula Burbicka (4541703) or Daniel Evans (4544076).

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

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

21 ST MARTINS, CATHEDRAL CENTRE
Planning Application 20191677

INTERNAL ALTERATIONS TO GRADE II* LISTED BUILDING

**Land East of Thurmaston Lane off Colin Grundy Drive
Planning Application 20191832**

Construction of a two and three storey school building and sports hall with associated access; parking; external recreation areas; sports facilities and landscaping (Class D1)

**459 Hinckley Road, Eco House
Planning Application 20191755**

INSTALLATION OF 2.4M HIGH SECURITY FENCE AND GATES TO COMMUNITY BUILDING

**19 ASHFIELD ROAD
Planning Application 20191084**

DEMOLITION OF PART OF REAR SINGLE STOREY EXTENSION; REPLACEMENT OF EXISTING BOUNDARY WALL TO RAILING AT FRONT AND CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE AND REAR; ALTERATIONS TO HOUSE (CLASS C3)

**3-5 ST MARTINS SQUARE
Planning Application 20191861**

INSTALLATION OF SIX EXTERNALLY ILLUMINATED FASCIA SIGNS; TWO EXTERNALLY ILLUMINATED PROJECTING SIGNS; TWO NON ILLUMINATED SIGN ON AWNING; THREE INTERNALLY ILLUMINATED MENU BOXES AT FRONT OF RESTAURANT (CLASS A3)

**Leicester Creative Business Depot, 31 Rutland Street
Planning Application 20191694**

INSTALLATION OF WINDOWS AND DOORS TO REAR

**118-120 REGENT ROAD
Planning Application 20190235**

RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER WINDOWS TO STUDENT ACCOMODATION (SUI GENERIS)

**Highfield Street, Leicester Hebrew Congregation
Planning Application 20191965**

Installation of two rooflights to side of place of worship (Class D1)

**Highfield Street, Leicester Hebrew Congregation
Planning Application 20191966**

External alterations to grade II listed building

**3-5 St Martins Square
Planning Application 20191928**

Installation of nine exterior lights (class a3)

**9A CHURCH GATE
Planning Application 20191604**

**INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGNAGE
TO SHOPFRONT (CLASS A1)**

**116 Evington Drive
Planning Application 20191939**

**CONSTRUCTION OF HIP TO GABLE ROOF; REAR DORMER EXTENSION;
INSTALLATION OF ROOFLIGHTS AT FRONT OF HOUSE**

**34 Charles Street
Planning Application 20191584**

**Change of use from shop (Class A1) to hot food takeaway (Class A5);
installation of ventilation flue at rear; alterations**

**The Gateway, De Montfort University, Portland Building
Planning Application 20191892**

**Replacement of windows at side, rear and courtyard of university building
(Class D1)**

**PLOT 33 LAND ADJACENT TO 37 HERONGATE ROAD
Planning Application 20191426**

CONSTRUCTION OF TWO NEW DWELLINGS (2 x 4 BED) (CLASS C3)

**88 Granby Street
Planning Application 20191825**

Change of use from restaurant (Class A3) to restaurant (Class A3) and hot food takeaway (Class A5); installation of ventilation flue at rear

**7 SEVERN STREET
Planning Application 20191602**

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO AN 8-PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS); REPLACEMENT WINDOWS TO FRONT; ALTERATIONS

**271 London Road
Planning Application 20191976**

Installation of vehicular access, 1.6m wall and hardstanding at front of house (removal of chimney and installation of 2.9m wall to side; construction of single storey extension at side and rear; demolition of gates and outbuildings at rear; Alterations (Class C3)

**Land off Richard III Road
Planning Application 20191999**

Demolition of existing buildings and construction of 3 storey school building, sports hall, multi use games areas; Associated external recreation areas, landscaping, car parking and secure fencing; Removal of Tree Covered by Tree Preservation Order

**3 HILL STREET
Planning Application 20191990**

CHANGE OF USE OF GROUND FLOOR FROM VEHICLE REPAIR GARAGE (CLASS B2) TO ONE FLAT (1 x 2 BED) (CLASS C3) ALTERATIONS

**31 Balmoral Close
Planning Application 20192064**

Construction of two storey extension to side of house; Alterations (Class C3)

**9A Church Gate
Planning Application 20192023**

Change of use from shop (Class A1) to hot food takeaway (Class A5)

**12 Fosse Road South
Planning Application 20191384**

Construction of dormer extension at rear of house (Class C3)

**De Montfort University Performance Arts Centre For Excellence
Planning Application 20192034**

Installation of one non illuminated fascia sign (class d1)

**115 Charles Street, City Hall
Planning Application 20191972**

Two flag poles at front of building

**33A Elms Road
Planning Application 20191899**

**Construction of single storey extension at front; alterations to house
(Class C3)**

**CORPORATION ROAD, FORMER JOHN ELLIS COLLEGE SITE
Planning Application 20191699**

**Details of appearance, landscaping, layout and scale to provide (Phase 2)
5743sqm of collaborative research and business floorspace (Class B1/D1)
associated hard and soft landscaping and car parking being matters
reserved by outline permission 20182094.**

**4 Eldon Street, Shop
Planning Application 20192042**

**Retrospective application for change of use from shop (Class A1) to
restaurant (Class A3); alterations to shopfront and installation of
ventilation louvre to side; alterations**

**10 ST MARTINS SQUARE
Planning Application 20191222**

INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGN, TWO EXTERNALLY ILLUMINATED HANGING SIGNS; INTERNALLY ILLUMINATED MENU DISPLAY TO SHOPFRONT (CLASS A3)

**6B New Walk, Revolution
Planning Application 20192105**

Retrospective installation of one internally illuminated fascia sign at front of building (Class A4)

**28 SAXBY STREET
Planning Application 20191884**

Installation of 1.8m high railings and gate to front and side of day nursery (Class D1)

**Hinckley Road, Western Park House, Western Park
Planning Application 20191985**

Construction of four dormers at front; four rooflights at rear of house; alterations (Class C3)

**Hinckley Road, Western Park House, Western Park
Planning Application 20191984**

Internal & external alterations to Grade II Listed Building

**32-40 Market Street
Planning Application 20192055**

Variation of condition 7 (plans) attached to planning permission 20191594: (Variation of condition 2 (materials) and condition 7 (plans) attached to planning permission 20182478 (change of use of class a1 retail shop to: (basement) Classes A1 retail, A2 financial & professional services, A3 restaurant/cafe, B1 office, C1 serviced apartments including ancillary gym; (ground floor) Classes A1, A2, A3, B1, C1 including ancillary reception/bar; (first, second, third floors) Class C1. Fourth and fifth floor extensions to provide roof top bar and C1. Alterations.) To allow for internal and external alterations including replacement of rooftop bar with 10 x serviced apartments, alterations to the fenestration, roofing materials and anomaly to the survey (finished heights). (amended plans

9/10/19)). To allow for further internal and external alterations.

**32-40 Market Street
Planning Application 20192056**

Variation of condition 3 (plans) attached to planning permission 20191595: (Variation of condition 2 (materials) and condition 3 (plans) attached to listed building consent 20182479 (internal and external alterations) to allow for internal and external alterations including changes to fenestration, roofing material and anomaly to the survey (finished heights) (amended plans 9/10/19); to make minor amendments to the layout

**9 Church Gate
Planning Application 20192022**

Installation of one non illuminated fascia sign to front of takeaway(class A5)

**1 MORLAND AVENUE MORLAND HOUSE
Planning Application 20191732**

Conversion of basement and loft to create three flats (1x2 bed) (2x1 bed) (class c3) forming a total of seven flats (1x2 bed and 6x1 bed); raised ridge height; demolition of chimney; construction of three side dormers; alterations to land to create light well; alterations to building

**22 South Knighton Road, Ulverscroft, Land Adjacent
Planning Application 20192143**

Conversion of basement and loft to create three flats (1x2 bed) (2x1 bed) (class c3) forming a total of seven flats (1x2 bed and 6x1 bed); raised ridge height; demolition of chimney; construction of three side dormers; alterations to land to create light well; alterations to building

**Marsden Lane, Land adjacent to, Aylestone
Planning Application 20192170**

Installation of timber ramp to allow access between the Great Central Way path and trail and Aylestone Meadows (Class D2)

**Uppingham Road (adjacent junction with Colchester Road)
Planning Application 20192098**

Installation of 20m high replacement monopole; 7 cabinets

**2 Southernhay Road, Southernhay House
Planning Application 20191898**

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

**University Of Leicester, Ken Edwards Building
Planning Application 20192125**

Construction of steps and ramped access at front of university building (Class D1); alterations

**University Of Leicester, University Road, Fielding Johnson Building
Planning Application 20192124**

Installation of ramp, steps, canopy, door and hard surfacing to form access at side of university building (Class D1); alterations

**University Of Leicester University Road
Planning Application 20192175**

Internal and external alterations to grade II listed building

**97 CHURCH GATE
Planning Application 20182183**

DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING SINGLE AND SEVEN STOREY 171 BED ROOM HOTEL; AND EIGHT, TEN AND FOURTEEN STOREY BUILDINGS COMPRISING 142 FLATS (53 x 2 BED, 67 x 1 BED and 22 STUDIOS). CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. (AMENDED PLANS)

**40-48 BELVOIR STREET
Planning Application 20181361**

CHANGE OF USE OF PART FIRST, SECOND AND THIRD FLOORS FROM WAREHOUSE (CLASS B8) TO 13 FLATS (2XSTUDIO), (7X1 BED), (4X2 BED) (CLASS C3); INTERNAL DEMOLITION AND ALTERATIONS.

**40-48 BELVOIR STREET
Planning Application 20181362**

INTERNAL DEMOLITION, AND INTERNAL AND EXTERNAL ALTERATIONS, TO LISTED BUILDING TO FACILITATE THE CONVERSION OF PART FIRST, SECOND AND THIRD FLOORS TO RESIDENTIAL USE.

**18 Church Gate
Planning Application 20191950**

**Change of use of ground floor from shop (Class A1) to cafe (Class A3);
installation of ventilation flue at rear**

**219 LONDON ROAD
Planning Application 20191741**

RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF TWO BRICK PILLARS, HARDSTANDING AT FRONT; INSTALLATION OF FENCE AT FRONT AND SIDE; GATE AT FRONT OF HOUSE (CLASS C3)

**263 London Road, Melbourne House
Planning Application 20191883**

Retrospective application for the Installation of 1.9m high replacement fence to house (Class C3)

**8 Church Gate - Unit Msu4 Highcross
Planning Application 20192207**

Installation of two internally illuminated fascia signs; one internally illuminated logo sign; three non-illuminated window vinyl signs to front of cafe (Class A3)

**St Martin's Square
Planning Application 20192223**

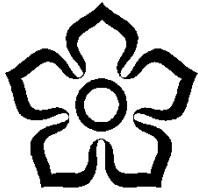
Installation of replacement lighting to frontages within retail arcade

**284 Loughborough Road
Planning Application 20192193**

Retrospective application for installation of Shopfront (Class A1)

NEXT MEETING – Wednesday 15th January 2020

Meeting Ended – 18:55



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APPENDIX B

CONSERVATION ADVISORY PANEL

15th January 2020

CURRENT DEVELOPMENT PROPOSALS

A) 29 Albion Street & 22-32 Wellington Street, Wellington House
Planning Application [20191406](#)

TWO AND THREE STOREY ROOF EXTENSIONS TO ROOF RESULTING IN AN SEVEN STOREY BUILDING (PLUS LOWER GROUND FLOOR), SEVEN STOREY EXTENSION (PLUS LOWER GROUND FLOOR), CHANGE OF USE FROM OFFICES (CLASS B1(A)) TO CREATE 160 FLATS (37 X STUDIO), (69 X 1BED) AND (54 X 2BED) (CLASS C3)

The site is located to the immediate north of the New Walk Conservation Area, adjacent a Grade II Listed 11-13 Wellington Street, c.50 metres north from the Grade II Listed New Walk and in close proximity of a range of Locally Listed assets with the Locally Listed Black Boy PH within the north-east corner of the site under consideration.

The proposal is for two additional storeys to an approved scheme of five storey development on site.

B) 159 Charles Street, Pannell House
Planning Application [20192221](#)

CHANGE OF USE FROM OFFICE (CLASS B1) TO 70 STUDENT STUDIO FLATS (SUI GENERIS); INCLUDING PROVISION OF ANCILLARY AMENITY FACILITIES; CONSTRUCTION OF 6 STOREY EXTENSION AT REAR. EXTERNAL ALTERATIONS.

The property under consideration is a modern building located adjacent the Grade II Listed United Baptist Church, just outside the Granby Street and St George's Conservation Areas. The proposal is for a change of use from office to student accommodation, associated with a six-storey extension to rear and additional external alterations to the main building.

C) LEE CIRCLE, CITY INDUSTRIAL UNITS
Planning Application [20180097](#)

DEMOLITION OF BUILDINGS AND CONSTRUCTION OF EIGHT STOREY BUILDING TO PROVIDE 109 FLATS (43 X STUDIO, 51 X 1-BED AND 15 X 2-BED)

The proposal is to demolish industrial buildings (City Industrial Units) on site and construct an 8-storey residential block. The building would impact on the setting of various Grade II Listed and Locally Listed assets.

**D) 115 Abbey Park Road, Land Adjacent
Planning Application [20192102](#)**

CONSTRUCTION OF 2 -5 STOREY BUILDING COMPRISING 77 FLATS (68 X 1 BED, 9 X 2 BED) ANCILLARY AREAS AND OFFICES, ASSOCIATED WORKS AND INFRASTRUCTURE (RE-SUBMISSION OF 20182721)

The site is located to the immediate north of the Scheduled Monument of Leicester Abbey and the Grade II* Listed Abbey Park, adjacent the Grade I Listed Abbot Penny's Wall and within a close proximity to a range of Grade I Listed assets located within the wider Abbey Park.

The proposal is for a new 2 to 5-storey corner development comprising residential units and ancillary uses / facilities.

**E) 122-132 BELGRAVE GATE
Planning Application [20191710](#)**

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

The plot is covered by a partial Article 4 Direction (demolition) with the historic slum house at 1 Garden Street included on the Local Heritage Asset Register (Locally Listed). The site lies in close proximity to other Locally Listed and designated heritage assets (Grade II Listed Kingstone Store and former St Patrick's School).

The proposal advances the demolition of the historic terrace at 122-132 Belgrave Gate and retention of the Locally Listed slum house at 1 Garden Street.

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 10th of February 2020. Please contact Justin Webber (4544638), Paula Burbicka (4541703) or Daniel Evans (4544076).

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

**INGLEHURST JUNIOR SCHOOL, INGLE STREET
Planning Application**

CONSTRUCTION OF SINGLE STOREY EXTENSION AND 2.53 METRE HIGH WALL TO FRONT OF SCHOOL (CLASS D1); ALTERATIONS

**UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD
20192307**

CONSTRUCTION OF VAPING SHELTER; CONVERSION OF BIKE SHED TO SMOKING SHELTER (CLASS D1)

**CHURCH OF ST MARY MAGDALENE CHURCH LANE
20191226**

INSTALLATION OF TWO REPLACEMENT LAMP POSTS AND TWO REPLACEMENT FLOOD LIGHTS TO GROUNDS OF CHURCH (CLASS D1) AND INSTALLATION OF SIX LIGHTS TO SIDE AND REAR OF CHURCH; ALTERATIONS

**2-6 POCKLINGTONS WALK
20191081**

DEMOLITION OF EXISTING BOUNDARY WALL; DEVELOPMENT OF SITE WITH A 4 STOREY OFFICE BUILDING (USE CLASS B1) (AMENDED PLANS)

**Unit 5 58 Friday Street
20191869**

Change of use from industrial premises to car repair and maintenance garage, ancillary wash bay, valet and storage area (Sui Geniris): Construction of single storey car wash bay; Installation of 2.5m high palisade fence and gates at front; external cladding and alterations to front elevation

**17 Granby Street
20192283**

Installation of one internally illuminated fascia sign (Class A3); Installation of one internally illuminated hanging sign (Class A3)

**3 East Bond Street
20192197**

Installation of one non-illuminated fascia sign; Installation of one non-illuminated hanging sign at front of shop (Class A1)

**Mill Lane, Queens Building De Montfort University
20192157**

**Installation of door for vehicle access; installation of roller shutter at front;
construction of single storey storage area for gas cylinders at side of university
(Class D1)**

**Horsefair House - 3 Horsefair Street
20192269**

Installation of one non illuminated fascia sign (Class B1)

**Regents Court, 35 Rawson Street, Student Roost
20192377**

Replacement of windows to all elevations (Class C3)

**6 Croft Avenue
20192325**

**Construction of pitched roof to replace existing flat roof to side of house (Class
C3)**

**61 Church Road
20192168**

**Construction of hardstanding at the front; Demolition of outbuilding at side and
rear; Construction of single storey extension at side and rear of the house (Class
C3)**

**46 Market Place, First and Second Floors
20192242**

**Change of use from offices (Class A2) to four self-contained flats (4 x 1 bed)
(Class C3) and installation of windows to rear; alterations**

**46 Market Place, First and Second Floors
20192243**

Internal and external alterations to Grade II listed building

**79 Knighton Drive
20192355**

Retrospective application for the construction of vehicular access; construction of outbuilding with car port at side of house (Class C3)

**12 Fosse Road South
20192189**

Construction of dormer extension and roof alterations at rear of house (Class C3)

**115 Uppingham Road
20191799**

Retrospective application for use of site as a car wash (Sui Generis); Installation of three portable buildings

**Horsefair House - 3 Horsefair Street
20192268**

Installation of cladding to front and alterations to rear of offices (Class B1)

**8 Gallowtree Gate
20192324**

Installation of one internally illuminated fascia sign, one externally illuminated fascia sign and one internally illuminated hanging sign (Class A3/A5)

**19-25 Friar Lane
20192345**

Re-roofing and external refurbishment to Grade II Listed Building

**228 Fosse Road South
20192379**

Change of use of part of residential (Class C3) to laundrette (Sui Generis)

**7A Stanley Road
20192435**

Change of use from care home (Class C2) to seven flats (5 x 1 bed, 2 x studio) (Class C3); Installation of boundary fence; Vehicular access

**7A Stanley Road
20192436**

Internal alterations to Grade II listed building to facilitate change of use from care home to 7 flats

**56 Fosse Road South
20192429**

Demolition of garage and outbuilding at rear; change of use from single dwelling (Class C3) to two self contained flats (1 x 1 bed, 1 x 2 bed); alterations

**East bond Street, The Great Meeting Unitarian Chapel
20192253**

Installation of roof to place of worship (Class D1); alterations

**East bond Street, The Great Meeting Unitarian Chapel
20192338**

External alterations to Grade II Listed Building

**108 Belgrave Gate
20192393**

Installation of two internally illuminated fascia signs to offices (Class A2)

**THE FRIARY 13 HOTEL STREET
20191837**

INSTALLATION OF ONE FASCIA SIGN; TWO INTERNALLY ILLUMINATED MENU CASES; TWO EXTERNALLY ILLUMINATED HANGING SIGNS (CLASS A4)

**57B London Road
20192400**

Internal alterations to grade II listed building

**21 Gotham Street
20192449**

Installation of roof lights at front; construction of single storey extension at rear and dormer extension at rear of house (Class C3); alterations

**16 Silver Walk
20192432**

Change of use from night club (Sui Generis) to day spa (Sui Generis); installation of air conditioning units and vent grilles at rear

**36 King Street, the King's Head
20192299**

Construction of covered area; installation of retractable canopy; alterations to side of public house (Class A4)

**Fleet House, Lee Circle
20192182**

Installation of two automatic number plate recognition cameras to side of offices (Class B1)

**122-132 BELGRAVE GATE
20191710**

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

**1 Abingdon Road
20192276**

installation of windows at first floor at front and side of house (Class C3)

**1 POCKLINGTONS WALK
20190771**

**CHANGE OF USE FROM OFFICES (CLASS B1a) TO HOTEL (CLASS C1).
ALTERATIONS TO PROVIDE 38 EN-SUITE HOTEL ROOMS WITH ASSOCIATED SERVICES**

**1 POCKLINGTONS WALK
20190772**

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING TO FACILITATE CONVERSION TO HOTEL

**91 Charles Street, Halford House
20192224**

Installation of 24 louvres to front and rear of offices (class B1)

**263 London Road, Melbourne House
20191883**

Retrospective application for the Installation of 1.9m high replacement fence to care home (Class C2)

**Land at rear of 51-57 Sanvey Lane
20192110**

Construction of one bungalow (1x2 bed) (Class C3)

**66 Church Gate
20192293**

Change of use of part of ground, first and second floor from wholesale/retail premises (Class A1/B8) to five self-contained flats (1 bed) (Class C3) and one studio flat (Class C3); demolition of part of building and construction of wall and installation of doors and windows to front and sides; hard surfacing and roof alterations

**66 Church Gate
20192294**

Part demolition and internal and external alterations to grade II listed building

**University Road, University of Leicester, Attenborough Seminar Block
20192118**

Installation of doors to create covered entrance; alterations (Class D1)

9 East Avenue

20192255

**Demolition of single storey detached garage and boundary wall at side;
Construction of single storey extension at side of house (Class C3)**

**Stoughton Court 24 Stoneygate Road
20192328**

**Conversion of basement to form two flats (2x1 bed) (ClassC3); Construction of
two single storey extensions to rear; alterations (Class C3)**

**14 SHAFTESBURY ROAD
20191814**

**CHANGE OF USE FROM STORE ON GROUND FLOOR (CLASS B8) AND OFFICE
ON FIRST FLOOR (CLASS B1(A)) TO 2 STUDIO FLATS (CLASS C3); DEMOLITION
OF PART OF BUILDING AND INSTALLATION OF EXTERNAL STAIRS AND
SCREENING TO REAR; ALTERATIONS**

**118-120 REGENT ROAD
20190235**

**RETROSPECTIVE APPLICATION FOR REPLACEMENT TIMBER WINDOWS TO
STUDENT ACCOMODATION (SUI GENERIS)**

**474 London Road, land at rear of
20191513**

**Construction of two semi-detached houses (2 x 2 bed) (Class C3); associated
parking**

**1-13 Granby Street
20200071**

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

**21 St Martins, Cathedral Centre
20200016**

Internal alterations to Grade II* listed building

35 Millstone Lane, Lionel House

20200056

Change of use of ground floor from garage to office (Class B1(a)): alterations

35 Millstone Lane, Lionel House

20200062

Installation of shop front

35 Millstone Lane, Lionel House

20200063

Installation of two externally illuminated fascia signs

The Gateway, De Montfort University, Portland Building

20200147

Installation of one non-illuminated sign to front of building (Class D1)

Tesco Express - Welford Place

20200138

Installation of three non illuminated fascia signs; four externally illuminated fascia signs; one externally illuminated projecting sign; three non illuminated vinyl signs to front and side of shop (Class A1)

Rolleston Street, Spinney Hills, Nikhy Mill

20200011

Installation of 2 antennas, 2 dishes, 9 radio remote units and safety rails on roof of building

59 Halford Street

20200083

Change of use of part of ground floor and first, second and third floors from shop (Class A1) to six self-contained flats (3 x 2 bed, 3 x 1 bed) (Class C3)

186 Welford Road

20192082

Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 4 storey) for student accommodation (Sui Generis) to provide 44 studio apartments; vehicular access

**21 Samuel Street
20200075**

Change of use from offices and general industrial (Class B1/B2) to MOT centre and repair station (sui-generis); single storey extension at side

**9 Holy Bones, Guru Nanak Gurdwara
Planning Application [20192036](#)**

Demolition of part of building to front; construction of single and two storey extension at front; installation of gated entrance and gable wall at front with domes; pitched roof with dormers (class D1)

