



Leicester
City Council

MEETING OF THE CONSERVATION ADVISORY PANEL

DATE: WEDNESDAY, 18 MARCH 2020

TIME: 5:15 pm

PLACE: Presentation Suite, Ground Floor, 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

*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

ACCESS TO INFORMATION AND MEETINGS

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<http://www.cabinet.leicester.gov.uk:8071/ieListMeetings.aspx?CId=289&Year=0>

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Dates of meetings are available at the Customer Service Centre, Granby Street, City Hall Reception and on the Website.

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

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

The Minutes of the meeting held on 12th February 2020 are attached and the

Panel is asked to confirm them as a correct record.

4. MATTERS ARISING FROM THE MINUTES

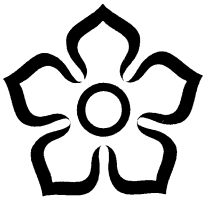
5. CURRENT DEVELOPMENT PROPOSALS

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
City Council

**Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 12 February 2020**

Meeting Started 5:15 pm

Attendees

R. Gill (Chair), R. Lawrence (Vice Chair), P. Ellis (VS), Cllr S. Barton, M. Richardson (RTPI), C. Jordan (LAHS), C. Hossack (LIHS), S. Hartshorne (TCS), C. Laughton, D. Martin (LRGT), R. Alsop (LCS), N. Feldmann (LRSA), K. Durkin (Student), D. Sharma (Student)

Presenting Officers

J. Webber (LCC), P. Burbicka (LCC)

121. APOLOGIES FOR ABSENCE

C. Sawday, N. Stacey (LSA)

122. DECLARATIONS OF INTEREST

None.

123. MINUTES OF PREVIOUS MEETING

The Panel agreed the notes.

124. 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 Panel criticised the monolithic massing and bulky impression of the top storey extension, considered as unfitting in terms of design and form as compared to the existing building. Its potential impact on the adjacent New Walk Conservation Area, Grade II Listed structure on Wellington Street and the

Locally Listed Black Boy was considered to be of notable detriment, regarded as of high potential to overtly dominate the local streetscene and setting the aforementioned heritage assets. The blank brick elevations as illustrated on the visuals (Albion Street and King Street) were considered as unacceptable for the site, lacking appropriate detailing for their setting.

OBJECTIONS

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 members welcomed the removal of the two-storey extension to the top (as previously advanced) and concluded that the impact of the rear extension on the adjacent Grade II Listed building and the Granby Street Conservation Area will, on balance, be negligible. The external massing, finish and materials were regarded as acceptable for the site.

NO OBJECTIONS

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 Panel focused on the poor visual representation of the advanced scheme and insufficient information submitted as part of the amended application. From the information available it was concluded that the new proposal is a substantial improvement in relation to the previous iteration, of potential to enhance and/or preserve the local character of the area and the setting of the relevant heritage assets. However, the members considered it necessary for improved visuals (including cross sections and side elevations) and additional information to be submitted for consideration. They highlighted the necessity for the development to be presented in existing context, showcasing its exact impact on the wider locality and streetscene.

Some members commented on the unfitting addition of the archway to the centre while others appreciated the stepped form of the front elevation. The Panel also requested more information in regard to the finish and materials of the development.

MORE INFORMATION / SEEK AMENDMENTS

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 scheme was regarded as broadly admissible in terms of massing, height and design, with few comments on potential visual impact on the adjacent heritage assets. The Panel concluded that the development will not have a significant impact of the heritage significance of these assets. Some criticism was put forward in relation to the roof detail and the total height of the structure, but the scheme was broadly supported as per the pre-app comments from October 2019.

NO OBJECTIONS

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

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

Members focused on the potential impact of the proposal, voicing concerns over the lack of identified redevelopment following the demolition of the terrace. Although it was noted that the portion scheduled for demolition is not a Local Heritage Asset, a few members commented of the contribution of the historic terrace to the setting and group value of the slum house at 1 Garden Street, collectively of historic and architectural merit. The site was noted as an important part of the working-class history of Leicester and the limited material presented by the applicant was criticised. The validity of the structural report was also questioned.

It was concluded that the development would fail to preserve or enhance the setting of the non-designated heritage asset and the local streetscene.

OBJECTIONS

The following applications are reported for Members' information but no additional comments were made.

INGLEHURST JUNIOR SCHOOL, INGLE STREET
Planning Application 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
Planning Application 20192307**

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

**CHURCH OF ST MARY MAGDALENE CHURCH LANE
Planning Application 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
Planning Application 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
Planning Application 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
Planning Application 20192283**

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

**3 East Bond Street
Planning Application 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
Planning Application 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
Planning Application 20192269**

Installation of one non illuminated fascia sign (Class B1)

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

Replacement of windows to all elevations (Class C3)

**6 Croft Avenue
Planning Application 20192325**

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

**61 Church Road
Planning Application 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
Planning Application 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
Planning Application 20192243**

Internal and external alterations to Grade II listed building

79 Knighton Drive

Planning Application 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
Planning Application 20192189**

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

**115 Uppingham Road
Planning Application 20191799**

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

**Horsefair House - 3 Horsefair Street
Planning Application 20192268**

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

**8 Gallowtree Gate
Planning Application 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
Planning Application 20192345**

Re-roofing and external refurbishment to Grade II Listed Building

**228 Fosse Road South
Planning Application 20192379**

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

**7A Stanley Road
Planning Application 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
Planning Application 20192436**

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

**56 Fosse Road South
Planning Application 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
Planning Application 20192253**

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

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

External alterations to Grade II Listed Building

**108 Belgrave Gate
Planning Application 20192393**

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

**THE FRIARY 13 HOTEL STREET
Planning Application 20191837**

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

**57B London Road
Planning Application 20192400**

Internal alterations to grade II listed building

**21 Gotham Street
Planning Application 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
Planning Application 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
Planning Application 20192299**

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

**Fleet House, Lee Circle
Planning Application 20192182**

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

**122-132 BELGRAVE GATE
Planning Application 20191710**

DEMOLITION OF BUILDING (RETAIL - CLASS A1)

**1 Abingdon Road
Planning Application 20192276**

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

**1 POCKLINGTONS WALK
Planning Application 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
Planning Application 20190772**

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

**91 Charles Street, Halford House
Planning Application 20192224**

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

**263 London Road, Melbourne House
Planning Application 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
Planning Application 20192110**

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

**66 Church Gate
Planning Application 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
Planning Application 20192294**

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

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

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

**9 East Avenue
Planning Application 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
Planning Application 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
Planning Application 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
Planning Application 20190235**

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

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

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

**1-13 Granby Street
Planning Application 20200071**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED
BUILDING**

**21 St Martins, Cathedral Centre
Planning Application 20200016**

Internal alterations to Grade II* listed building

**35 Millstone Lane, Lionel House
Planning Application 20200056**

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

**35 Millstone Lane, Lionel House
Planning Application 20200062**

Installation of shop front

**35 Millstone Lane, Lionel House
Planning Application 20200063**

Installation of two externally illuminated fascia signs

**The Gateway, De Montfort University, Portland Building
Planning Application 20200147**

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

**Tesco Express - Welford Place
Planning Application 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
Planning Application 20200011**

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

**59 Halford Street
Planning Application 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
Planning Application 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
Planning Application 20200075**

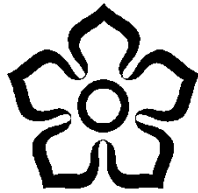
Change of use from offices and general industrial (Class B1/B2) to MOT centre and repair station (sui-generis); single storey extension at side

**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)

NEXT MEETING – Wednesday 18th March 2020

Meeting Ended – 18:45



Leicester
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APPENDIX B

CONSERVATION ADVISORY PANEL

18th March 2020

CURRENT DEVELOPMENT PROPOSALS

A) Pre-application presentation on Western Park Open Air School (MAS Architecture)

**B) 132-140 Highcross Street and rear of 61 Great Central Street
Planning Application [20182111](#)**

The site is located in the All Saints Conservation Area, immediately west from the Grade I All Saints Church. It is currently occupied by surface level carparks and modern industrial units.

The proposal is for a comprehensive mixed use development of the site, associated with the demolition of existing structures. It advances the introduction of a continuous frontage along Highcross Street, rising upwards from five to eight storeys towards the south.

**C) 24 Ratcliffe Road, Land Rear of
Planning Application [20192136](#)**

The plot under consideration is located in the Stoneygate Conservation Area and comprises the rear part of a curtilage of a historic property at 24 Ratcliffe Road. The Grade II* Listed Inglewood, and the Grade II Listed Nos 34-38 Ratcliffe Road are located to the west of the site.

The application is for a two-storey detached dwelling and detached double garage on site, associated with hard surfacing and parking provisions.

**D) 580 Gipsy Lane
Planning Application [20190080](#)**

The application is for two new dwellinghouses within the Old Humberstone Conservation Area, associated with new parking and landscaping on site. The development would involve the demolition of the existing c.1910 structure on site.

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

The site is located immediately adjacent the Jewry Wall Scheduled Monument, comprising of Grade I Listed Jewry Wall, Grade I Listed St Nicholas Church and Grade II Listed Vaughan College. There are several Locally Listed assets in the immediate vicinity of the site, with the High Street Conservation Area located to the east.

The scheme advances a partial demolition of existing structure on site, construction of extension to front (one to two storeys), installation of an ornate gated entrance and pitched roof with dormers to top.

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 of March 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>

**24 Rutland Street, Assurance House
Planning Application 20191256**

Change of use of part of ground floor and all of first floor of the two storey building facing Yeoman Street and construction of a two storey extension to the roof to create two flats (1 x 2bed and 1 x 3bed) (Class C3); alterations

**Stoneleigh Manor, Flat 1
Planning Application 20192219**

Construction of replacement windows and door at front, side and rear of flat (Class C3)

**176-180 Loughborough Road
Planning Application 20192176**

Change of use from Storage (Class B8) to Hotel (Class C1)

**188 Welford Road
Planning Application 20182726**

Demolition of existing building; construction of three storey building to provide student accommodation (19 x studio flats) (Sui Generis) (amended plans 11/2/2020)

**63-65 Chuch Gate
Planning Application 20191765**

RETROSPECTIVE APPLICATION FOR A CHANGE OF USE FROM NIGHTCLUB (SUI GENERIS) TO SHISHA RESTAURANT/CAFE (CLASS A3) ALTERATIONS TO ROOF

**26 Southernhay Road
Planning Application 20200072**

Alterations to front of house (Class C3)

**Outside 23 Hotel Street
Planning Application 20200260**

Installation of 2.9 metres high multi-functional structure comprising wifi, usb port, touchscreen tablet, telephone and environmental monitor

**Outside 23 Hotel Street
Planning Application 20200261**

Installation of double-sided digital panel on multi-functional structure

**Kerrysdale Avenue, Wyvern Arms
Planning Application 20200197**

Change of use of first floor flat (1x4 bed) to 4 flats (4 x1 bed); construction of second floor extension to create additional 4 flats (1x4 bed) (Class C3); alterations

**144 London Road
Planning Application 20200124**

Change of use of vehicular parking area to outdoor seating area for public house; installation of 2m and 2.5m high fence (Class A4)

**1A Elmfield Avenue
Planning Application 20200298**

Construction of single storey extension at front of Office (Class B1a)

**7-11 Humberstone Gate
Planning Application 20200265**

Installation of replacement shopfront at front and side; new first storey windows at front and side of bank (Class A2)

**33 Cank Street
Planning Application 20200388**

Change of use of part of ground floor and first floor from shop (Class A1) to drinking establishment (Class A4)

**4 Avenue Road
Planning Application 20200167**

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

**246 St Saviours Road
Planning Application 20200244**

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

**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.
Planning Application 20192132**

Retention of unauthorised works - internal and external alterations to Grade II listed building to facilitate conversion to 15 flats.

**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.
Planning Application 20192131**

Retrospective change of use from offices (Class B1) to 15 residential flats, and associated internal and external alterations. (Class C3).

**14 Cheapside
Planning Application 20192418**

**Change of use from shop (Class A1) to restaurant and takeaway (Class A3/A5);
retention of flue**
