



Leicester  
City Council

## **MEETING OF THE CONSERVATION ADVISORY PANEL**

**DATE: WEDNESDAY, 21 OCTOBER 2020**  
**TIME: 5:15 pm**  
**PLACE: 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 <sup>th</sup> 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

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

**Officer contact: Justin Webber and Paula Burbicka**  
*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*  
*(Tel. 0116 454 2972 / 454 2965)*  
*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

## INFORMATION FOR MEMBERS OF THE PUBLIC

### ACCESS TO INFORMATION AND MEETINGS

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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](mailto: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

**Appendix A**

The Minutes of the meeting held on 26<sup>th</sup> August 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**

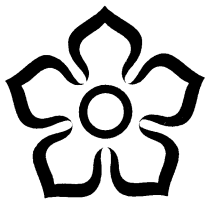
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 26 August 2020**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), N. Feldmann (LRSA), S. Hartshorne (TCS), C. Hossack (LIHS), C. Laughton, D. Martin (LRGT), C. Jordan (LAHS) P. Ellis (VS)

**Presenting Officers**

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

G. Butterworth (LCC)

**137. APOLOGIES FOR ABSENCE**

R. Lawrence (Vice Chair), Cllr S. Barton, S. Bird (DAC), S. Eppel (LCS), M. Richardson (RTPI)

**138. DECLARATIONS OF INTEREST**

None.

**139. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**140. CURRENT DEVELOPMENT PROPOSALS**

**A) 170 London Road  
Planning Application [20200839](#) and [20200840](#)**

**Change of use from offices (Class B1(a)) to 9 student flats (sui generis); alterations**

**Internal and external alterations to grade II listed building**

The Panel commented on the regrettable alterations that already took place and highlighted the fact that in its current form both applications are not considered acceptable, causing significant harm to the Grade II Listed asset. Whilst some alterations undertaken/proposed (e.g. partitions) were considered reversible and thus not objected to, most other works (e.g. removal of internal finishes with integral features, bricking up/blocking up existing openings and

concealment of fireplaces) were unanimously objected to.

The members criticised the incompleteness and lack of adequate detail in the applications and concluded that the applicant failed to grasp the significance and architectural merit of the designated asset under consideration. The Panel objected to the principle of the development (change of use and internal & external alterations to the Grade II Listed building), and requested that a new scheme, adequate for the designated asset under consideration is developed. The members also requested that the damage already caused is rectified and all remaining historic features/finishes preserved.

## **OBJECTIONS**

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### **B) Melbourne Hall Evangelical Free Church, St Peters Road Planning Application [20200481](#) and [20200482](#)**

**Installation of handrails and construction of replacement ramp to front; installation of lighting, bollards, hard surfacing and 1.4m high railings and construction of 0.3m high walls to front and sides; installation of 1.1m high railings and reconstruction of retaining walls to side and construction of ramp and steps to rear of place of worship (Class D1); works to trees covered by tree protection order; alterations**

#### **Internal and external alterations to grade II\* listed building**

The members of the Panel expressed conflicting opinions regarding the installation of glazed aluminium doors to primary elevations of the Grade II\* Listed building. Whilst some welcomed these alterations, regarded as positive addition to the church that would result in its modernisation and visual 'opening up', others regarded the new doors as 'inappropriate' and regrettable, of potential to adversely affect the definition and architectural merit of the Grade II\* Listed asset.

The Panel concluded that uPVC doors and windows to Hall and the new railings to light well are not acceptable (of inappropriate standardised design). They suggested that existing railings are either repaired or replaced on a like-for-like basis. The reduction of the ramp to frontage (St Peter's Road) was welcomed, as were the installation of steel railings on site. The panel requested that these railings are black in finish, to match existing lamp post and other railings within the curtilage of the site.

The members criticised the diversity and quantity of the lighting features proposed, considered excessive and collectively causing irreversible damage to the historic fabric of the church (through numerous fixtures and fittings). The principle of increased definition to curtilage was supported, with no further comments on design/ materially. The members also commented on the existing vegetation to the curtilage and requested that this is retained and/or improved. The existing signage to the corner was considered as overtly dominant and would be improved by being reduced in scale.

## SEEK AMENDMENTS

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### **C) 9-11 Marble Street Planning Application [20201133](#)**

**Demolition of existing buildings. Construction of six storey building comprising of 4 cluster flats (48 student bedrooms) and 13 x 1 bed student studio flats (Sui Generis), communal area and amenity area.**

The discussion focused on the design, finish and materiality of the new development proposed. While varying comments were raised, the members concluded that the proposed finishes, in particularly the light grey brickwork, are welcomed. It was agreed that this would allow for the building to be legible as 'modern' infill development, with no obvious opposition to the adjacent heritage assets (Greyfriars and Market Conservation Area). The design was complimented, considered well-thought through and adequate for the location; a definite improvement on the previously approved scheme.

### **NO OBJECTIONS**

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### **D) Charter Street, Kapital Buildings Planning Application [20200293](#)**

**Demolition of industrial building (Class B1); Construction of six storey Hotel (Class C2); Change of use from Light Industrial (Class B1) to mixed use Children's play area; bowling alley; conference and banqueting suite; hostel and 9 residential units (9 Studios), (Classes C1, D1, D2 and C3a)**

The members highlighted the heritage significance of the Locally Listed asset under consideration, commenting on both its historic and architectural interest. They concluded that the scheme as proposed does not merit the partial demolition of the complex, which was labelled as a unique and valuable addition to the city's heritage. The Panel agreed that the scheme is of limited architectural interest, with unfitting solid to void ratio, disjointed proportions and 'monotonous' definition. The lack of depth was criticised, as was the solidity of the southern elevation.

The proposed top extension to the retained portion of the complex was also criticised, considered as an entirely unfitting addition, with no concessions made to the existing building, as of different finish, materiality, proportions and definition.

### **OBJECTIONS**

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**E) 100 Welford Road**  
**Planning Application [20200936](#)**

**Demolition of four buildings; construction of part 3 storey, part 4 storey and part 5 storey building to contain 55 student studios and community space; single storey building for use as security office, bin store and cycle store; change of use of two buildings (Class B2/B8) to provide 4 student studios (Sui Generis); associated landscaping and facilities.**

The scheme was unanimously considered as acceptable for the location, as of minimal impact on the streetscene and character of the New Walk Conservation Area and the adjacent Grade II Listed asset. Whilst some members commented on the 'regrettable' solidity of the Regent Road elevation, the argument of such treatment enabling future development to the existing car park site was accepted.

**NO OBJECTIONS**

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**F) 57 Rutland Street, Leicester International Complex**  
**Planning Application [20200644](#)**

**Conversion and external alterations to former International Hotel building to provide student accommodation (sui generis), (425 x studio flats and 10 x 5-bed flats to accommodate 475 students); gym; cafe; creative work-space / office; together with associated landscaping and loading bay to Humberstone Road.**

The conversion of the building was welcomed as a positive alternative to previously advanced schemes for the site. Whilst the principle of the development was supported, the members asked for clarification on external finishes, in particular to the top extension, as a prominent addition within the local streetscene.

**SEEK MORE INFORMATION**

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**G) 2 St James Road, 200 London Road**  
**Planning Application [20200429](#)**

**Construction of detached two storey residential annexe at rear of HMO (1X 3 bed) (Class C4).**

The members highlighted their previous criticism of the scheme and retained their initial objection to a two-storey dwelling on site. Whilst the design concessions were welcomed, they were considered as largely inadequate to render the scheme acceptable.

**OBJECTIONS**

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**H) 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 welcomed the revised scheme and the reduction of external alterations to the existing building. The reduced height of the extension, its revised design and materiality were also welcomed, considered acceptable for the site under consideration. The green finish in particular was supported, considered as more light weight in effect. The impact on the New Walk Conservation Area and the adjacent Locally Listed Black Boy PH were regarded as greatly reduced in comparison to the previous iteration of the scheme and considered acceptable on balance.

#### **NO OBJECTIONS**

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

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**11 Southernhay Road  
Planning Application 20201102**

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

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**74 Granby Street  
Planning Application 20201189**

**Installation of one internally illuminated fascia sign; one internally illuminated projecting sign (Class A3/A5)**

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**74 Granby Street  
Planning Application 20201188**

**Change of use from retail (Class A1) to restaurant/ takeaway (Class A3/A5); Installation of shopfront and ventilation flue to rear**

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**362 London Road  
Planning Application 20200626**

**Construction of three storey extension to form lift shaft and part first floor part two storey extension and installation of external fire escape to rear of nursing home (Class C2); alterations**

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**83A London Road  
Planning Application 20200985**

**Change of use of first, second floors and loft area from Offices (Class A2) to 4 flats (4 X 1 bed) (Class C3); Construction of first and second floor extension at rear; alterations to roof and rear of building**

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**7 St Johns Road  
Planning Application 20200795**

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

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**165-169 Hinckley Road, Abberdale House  
Planning Application 20201216**

**Construction of access ramp; alterations to boundary wall and stairs at front of care home (Class C2)**

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**123B Granby Street  
Planning Application 20201046**

**Installation of one internally illuminated fascia sign at front of shop (Class A1)**

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**28 Horsefair Street  
Planning Application 20200990**

**Installation of one internally illuminated fascia sign; one internally illuminated projecting sign at front of shop (Class A1)**

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**9 Cedars Court  
Planning Application 20201169**

**Installation of replacement windows and doors with uPVC double glazing (class C3)**

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**Attlee Way  
Planning Application 20201314**

**Installation of 20m high monopole; 2 cabinets**

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**Theatre Square  
Planning Application 20201358**

**Double sided free standing digital sign**

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**Outside 165 Granby Street  
Planning Application 20201351**

**Double sided free standing digital sign**

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**Outside 43-45 Granby Street  
Planning Application 20201350**

**Double sided free standing digital sign**

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**Outside 18-26 Gallowtree Gate  
Planning Application 20201349**

**Double sided free standing digital sign**

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**Outside 2-6 Gallowtree Gate  
Planning Application 20201347**

**Double sided free standing digital sign**

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**15-19 Rutland Street, Outside  
Planning Application 20201346**

**Double sided free standing digital sign**

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**Outside Unit 3 Clock Tower Mall  
Planning Application 20201342**

**Double sided free standing digital sign**

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**Outside 31 Humberstone Gate  
Planning Application 20201341**

**Double sided free standing digital sign**

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**Outside 38 Humberstone Gate  
Planning Application 20201340**

**Double sided free standing digital sign**

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**Outside 22 Humberstone Gate  
Planning Application 20201339**

**Double sided free standing digital sign**

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**Outside 15 Humberstone Gate  
Planning Application 20201338**

**Double sided free standing digital sign**

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**Outside 99 High Street  
Planning Application 20201337**

**Double sided free standing digital sign**

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**Outside 62-66 High Street  
Planning Application 20201329**

**Double sided free standing digital sign**

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**Outside 27 High Street  
Planning Application 20201326**

**Double sided free standing digital sign**

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**Outside 50 High Street  
Planning Application 20201328**

**Double sided free standing digital sign**

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**Outside 7 High Street  
Planning Application 20201325**

**Double sided free standing digital sign**

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**Outside 30 Horsefair Street  
Planning Application 20201324**

**Double sided free standing digital sign**

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**Outside 5 Horsefair Street  
Planning Application 20201323**

**Double sided free standing digital sign**

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**Unit 2 Clock Tower Mall, Outside  
Planning Application 20201321**

**Double sided free standing digital sign**

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**Outside 1 Gallowtree Gate  
Planning Application 20201348**

**Installation of replacement internally illuminated Advertising Display Unit  
(Sui Generis)**

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**Pannell House, 159 Charles Street  
Planning Application 20201156**

**Replacement of existing windows; Alterations (Class B1)**

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**1-13 Granby Street  
Planning Application 20201204**

**Internal and external alterations to grade II listed building**

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**1-13 Granby Street  
Planning Application 20201203**

**Removal of ATM and construction of wall at front of bank (Class A2)**

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**11 Upper King Street  
Planning Application 20201120**

**External alterations to grade II listed building**

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**57 London Road  
Planning Application 20200468**

**Change of use from shop (Class A1) to cafe (Class A3) and installation of ventilation flue at rear; alterations (amended plan 20/07/2020)**

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**57 London Road  
Planning Application 20200468**

**Internal and external alterations to grade II listed building (amended plan 20/07/2020)**

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**3 East Gates  
Planning Application 20201171**

**Installation of one internally illuminated fascia sign, one internally illuminated hanging sign and one non-illuminated other sign at front of financial and professional services (Class A2)**

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**3 East Gates  
Planning Application 20201170**

**Installation of new shop front (class A2)**

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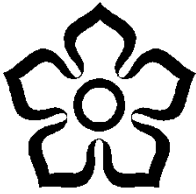
**Amenity space outside IBM New Walk  
Planning Application 20201435**

**Relocation of the existing Clicker statue to within the public realm of the New Walk (Sui Generis)**

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**NEXT MEETING – Wednesday 23<sup>rd</sup> September 2020**

**Meeting Ended – 19:30**



Leicester  
City Council

# APPENDIX B

21<sup>st</sup> October 2020

## CONSERVATION ADVISORY PANEL

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### CURRENT DEVELOPMENT PROPOSALS

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#### **A) 58 Stoneygate Road** Planning Application [20201190](#)

**Change of use of school (Class D1) to 17 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; first and second storey side extension; alterations to front boundary; side dormers; associated works.**

The building is located in Stoneygate Conservation Area, covered by an Article 4 Direction. The application seeks to convert the vacant former school into 17 self-contained flats. External alterations to existing building include a top storey extension to side, installation of dormers, replacement & removal of architectural features and creation of parking provisions to rear.

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#### **B) Fleet Street, Fleet House** Planning Application [20200942](#)

**Part demolition and conversion of Fleet House; construction of four storey extension to Fleet House fronting Byron Street; construction of five 5 - 6.5 storey buildings comprising 359 flats (146 x Studio, 211 x 1 bed, 2 x 2 bed) (Class C3); communal ancillary facilities to include residents gym; indoor amenity space; outdoor landscaped amenity space; pedestrian access (amended plans received 12/10/2020)**

The building under consideration is a Locally Listed asset, positioned adjacent a number of other non-designated heritage assets, north of St George's Conservation Area. It has been vacant since late 2000s and subject to some fire damage and vandalism since. The application is for partial demolition and as series of extensions on site, to facilitate the building's conversion into residential accommodation.

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**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 19<sup>th</sup> October 2020. 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>

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**7-11 Humberstone Gate  
Planning Application 20201260**

**Construction of second floor extension and installation of plant/machinery and 1.1m high railings to roof of bank (Class A2); alterations**

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**107 Granby Street, Last Plantagenet  
Planning Application 20201018**

**Change of use from drinking establishment (Class A4) and offices (Class B1) to student accommodation (57 x studios) (Sui Generis) at first – fourth floors and part-ground floor and basement, with commercial use at part-basement and ground levels - restaurant/drinking establishment. External alterations.**

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**29 Albion Street, Wellington House  
Planning Application 20201272**

**Installation of electricity substation (Sui Generis)**

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**Leicester Castle Business School, Castle View  
Planning Application 20201139**

**New soft landscaping proposals and amendments to previously approved soft landscaping to rear of property (Class D1)**

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**Durham Ox, 45 Birstall Street  
Planning Application 20201273**

**Construction of single storey extension at front, side and rear, two storey extension at side and first floor extension at rear to form two self-contained flats (2 x 2 bed) (Class A3); installation of ventilation flue; alterations**

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**Car park opposite 40 Almond Road  
Planning Application 20200299**

**Construction of two storey restaurant and drive-through takeaway (Class A3/A5); removal of and works to trees covered by Tree Protection Orders (amended plans 25/8/2020)**

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**Off Memory Lane, Memory Lane Moorings, Leicester Line (Grand Union Canal)  
Planning Application 20201458**

**Change of use of seven existing boat moorings (Sui Generis) for permanent residential use and installation of boat mooring infrastructure (Class C3)**

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**156 Gwendolen Road  
Planning Application 20200933**

**Construction of first floor extension at side and rear of house (Class C3)**

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**111 Loughborough Road  
Planning Application 20201255**

**Change of use from dwellinghouse (Class C3) to residential care home (4 bedrooms) (Class C2)**

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**24 West Avenue  
Planning Application 20200829**

**Installation of 1m high railings at front and construction of single storey extension at rear of house (Class C3); alterations (Amended plans 13.07.2020)**

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**92 Granby Street  
Planning Application 20201575**

**Installation of one externally illuminated fascia sign; one internally illuminated projecting sign (Sui Generis)**

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**92 Granby Street  
Planning Application 202015754**

**Change of use of ground floor from betting shop (Sui Generis) to gaming centre (Sui Generis)**

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**52 Daneshill Road  
Planning Application 20201483**

**Change of use from house in multiple occupation (6 persons) (Class C4) to house in multiple occupation for more than 6 persons (7 bedrooms) (Sui Generis); alterations**

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**9-11 Marble Street  
Planning Application 20201133**

**Demolition of existing buildings. Construction of six storey building comprising of 4 cluster flats (48 student bedrooms) and 13 x 1 bed student studio flats (Sui Generis), communal area and amenity area. (Amended plans)**

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**St Mary De Castro Church, Castle View  
Planning Application 20201604**

**Retrospective application for installation of protective guards to windows at front and rear of church (Class F1)**

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**85 Humberstone Gate, Vestry House  
Planning Application 20201447**

**Replacement of cladding to flats (Class C3)**

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**Abbey Pumping Station Museum, Corporation Road  
Planning Application 20201536**

**Installation of one non illuminated free standing sign (Class W1)**

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**459 Hinckley Road (former eco-house)  
Planning Application 20200312**

**Construction of a single storey extension at front; two storey extension at front; first storey extension at rear; installation of a 2m high fence at front, sides and rear of eco house; installation of new access drive and car park (Class D1); alterations**

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**19 East Avenue  
Planning Application 20201291**

**Change of use from house (Class C3) to seven self-contained flats (6x1 bed; 1x2 bed) (Class C3); hard standing and alterations**

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**108-110 New Walk House  
Planning Application 20201367**

**Additional Parking to Offices (Class B1)**

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**178-186 East Park Road, Petrol Filling Station**

**Planning Application 20201474**

**Installation of one internally illuminated digital board sign (Class Z5)**

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**Jubilee square**

**Planning Application 20201763**

**Installation of 35 metre high temporary ferris wheel on public car park**

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**Gifford Close**

**Planning Application 20201772**

**Installation of 18m high monopole; cabinets**

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**51 Evington Road**

**Planning Application 20201283**

**Change of use from 5 self-contained flats (5x1Bed) (Class C3) to 6 self contained flats (6x1Bed) (Class C3): Construction of two storey extension at rear of property**

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**42 Market Place**

**Planning Application 20201586**

**Change of use of part of basement and ground floor and first and second floor from office (Class E) to two self-contained flats (2x1 bed) (Class C3)**

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**Bath Lane, Former Merlin Works**

**Planning Application 20201807**

**Installation of one vertical non illuminated sign on elevation of residential building (Class C3)**

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**67 Church Road**

**Planning Application 20201663**

**Construction of hardstanding; vehicular access onto classified road at front of house (Class C3)**

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**171 Loughborough Road**

**Planning Application 20201776**

**Alterations to shopfront (Class E)**

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**126 London Road  
Planning Application 20201724**

**Installation of one internally illuminated fascia sign, one internally projecting sign and one awning sign at front of cafe (Class E)**

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**1-3 Northampton Street  
Planning Application 20201602**

**Change of use of first floor from restaurant (Class E) to two self-contained flats (2x1 bed); shopfront alterations; alterations.**

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**33-49 Market Street  
Planning Application 20200878**

**Change of use from Shops (Class A1) to 14 residential units (3X1 bed, 8x2 bed, 3x3bed) (Class C3), insertion of dormer windows and external alterations.**

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**271 London Road  
Planning Application 20201803**

**Demolition of outbuildings at rear; installation of 1.5m high fence at front; construction of 1.6m high wall, hardstanding and vehicular access at front; single storey extension at side; single and first floor extensions at rear; alterations to house (Class C3)**

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**28 Horsefair Street  
Planning Application 20201903**

**Installation of one externally illuminated fascia sign and one non-illuminated projecting sign at front of shop (Class E)**

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**3 Southernhay Road  
Planning Application 20201864**

**Construction of replacement hard standing at front; Installation of replacement fencing and gate at front of dwellinghouse (Class C3)**

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**26-28 Granby Street  
Planning Application 20201941**

**Installation of two awnings to front of restaurant (Class E)**

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**2 Knighton Drive  
Planning Application 20201980**

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

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**Knighton Fields Centre, Herrick Road  
Planning Application 20201823**

**Redecoration, restoration and replacement of existing damaged windows at front, sides and rear of property (Class F1)**

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**70 Western Road, The Western  
Planning Application 20201631**

**Construction of single storey extensions at rear; alterations to front, sides and rear elevations of Public House (Class A4); new railings to beer garden; alterations**

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