

Leicester  
City Council

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

**DATE: WEDNESDAY, 14 DECEMBER 2022**  
**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
R. Allsop	-	Leicester Civic Society
D. Martin	-	Leicestershire and Rutland Gardens Trust
N. Feldmann	-	Leicestershire and Rutland Society of Architects
L. Gonsalves	-	Royal Institute of Chartered Surveyors
P. Ellis	-	Victorian Society
C. Hossack	-	Leicestershire Industrial History Society
S. Hartshorne	-	20 <sup>th</sup> Century Society
C. Jordan	-	Leicestershire Archaeological and Historical Society
S. Bird	-	Diocesan Advisory Committee
M. Taylor	-	Institute of Historic Building Conservation
M. Davies	-	De Montfort University
C. Sanliturk	-	Loughborough University

A. Murakhovski, A. Al Touqi (Student Members)

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

**Officer contact: Justin Webber, Sam Peppin-Vaughan, Andrea Brislane**  
Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ  
(Tel. 0116 454 4638; 0116 454 6204)  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)

## INFORMATION FOR MEMBERS OF THE PUBLIC

### ACCESS TO INFORMATION AND MEETINGS

You have the right to see copies of agendas and minutes. Agendas and minutes are available on the Council's website at:

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

or by contacting us as detailed below.

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)

Sam Peppin-Vaughan 4546204 [Sam.Peppin-Vaughan@leicester.gov.uk](mailto:Sam.Peppin-Vaughan@leicester.gov.uk)

Andrea Brislane 4546291 [Andrea.Brislane@leicester.gov.uk](mailto:Andrea.Brislane@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 14<sup>th</sup> September 2022 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**

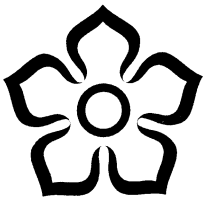
The Director of Planning, Development and Transportation submits a report on planning applications received for consideration by the Panel.

**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, 14 September 2022**

**Meeting Started 5:15 pm**

**Attendees**

R. Gill (Chair), R. Lawrence (Vice Chair), N. Feldmann (LRSA), R. Allsop (LCS), P. Ellis (VS), M. Taylor (IHBC), Cllr S. Barton, S. Bird (DAC), M. Richardson (RTPI), M. Davies (DMU), S. Hartshorne (TCS).

**Presenting Officers**

J. Webber (LCC), A. Brislane (LCC)

**Pre-app Presenters**

P. Evers, T. Waring, K. Lightbody, E. Bilton

**205. APOLOGIES FOR ABSENCE**

C. Hossack (LHIS), C. Jordan (LHAS), D. Martin (LRGT)

**206. DECLARATIONS OF INTEREST**

None.

**207. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**208. CURRENT DEVELOPMENT PROPOSALS**

With sadness JW announced the stepping down of Cathy Laughton due to the partial loss of her eyesight. RG thanked Cathy for her many years of service, stating her contributions had always been insightful, quietly enthusiastic with the ability to ask questions which opened up various areas of discussion. We thank her warmly for all she has done and trust her health will continue to improve.

RG also offered special thoughts to the repose of the soul of the late HRM Queen Elizabeth II and wished the new King Charles III well as he navigates his new role. It is worth noting the new King has a well-known history of interest in built heritage.

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## **55 Welford Road, St James House**

### **Pre-app**

A scheme was presented and the panel made comments.

## **A) 150 St Nicholas Circle, 1-7 and 13 Bath Lane Planning Application [20221210](#)**

**Demolition of existing buildings, Construction of a 4, 7 and 9 storey building containing student accommodation (108 studios, 2 x 3 bed cluster flats and 11 x 4 bed cluster flats) (Sui Generis), ground floor retail unit (Class E) and 2 x 1 bed private rental apartments (Class C3), with associated communal, amenity and ancillary space.**

The panel felt that, although this is a site that could accommodate a tall building, they had concerns regarding the potential impact on the surrounding heritage assets. They agreed that the former Brucciani's Bakery building is an attractive structure that makes a positive contribution to the townscape in this area; however, they acknowledged that its heritage significance may not be enough to warrant retention.

The panel had concerns about several elements of the design, massing and composition of the proposed development. The proportions were critiqued, resulting in a building that was overly broad, "slab-like" and imposing, particularly when viewed entering the city from the west. In general, the proposal to set the taller elements away from the listed buildings on Talbot Street was considered beneficial to their setting; however, members were unhappy about the tower element on the corner. The drop in height to the existing buildings on the Bath Lane elevation was felt to be abrupt with no mediation, resulting in uncomfortable massing. They would have liked to see the building "turn the corner" better with its principal elevation facing towards Castle Garden making the most of the attractive views the park has to offer future occupants. The panel felt, as proposed, this elevation appears incoherent and that the glazed stair tower is dated as a design motif. They considered it a missed opportunity that this elevation does not better enhance the setting of the Castle Conservation Area.

The panel were concerned about the setting of nearby heritage assets, principally Jewry Wall, the Castle Conservation Area and sightlines towards St. Martin's Cathedral. They felt that although the setting of Jewry Wall has already been somewhat severed, it is not a static experience, and the proposed development would draw the eye away in an unsatisfactory manner. It was felt that the scheme offered no enhancement to the area and needed to be carefully reconsidered. Principally, the panel felt the elevation to Castle Gardens should be reimagined as a more primary frontage.

The panel raised concerns over the consistency of the visuals provided and felt the scheme's mass and scale varied in appearance from one image to another. They expressed disappointment that the visuals did not include the Holiday Inn

site which would have provided important context of other tall buildings in the area. They also expressed a desire to see Verified Views in addition to the Artists Impressions provided in order to understand the proposed scale better.

Although not opposed to the principle of tall development on this site, and with mixed views on the loss of the Brucciani's Bakery building, the Panel were agreed that the current proposal would fail to meet the high design standard expected of new development in such a sensitive location.

## **OBJECTIONS**

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### **B) 100 Church Gate Planning Application [20221320](#)**

#### **Demolition of existing building and construction of residential development scheme comprising 14, 10, 8, 6 and 4 storeys, to provide 262 units (Use Class C3). Construction of car park spaces, amenity space, landscaping, and associated works**

The panel referenced the previous pre-app presentation. The general massing has seemingly remained broadly the same, reduced slightly, and greater effort has been made with materials. In general, the panel felt the massing of the proposed development appears large, not just in the tower element but in the site as a whole. They felt it would negatively impact on the existing small-scale buildings, changing the atmosphere and character of the area dramatically. Members felt the site as a whole appears incoherent and too large given its context. The panel agreed the tower element would benefit from further sculpturing and modulation.

The panel feared the proposed pedestrian access is too wide and shallow, akin to a vehicle access and thus uninviting for pedestrians; although they did acknowledge there would be some permeability benefits.

Questions were raised over the repeating gable roof to the south of the site, facing Churchgate, in particular where reference for this as a feature had come from as it appears incongruous with the prevailing character of the area.

While the panel appreciated the applicants had made a great effort to introduce a varied palette of materials, it was felt to be overly complicated, and they recommended simplifying it.

There was particular concern for St. Margaret's Church and how the proposed massing and bulk would compete with and diminish the towers contribution to the skyline.

In general, the panel had concerns with regards to the large scale of the development given its context and felt the design, materials and massing to address this had proved unsuccessful.

## **OBJECTIONS**

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**C) Marwood Road, Stocking Farm Neighbourhood Centre  
Planning Application [20221514](#)**

**Demolition of existing buildings (including retail units, ancillary buildings, outdoor leisure facilities and boundary treatments). Construction of 50 residential dwellings (20x houses, 24x flats); conversion of Stocking Farm Farmhouse to 6 supported living flats (Class C3); public open space. Extension and external alterations to existing shops and flats; new access road and associated highways infrastructure, parking, landscaping, drainage, boundary treatments, external lighting, associated works and new pedestrian crossing to Marwood Road.**

The panel were supportive of the scheme. They acknowledged that the existing estate buildings were not built or maintained to the highest standard and had reached the end of their serviceable life. The existing site consists of several disparate buildings spread around the site in an incohesive manner. The members agreed the proposed scheme represents a pragmatic use of the site by increasing the density, creating a coherent sense of place, delivering much needed housing and enhancing the setting of the locally listed former farmhouse. The concluded that the scheme is convincing and results in significant benefits.

**SUPPORT**

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**D) The City Rooms, 16 Hotel Street  
Planning and Listed Building Consent Applications [20221303](#) and [20221304](#)**

**Erection of a new self-supported first floor terrace at rear of building;  
External alterations to Grade I listed building**

The panel accepted that such an intervention would aid the viable use of the building and that the rear space was a lower order one. They considered that there would be minimal intervention to the fabric of the listed building itself, and modest visibility from outside the site, although they suggested detail on lighting needed to be considered in terms of wider visual impact. The panel were in agreement that the character of the Conservation Area would be preserved.

The panel were generally supportive of the principal of the proposed first floor rear terrace but were concerned regarding the lack of information and detailing in the technical drawings. They felt a structural engineer's involvement will likely result in amendments to the design of the supporting structure to ensure the safety of its users. They suggested this technical information should ideally form part of the application at this stage. In the absence of this information, they recommended including strict conditions ensuring the final details and any design changes required for structural reasons be approved by the council as part of any approval.



## **SUPPORT**

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

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

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

**19-21 Loseby Lane  
Planning Application 20221103**

**Change of use of first and second floors from commercial/business (Class E) to two self-contained flats (2 x 1 bed) (Class C3); construction of single and two storey extension at rear; alterations**

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**Imperial Avenue, Fullhurst Community College Imperial Campus  
Planning Application 20221475**

**Construction of one storey building (Class F1)**

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**107 Granby Street, Last Plantagenet  
Planning Application 20221211**

**Non-material amendment to planning permission 20201018: amendments to façades including louvre arrangement**

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**19-21 Loseby Lane  
Planning Application 20221465**

**Retrospective application for installation of shopfront and replacement windows on first and second floors (Class E)**

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**21-23 East Bond Street  
Planning Application 20220615**

**Change of use of ground floor from retail (Class E) to casino (Sui Generis)**

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**15 King Street  
Planning Application 20221224**

**Installation of awning at front of cafe (Class E)**

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**1 King Street, Phoenix House  
Planning Application 20221112**

**Internal alterations to grade II listed building**

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**113-117 London Road  
Planning Application 20212274**

**Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations (amended plans received 08/07/2022)**

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**Jubilee Square  
Planning Application 20221473**

**Installation of temporary building and plant for use as ice rink on public square**

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**Jubilee Square  
Planning Application 20221473**

**Installation of 35m high temporary Ferris Wheel on public square**

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**61 Dunster Street  
Planning Application 20221483**

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

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**202 London Road  
Planning Application 20220394**

**Demolition of existing single storey extension; construction of single storey extension and hardstanding at front; installation of dropped kerb at front; balcony and stairs at rear; alterations to outbuilding at rear; alterations to house (Class C3)**

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**1 Market Place, Corn Exchange  
Planning Application 20221436 & 20221435**

**External alterations to Grade II\* Listed building**

**Installation of two internally illuminated individual lettering signs; three externally illuminated fascia signs; two non-illuminated wall mounted signs; two internally illuminated wall mounted signs; four uplights**

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**69 Market Place  
Planning Application 20221321**

**Alterations to shop front (Class E)**

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**2C Evington Road, The Bank/1 St Albans Road  
Planning Application 20221361**

**Installation of three internally illuminated fascia sign**

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**4-6 New Street  
Planning Application 20221178 & 20221177**

**Internal and external alterations to Grade II listed building  
Change of use from offices (Class E) to 7 flats (3 x 2bed) (4 x 1 bed) (Class C3), relocation of existing fire escape, installation of rooflights,**

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**49 Stoughton Road, land to rear  
Planning Application 20221271**

**Construction of two storey detached dwelling house (4 bed) (Class C3); associated access, parking & landscaping**

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**122 London Road  
Planning Application 20221368**

**Installation of new shop front (Class E)**

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**Hollybank Court,193 London Road  
Planning application 20221618**

**Upgrade of existing rooftop telecommunications equipment to comprise of 7 antennas; 4.6m tall equipment tower; and ancillary equipment**

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**2 Gainsford Road  
Planning application 20221040 & 20221039  
Internal and external alterations to Grade II Listed building; construction of single storey extension at rear of house (Class C3)**

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

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**22-24 Market Street  
Planning application 20221282**

**Installation of new shop front; extension at rear to form new staircase; alterations (Class E)**

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**294 Loughborough Road  
Planning application 20221421**

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

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**48 Main Street, Evington  
Planning application 20221586**

**Installation of two rooflights at front; construction of dormers at rear of house (Class C3)**

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**14 Salisbury Road  
Planning application 20221382**

**Change of use from education facility (Class F1) to six flats (3 x 1 bed, 1 x 2 bed & 2 x studio); construction of first floor extension at rear; single storey extension at rear; alterations**

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**170 London Road  
Planning Application 20211424**

**Change of use from offices (Class E) to 5 student flats (sui generis); alterations (Amended plans received 29/3/2022)**

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**St Barnabas Library  
Planning Application 20221717**

**Internal alterations to Grade II listed building**

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**10-12 Gallowtree Gate  
Planning Application 20221213**

**Alterations and installation of extract duct, condensers and servicing**

**deck with handrails at rear of commercial building (Class E)**

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**34-36 Granby Street  
Planning Application 20221611**

**Installation of one externally illuminated fascia sign; one externally illuminated projecting sign**

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**7 East Street, YMCA  
Planning Application 20221400 & 20221401**

**External alterations to Grade II Listed Building  
Three internally illuminated fascia signs; one non illuminated sign above door; one non illuminated sign at second floor level and one internally illuminated projecting sign**

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**80-84 High Street  
Planning Application 20221192**

**Installation of ventilation flue and four air condenser units at rear of building (Class E)**

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**Stoughton Lane, Natural House  
Planning Application 20221259**

**Construction of first floor extension and alterations to staircase (Class C3)**

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**5 University Road  
Planning Application 20221561**

**Construction of first floor extension above existing garage (Class B1a)**

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**2-4-6 Bonsall Street  
Planning Application 20221581**

**Conversion of garage/workshop (Class B2) and first floor flat (1x5 bed) to form 4 self-contained flats (1x2 bed) (2x1 bed) (Class C3); Construction of front bay window at first floor; single and two storey extensions at rear; part demolition of garage/workshop; Alteration to roof, front and rear elevations.**

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**123 London Road, The Lansdowne  
Planning Application 20221501 & 20221500**

**Retrospective application for the installation of canopies to front of building; alterations to shopfront (Class E)**

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**56 Vicarage Lane, Humberstone, St Marys Vicarage, land adjacent  
Planning Application 20221608**

**Construction of one two-storey dwelling (1x5 bed) (Class C3); associated vehicular access and landscaping**

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**46 Market Place, First and Second floors  
Planning Application 20221755**

**Discharge of conditions attached to planning permission 20192243: Condition 2 (Internal schedule of works), Condition 3 (External repair/alteration), Condition 4 (Windows and doors), Condition 5 (Ironmongery), Condition 6 (Insulation and fire precaution details) and Condition 7 (Structural works)**

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**8 Market Place  
Planning Application 20212738**

**Removal and installation of internal walls on the first and second floor of Grade II Listed building**

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**31 Springfield Road  
Planning Application 20221486**

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

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**6, 6a & 6b Hotel Street, 4 Market Place, 6 Market Place, 8 Market Place  
Planning Application 20212737**

**Change of use of first, second & third floors from tattoo parlour and offices (6, 6a & 6b Hotel St), offices (4 Market Place), beauty salon (6 Market Place), offices and hairdressers (8 Market Place) to 14 flats (4 x studio, 8 x 1bed, 2 x 2bed) (Class C3); first floor extension to rear; alterations**

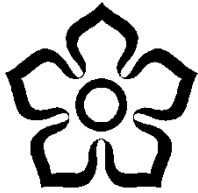
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**NEXT MEETING – Wednesday 19<sup>th</sup> October 2022**

**Meeting Ended – 19:20**







Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

14<sup>th</sup> December 2022

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## CURRENT DEVELOPMENT PROPOSALS

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**A) 55 Welford Road, James House**  
Planning Application [20221990](#)

**Demolition of existing office building (Class E). Construction of new four, seven, ten and fifteen storey building for student accommodation (351 bedspaces)(Sui Generis) and 106 residential apartments (46 x 1 bed, 60 x 2 bed) (Class C3) with ground floor commercial, business and service unit (Class E); Car and cycle parking, landscaping and new pedestrian infrastructure.**

The site is adjacent to New Walk and Market Street Conservation Areas, and within the settings of several locally and nationally listed heritage assets including Former Jemsox Factory, 39-41 Welford Road (local ref: LL/142), 31 Lower Brown Street (local ref: LL/111), 1771 Block, The Royal Infirmary (Grade II), HM Prison & Gatehouse (Grade II) and Nos 102 & 104 Welford Road (Grade II).

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**B) 36 – 42 Friday Street**  
Planning Application [20221840](#)

**Demolition of existing buildings and structures. Construction of two x five storey residential buildings with a central single storey podium, providing 88 flats (1 x Studio, 40 x 1 bed and 47 x 2 bed)(Class C3); an ancillary residents clubhouse, hot desk space and residents only gym, facility management office, car parking and communal amenity space.**

The site is near to the Locally Listed 62 Friday Street (Local ref: LL/018), and is close to Abbey Park, which is a Grade II\* Historic Park and Garden, and contains several further locally and nationally designated heritage assets, including South Lodge (Grade II). It also lies relatively close to St Margaret's Church (Grade I) and Tomb of Andrew Lord Rollo (Grade II\*), and No. 72-74 Former Corporation Depot (Local ref: LL/019).

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**C) 48 Little Holme Street**  
Planning Application [20221898](#)

**Demolition of factory (Class B2); construction of a 6, 7 and 11 storey building containing student accommodation (Sui Generis), with associated ancillary works and landscaping.**

The proposal lies in the setting of the Castle Conservation Area, which contains several heritage assets including Leicester Castle and Magazine Gateway (SAM), Castle Hall (Grade I), Church of St. Mary de Castro (Grade I), Remains of Castle Wall (Grade II), Nos. 5- 9 (all) Castle View (all Grade II), Nos, 20 & 22 Castle Street (Grade II\*) No. 24 Castle Street (Grade II). It also lies near to several listed bridges, Bridge over River Soar, West Bridge and Bow Bridge (all Grade II), Bridge Parapet over Old River Soar (local ref: LL/377) and GCR Bridge (local ref: LL/308). Several local heritage assets lie to the south of the site including Black Horse PH (LL/313), 47-79 Braunstone Gate (LL/309), 25-27 Bede Island (LL/307), 58-64 Braunstone Gate (LL/310) and 2-10, 22 and 24 & 26 Narborough Road (LL/319, LL/320 and LL/321).

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**D) Hinckley Road, Western Park car park  
Planning Applications [20221507](#)**

**Demolition of Parkfield and club house. Construction of sixteen houses (4 x 2-bedroom; 4 x 3-bedroom; 8 x 4-bedroom) and four flats (4 x 1-bedroom); associated access road, car parking, landscaping and drainage.**

The application lies within Western Park which is a locally listed park (LLPG/375) which contains the Former Open Air School (Grade II).

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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 12<sup>th</sup> December 2022. Please contact Justin Webber (4544638).**

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

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

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**108 Granby Street  
Planning Application 20221756**

**Installation of 1 externally illuminated fascia sign to shop front (Class E)**

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**125 London Road, Park Hotel  
Planning Application 20220558**

**Change of use from hotel (Class C1) to cafe (Class E) in basement and nine flats (9 x 1bed) (Class C3) on ground, first, second, third and within roof; two**

**dormer windows and a balcony; aluminium doors & windows; alterations (amended plans)**

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**49 Abbey Park Road, The Shoe Factory Rear of,  
Planning Application 20221781**

**Demolition of factory; construction of 10 dwellings (10 x 3 bed) with associated parking and access.**

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**78-80 Clarendon Park Road  
Planning Application 20220396**

**Change of use from shop with first floor flat (3 bed) (no. 78) and single dwellinghouse (3 bed) (no .80) to shop (Class E) and four self-contained flats (2 x 1 bed, 2 x 2 bed) (Class C3); Demolition of existing rear outbuildings; construction of single storey extension at rear; two dormers at rear; replacement shop front, replacement windows to front , side and rear elevations; Alteration to rear (Amended plans 24/10/2022)**

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**21-23 58 Regent Road (rear of) and 23 Rawson Street  
Planning Application 20221875**

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

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**58 Regent Road (rear of) and 23 Rawson Street  
Planning Application 20221451**

**Demolition of single storey toilet block at rear; construction of first floor extension at rear; installation of rooflights and replacement windows; alterations; and change of use of ground floor garage to office (Class E)**

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**7-9 King Street  
Planning Application 20221799**

**Alteration at rear and change of use of part of ground floor and all of first and second floors from shop (Class E) to 2 duplex flats (2 x 2 bed) (Class C3)**

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**113-117 London Road  
Planning Application 20212274**

**Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations (amended plans received 08/07/2022)**

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**27 Peacock Lane  
Planning Application 20221862**

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**External alterations to replace insulation and external materials on building**

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**33 Castle Street, Castle Court  
Planning Application 20221807**

**Installation of external re-cladding and remedial facade works to student accommodation (Sui Generis)**

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**6 Salisbury Road  
Planning Application 20221899**

**Change of use from Education facility (Class F1) to five self-contained flats (5x1 bed) (Class C3); removal of tree at front; alterations (amended plans received 18/11/2022)**

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**7-9 Welford Road  
Planning Application 20221892**

**Change of use of ground floor units from barbershop and accommodation agency (Class E) to any two uses from hot food takeaway, taxi business, drinking establishment, betting office, pay day loan shop, any Class E use.**

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**Humberstone Junior Academy  
Planning Application 20221926**

**Installation of replacement windows to school (Class F1)**

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**46 Sanvey Lane  
Planning Application 20221952**

**Construction of single storey extension at rear, installation of solar panels; alterations to house (Class C3)**

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**East Avenue, St John the Baptist C of E Primary School  
Planning Application 20221948**

**Construction of single storey timber modular building (Class F1)**

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**20 Highfield Street  
Planning Application 20222011**

**Change of use from House in Multiple Occupation and Laundrette (6 bed) (Class C4/Sui Generis) to House in Multiple Occupation (6 bed) (Class C4); removal of external staircase; alterations at front**

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**Sanvey Gate/Highcross Street junction  
Planning Application 20222051**

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**Installation of 15m tall telecommunications monopole; associated cabinets**

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**155 Humberstone Drive, Old Humberstone Constitutional Club  
Planning Application 20221709**

**Change of use from private club (Sui Generis) and ancillary flat to education facility with community centre hub (Class F1); demolition of part of rear wall; associated parking; application of replacement render to all elevations; addition of 2 sky lanterns to roof & window to west elevation**

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**370 London Road  
Planning application 20222043**

**Installation of two externally illuminated fascia signs; one externally illuminated freestanding pole sign (Class A3)**

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**21 Tichbourne Street, Markaz Quba  
Planning application 20222081**

**Construction of three storey extension to provide cafe on ground floor (phase 1) and classrooms on first and second floors (phase 2) at side of place of worship and community centre (Class F1/F2) (AMENDED PLAN RECEIVED 07/12/2022)**

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**11 Gallowtree Gate  
Planning application 20222065**

**Retrospective application for installation of one internally illuminated fascia sign; one internally illuminated projecting sign; and one non-illuminated vinyl window sign (AMENDED PLANS RECEIVED 15/11/2022)**

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**Victoria Park Road, Victoria Park  
Planning application 20222029**

**Construction of bandstand, installation of seating and landscaping works within public open space**

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**44 Abbey Street, Allied Place  
Planning application 20221746**

**Construction of additional floor to block of flats to form 3 additional flats (3x2 bed)**

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**45 & 46 East Bond Street, Charles Berry House  
Planning application 20222103 & 20222104**

**Installation of canopy over entrance on north-east elevation (Class C3)  
External alterations to a Grade II Listed Building**

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**University Road, University of Leicester, Fielding Johnston Building  
Planning Application 20222094**

**External alterations to Grade II listed building**

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**4 College Avenue  
Planning Application 20220143**

**Replacement of windows and doors at rear of house with double glazed white UPVC (Class C3)**

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**100 Tudor Road, Tudor Hotel PH  
Planning Application 20222033**

**Change of use from public house (Class A4) to 10 flats (4 x studio, 4 x 1 bed, 1 x 2 bed) (Class C3), including change of use of outbuilding from storage (Class A4) to self contained flat (1 x 1bed) (Class C3)**

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**322 London Road, Kirk Lodge  
Planning Application 20221994**

**Installation of two air conditioning units to ground floor office side wall to rear of main building (C2A)**

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**35A Millstone Lane, Arruga House  
Planning Application 20222134**

**Part retrospective application for change of use from offices (Class E) to three self-contained flats (1x1 bed & 2x2 bed) (Class C3); alterations**

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**Wellington Street, opposite The Frassati Centre  
Planning Application 20222130**

**Installation of 20m tall telecommunications monopole; ancillary cabinets**

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**113-117 London Road  
Planning Application 20212274**

**Demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed); parking and bin store at rear; construction of bay window at front; two-storey extension at rear; two second floor infill extensions at rear; installation of solar panels at rear; alterations (amended plans)**

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**5 University Road  
Planning Application 20221561**

**Construction of first floor extension above existing garage (Class B1a)**

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**81 Clarendon Park Road  
Planning Application 20222107**

**Deconstruction of outrigger; construction of single storey extension at rear; reconstruction and extension of outrigger at first floor level; construction of outbuilding at rear; basement conversion and associated access at front; alterations to house (Class C3).**

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**Charter Street, Kapital Building  
Planning Application 20200293**

**Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement)**

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**1 Scarborough Road  
Planning Application 20222174**

**Construction of additional storey to bungalow; two storey extension at front; installation of 1.8m high sliding gate at front; construction of vehicular access at front; alterations to house (Class C3)**

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**7 Horsefair Street  
Planning Application 20222185**

**Installation of shopfront of shop (Class E)**

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**Knighton Road, opposite junction with Eton  
Planning Application 20222178**

**Installation of 15m tall telecommunications monopole & ancillary cabinets**

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**Halifax Drive, St Lukes Church  
Planning Application 20222034**

**Replacement landscaping, car parking and entrance doors.**

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**336A Harrison Road  
Planning Application 20222184**

**Demolition of existing garage & two storey building; construction of replacement two storey building with 2 front dormers to accommodate 3 flats (1x studio and 2x 1-bed flat) (Class C3)**

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**Henshaw Street, NS Waites  
Planning Application 20221582**

**Change of use from factory (Class B2); Construction of three additional floors to create student accommodation (46x studios, 1x 2bed) and ancillary amenities (Sui Generis)**

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**41 King Street, Pilot House  
Planning Application 20222176**

**Change of use of mixed use Pilot House site (Sui Generis), including refurbishment of most buildings for office use (with ancillary cafe) (Class E); use of existing parking area to the south of the site (Duke St Depot) for servicing and vehicle parking; removal of small Duke St loading bay and construction of an atrium space**

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**3-5 Bramley Road  
Planning Application 20221777**

**Change of use of two houses in multiple occupation (Class C4) to 5 flats (5 x 1 bed) (Class C3); installation of three rooflights at front; dormer extension at rear; associated landscaping and cycle store at rear**

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**2 Disraeli Street  
Planning Application 20222124**

**Change of use of two houses in multiple occupation (Class C4) to 5 flats (5 x 1 bed) (Class C3); installation of three rooflights at front; dormer extension at rear; associated landscaping and cycle store at rear**

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**22 Deacon Street  
Planning Application 20221750**

**Variation of condition 17 (approved plans) attached to Planning Permission 20160270 to introduce retrospective measures to complete some of the architectural features to resemble the original approved scheme.**

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**19 Evington Street  
Planning Application 20222216**

**Change of use from house (Class C3) to house in multiple occupation (12 persons) (Sui Generis); three pitched roofed dormers to front and one box dormer to rear**



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**Market Place, Green Dragon Square  
Planning Application 20222258**

**Temporary Installation of 10 shipping container units, each containing 2 no. lockable trader units and 50 pop up stalls (70 trading stalls total) (Class E (a))**

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**25 Alexandra Road  
Planning Application 20222196**

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

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**400 Loughborough Road, Petrol Filling Station  
Planning Application 20222278**

**Demolition of car wash and associated building; Installation of charging zone; construction of 5 charging bays; 3 jet wash bays with canopy to 2; sub-station enclosure; associated forecourt works (Sui Generis)**

