



Leicester  
City Council

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

**DATE: WEDNESDAY, 15 MAY 2019**  
**TIME: 5:15 pm**  
**PLACE: Meeting Room G.02 - City Hall, 115 Charles Street, Leicester, LE1 1FZ**

### **Members of the Panel**

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

Cllr M. Unsworth

|               |   |  |
|---------------|---|--|
| L. Blood      | - | Institute of Historic Building Conservation        |
| S. Eppel      | - | Leicester Civic Society                            |
| D. Martin     | - | Leicestershire and Rutland Gardens Trust           |
| N. Feldmann   | - | Leicestershire and Rutland Society of Architects   |
| C. Jordan     | - | Leicestershire Archaeological & Historical Society |
| P. Draper     | - | Royal Institute of Chartered Surveyors             |
| P. Ellis      | - | Victorian Society                                  |
| C. Hossack    | - | Leicestershire Industrial History Society          |
| N. Stacey     | - | Leicester School of Architecture                   |
| S. Bird       | - | Diocesan Advisory Panel                            |
| S. Hartshorne | - | Twentieth Century Society                          |
| M. Richardson | - | Royal Town Planning Institute                      |

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**

*Conservation Team, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ*

*(Tel. 0116 454 4638)*

*Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)*

## INFORMATION FOR MEMBERS OF THE PUBLIC

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

### WHEELCHAIR ACCESS

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

### BRILLE/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 20<sup>th</sup> March 2019 are attached and the Panel is asked to confirm them as a correct record.

**4. MATTERS ARISING FROM THE MINUTES**

**5. CURRENT DEVELOPMENT PROPOSALS**

**Appendix B**

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

**6. ANY OTHER URGENT BUSINESS**

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

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





Leicester  
City Council

**Minutes of the Meeting of the  
CONSERVATION ADVISORY PANEL HELD ON Wednesday, 20 March 2019**

**Meeting Started 5:15 pm**

**Attendees**

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

M. Richardson (RTPI), S. Eppel (LCS), D. Martin (LRGT), N. Feldmann (LRSA), C. Hossack (LIHS), S. Hartshorne (TCS), C. Jordan (LAHS), S. Bird (DAC), N. Stacey (LSoA), C. Laughton

S. Penfold (LSoA) – Student Representative

**Presenting Officers**

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

Amir Hussain (Yeme Architects)

**93. APOLOGIES FOR ABSENCE**

P. Ellis (VS), P. Draper (RICS), C. Sawday, C. Cross (SR)

**94. DECLARATIONS OF INTEREST**

None.

**95. MINUTES OF PREVIOUS MEETING**

The Panel agreed the notes.

**96. CURRENT DEVELOPMENT PROPOSALS**

**A) 59 FRIAR LANE  
Pre-App Presentation**

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**B) East Bond Street  
Pre-App Presentation**

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**C) 4-6 POCKLINGTON'S WALK**

## **Pre-App Presentation**

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### **D) 134-140 HIGHCROSS STREET Planning Application [20182111](#)**

Initial comments focused on the proposed development's relationship with the schemes recently approved elsewhere within or adjacent to the All Saints Conservation Area. All major conservation concerns focused on the proposed development relationship with the Grade I Listed Church immediately to the east of the site. A more generously set back and modulated façade was advanced as a viable option to improve the relationship between the church and the new development.

In addition, the panel asked to seek amendments in regards to the building's transition from the ground floor upwards, and the overall height immediately opposite the Grade I Listed Church. The views in regards to the top storey, aluminium clad extensions were also framed in terms of excessive visibility as currently stands. More information in regards to the external material palette were requested to appropriately assess the actual impact of the new development on the Grade I Listed Church and the streetscape of the All Saints Conservation Area.

### **SEEK AMENDMENTS**

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### **E) CORNER OF CHURCH GATE & ST PETERS LANE Planning Application [20190163](#)**

Initial comments focused on the important position of the plot in regards to the concentration of Grade II properties in close proximity to the site. The height and massing of the property were largely regarded as excessive for its locality, with special reference to the timber warehouse immediately to the north, visibility of which would be significantly affected by the development as proposed.

The mismatched design and material palette of the main elevations along Church Gate and St Peter's Lane were criticized. The former, based on its pastiche style, was regarded as inappropriate for its locality, while the lack of active frontage along St Peter's Lane was considered regrettable.

In all, the scheme was broadly regarded as inappropriate in regards to its surrounding, with high potential to adversely affect the streetscape of the Church Gate Conservation Area and the designated assets adjacent to the site.

### **OBJECTIONS**

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### **F) 96 JARROM STREET Planning Application [20180801](#)**

The previously sought amendments relating to the excessive height of the proposed building were referred to. As a result, there were strong concerns over the development as currently proposed, raised in height despite the aforementioned objections. The Panel considered the revised development proposal to be more harmful to the setting of the designated heritage assets.

## **OBJECTIONS**

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### **G) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE**

**Planning Application [20190433](#)**

The comments focused predominantly on the overall scale and comprehensive nature of the development, presented as one continuous building line set at the centre of the available plot. This was assessed in comparison to both the precedent on site and the development present elsewhere within the Stoneygate Conservation Area. It was considered to be out of character with the suburban context and not reflective of the urban grain in the local area.

The detailed design of the proposed building was considered to be poor and lacking in contextual response. The proposed uPVC units were specifically regarded as inappropriate in regards to the designated status of the area. The location of the car park was equally highlighted as inappropriate in regards to the relative prominence of the designated locality, on a corner adjacent to the Grade II\* Listed 32 Ratcliffe Road and Grade II Listed 34-38 Ratcliffe Road.

In all, the development was regarded as an overdevelopment of the plot, broadly of inappropriate scale and massing in regards to the character of the Stoneygate Conservation Area. A lower density scheme, broken up within a parkland setting and of a higher quality design was suggested as a more acceptable alternative.

## **OBJECTIONS**

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### **H) 7A STANLEY ROAD**

**Planning Application [20190270](#) and [20190271](#)**

The members of the panel were largely dissatisfied with the amount of information submitted as part of the application, with no specifications in regards to the actual material alterations to the historic fabric on site. The subdivisions of the interior were regarded as grossly inappropriate based on the Grade II status of the property under consideration.

## **OBJECTIONS**

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**The following applications are reported for Members' information but no**

additional comments were made.

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**162 LONDON ROAD**

**Planning Application 20181781**

**CHANGE OF USE FROM DWELLING (1 X 5BED) (CLASS C3) TO 9 STUDIO FLATS (CLASS C3); ALTERATIONS**

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**16 VICTORIA PARK ROAD**

**Planning Application 20182748**

**CONSTRUCTION OF DRAINAGE CHANNEL AND SOAKAWAY; RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF HARD SURFACE AND ALTERATION TO THE FRONT OF THE PROPERTY (CLASS C3)**

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**2 HORSEFAIR STREET**

**Planning Application 20182736**

**INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE NON-ILLUMINATED HANGING SIGN TO FRONT OF SHOP (CLASS A1)**

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**186 WELFORD ROAD**

**Planning Application 20182790**

**DEMOLITION OF BUILDING FOR THE RETAIL, REPAIR & STORAGE OF ANTIQUES (SUI GENERIS); CONSTRUCTION OF THREE FOUR STOREY BLOCKS TO PROVIDE 56 STUDENT STUDIO APARTMENTS (SUI GENERIS); VEHICLE ACCESS, PARKING & LANDSCAPING**

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**INFIRMARY SQUARE, LEICESTER ROYAL INFIRMARY**

**Planning Application 20182199**

**THREE-STOREY EXTENSION TO THE KENSINGTON BUILDING (FACING JARROM STREET). INTERNAL ALTERATIONS TO EXISTING BUILDING. (CLASS D1)**

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**WARREN DRIVE, COLBY LODGE**

**Planning Application 20182781**

**CONSTRUCTION OF TWO STOREY DETACHED HOUSE (1X 3BED) (CLASS C3); DEMOLITION OF OUTBUILDINGS; CHANGE OF USE FROM DAY NURSERY TO DWELLING (CLASS c3); CONSTRUCTION OF SINGLE STOREY REAR EXTENSION;**



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**24 RUTLAND STREET, ASSURANCE HOUSE**  
**Planning Application 20182788**

**CHANGE OF USE FROM OFFICES (CLASS B1) AND CONSTRUCTION OF FIRST, SECOND & THIRD FLOOR EXTENSIONS TO CREATE SPACE FOR RETAIL (CLASS A1), FINANCIAL & PROFESSIONAL SERVICES (CLASS A2), RESTAURANT (CLASS A3), PUBLIC HOUSE/BAR (CLASS A4) & OFFICES (CLASS B1) USES ON THE GROUND FLOOR, AND FINANCIAL & PROFESSIONAL SERVICES (CLASS A2) & OFFICE (CLASS B1) USES ON THE UPPER FLOORS, ALTERATIONS**

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**5 SOUTHERNHAY ROAD**  
**Planning Application 20182662**

**LOFT CONVERSION; CONSTRUCTION OF DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)**

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**5 CARISBROOKE ROAD**  
**Planning Application 20182757**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE OF HOUSE; ALTERATIONS (CLASS C3)**

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**2 ST JAMES TERRACE**  
**Planning Application 20182756**

**RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM THREE SELF-CONTAINED FLATS (3 X 2 BEDS) (CLASS C3) TO FIVE SELF-CONTAINED FLATS (4 X 1 BED, 1 X 2 BED) (CLASS C3)**

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**2 LINCOLN STREET**  
**Planning Application 20182668**

**RETROSPECTIVE APPLICATION FOR REPLACEMENT OF TIMBER WINDOWS TO UPVC (CLASS C3)**

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**236 ST SAVIOURS ROAD**  
**Planning Application 20181500**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AND DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)**

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**18 FRIAR LANE**  
**Planning Application 20182696**

**RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO  
GRADE II LISTED BUILDING**

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**150 KNIGHTON ROAD, COLLEGE COURT**  
**Planning Application 20182725**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDINGS**

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**120 REGENT ROAD**  
**Planning Application 20182626**

**RETROSPECTIVE APPLICATION FOR ALTERATION TO FRONT OF  
STUDENT ACCOMODATION (SUI GENERIS); INSTALLATION OF  
EXTERNAL LIGHTING TO FRONT AND SIDES**

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**ST MARGARET'S WAY, ST MARGARET'S CHURCH**  
**Planning Application 20182774**

**ALTERATIONS TO ROOF OF CHURCH (CLASS D1)**

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**26 MARKET PLACE**  
**Planning Application 20182529**

**CHANGE OF USE OF GROUND FLOOR FROM AMUSEMENT ARCADE  
(SUI GENERIS) TO EITHER RETAIL, FINANCIAL AND PROFESSIONAL  
SERVICE, RESTAURANT/CAFE, DRINKING ESTABLISHMENT OR HOT  
FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5); INSTALLATION OF  
VENTILATION FLUE TO REAR; ALTERATIONS**

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**24-26 MARKET PLACE**  
**Planning Application 20182527**

**CHANGE OF USE OF PART OF GROUND FLOOR FROM RETAIL (CLASS  
A1) TO EITHER SHOP, RESTAURANT/CAFE, DRINKING  
ESTABLISHMENT, HOT FOOD TAKEAWAY, BUSINESS, NON-  
RESIDENTIAL INSTITUTION OR ASSEMBLY AND LEISURE (CLASS A1,  
A3, A4, A5, B1, D1 OR D2) TO FORM SEPARATE UNIT FRONTING CANK  
STREET; INSTALLATION OF VENTILATION FLUE TO REAR;  
ALTERATIONS**

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**24-26 MARKET PLACE**

**Planning Application 20182528**

**CHANGE OF USE OF PART OF GROUND FLOOR FROM RETAIL (CLASS A1) TO EITHER RETAIL, FINANCIAL AND PROFESSIONAL SERVICE, RESTAURANT/CAFE, DRINKING ESTABLISHMENT OR HOT FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5); INSTALLATION OF VENTILATION FLUE TO REAR; ALTERATIONS**

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**24-26 MARKET PLACE**

**Planning Application 20182526**

**CHANGE OF USE OF PART OF GROUND AND FIRST FLOOR FROM RETAIL (CLASS A1) AND OFFICE (CLASS B1(a)) TO EITHER SHOP, FINANCIAL AND PROFESSIONAL SERVICE, RESTAURANT, CAFE, DRINKING ESTABLISHMENT OR HOT FOOD TAKEAWAY (CLASS A1,A2, A3, A4 OR A5) TO FORM SEPARATE UNIT FRONTING CANK STREET; INSTALLATION OF VENTILATION FLUE TO REAR; ALTERATIONS**

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**160 HINCKLEY ROAD, WYGGESTON HOSPITAL**

**Planning Application 20182514**

**CONSTRUCTION OF THREE STOREY EXTENSION TO CREATE ADMINISTRATION HUB AND 8 SELF CONTAINED FLATS (2 X 1 BED AND 6 X 2 BED). CONSTRUCTION OF SIX SINGLE STOREY DWELLINGS (6X 2BED) (CLASS C2)**

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**16 HOTEL STREET, THE CITY ROOMS**

**Planning Application 20182747**

**EXTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**7 HIGH STREET**

**20182710**

**INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS A2)**

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**73A LONDON ROAD**

**Planning Application 20182656**

**CHANGE OF USE FROM OFFICES (CLASS A2) TO HOT FOOD TAKEAWAY (CLASS A5); CONSTRUCTION OF CHIMNEY TO SIDE**

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**50-52 LONDON ROAD**

**Planning Application 20182671**

**INSTALLATION OF THREE NON-ILLUMINATED FASCIA SIGNS; NINE OTHER SIGNS TO SHOP (CLASS A1)**

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**GROBY ROAD, GLENFIELD HOSPITAL N H S TRUST  
Planning Application 20182430**

**CONSTRUCTION OF TWO STOREY BUILDING TO HOSPITAL SITE (CLASS D1)**

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**188 WELFORD ROAD  
Planning Application 20182726**

**DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF THREE STOREY BUILDING TO PROVIDE STUDENT ACCOMMODATION (30 X EN-SUITE STUDY BEDROOMS WITH COMMUNAL AREAS) (SUI GENERIS)**

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**10-12 GRANBY STREET  
Planning Application 20182688**

**CHANGE OF USE FROM BETTING SHOP (SUI GENERIS) TO TWO HOT FOOD TAKE-AWAY UNITS (CLASS A5); INSTALLATION OF TWO VENTILATION FLUES AT REAR; ALTERATIONS**

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**23 DOVER STREET, THE ANCHOR CENTRE  
Planning Application 20182727**

**DEMOLITION OF EXISTING BUILDINGS (FORMER ANCHOR CENTRE) AND CONSTRUCTION OF 5 STOREY EXTENSION (20M TALL) TO SIDE OF THEATRE. TWO STOREY REAR EXTENSION. (SUI GENERIS)**

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**11 ELMFIELD AVENUE  
Planning Application 20182769**

**ALTERATIONS TO DETACHED FORMER COACH HOUSE TO FORM 3 X 1 BED ROOM FLATS. ALTERATIONS TO INCLUDE ROOFLIGHTS / WINDOWS AND DOORS AND DORMER WINDOW. TO FORM STAFF ACCOMMODATION TO CARE HOME (CLASS C2). DEMOLITION OF GREEN HOUSE.**

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**46B MARKET PLACE  
Planning Application 20182775**

**CHANGE OF USE OF GROUND FLOOR FROM SHOP (CLASS A1) TO HOT FOOD TAKE AWAY (CLASS A5); INSTALLATION OF VENTILATION FLUE AND AIR CONDITIONING UNIT TO REAR; ALTERATION**

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**12-16 DE MONTFORT STREET  
Planning Application 20182564**

**CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION; TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS) (SUBJECT TO S106 AGREEMENT)**

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**2 HORSEFAIR STREET  
Planning Application 20190030**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**519 WELFORD ROAD  
Planning Application 20190038  
INSTALLATION OF WINDOWS TO FRONT AND SIDE OF HOUSE (CLASS C3)**

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**COLLEGE COURT, 150 KNIGHTON ROAD  
Planning Application 20190073**

**INSTALLATION OF EXTERNAL LIGHTING TO TRAINING AND CONFERENCE CENTRE, HOTEL AND FUNCTION SUITE (SUI GENERIS)**

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**IMPERIAL AVENUE, INFANT SCHOOL  
Planning Application 20190051**

**INSTALLATION OF 2.4M HIGH REPLACEMENT FENCING TO PERIMETER OF SCHOOL; AND INSTALLATION OF VEHICLE AND PEDESTRIAN ACCESS GATES (CLASS D1)**

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**37 NEW WALK  
Planning Application 20190075**

**INSTALLATION OF TELECOMMUNICATIONS MACHINERY AND SIX REPLACEMENT ANTENNAS TO ROOF OF OFFICE (CLASS B1)**

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**37 NEW WALK**  
**Planning Application 20190077**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

**16 GRENFELL ROAD**  
**Planning Application 20190037**

**CONSTRUCTION OF SECOND FLOOR EXTENSION AT SIDE;  
ALTERATIONS TO ROOF; RENDERING OF HOUSE (CLASS C3)**

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**3 BERRIDGE STREET, PHOENIX HOUSE**  
**Planning Application 20190029**

**INSTALLATION OF REPLACEMENT WINDOWS TO FRONT, SIDES AND  
REAR OF FLATS (CLASS C3)**

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**40 REGENT ROAD, CRESCENT HOUSE**  
**Planning Application 20190048**

**CONSTRUCTION OF PORCH; CONVERSION OF PARKING SPACE TO  
OFFICE SPACE; REPLACEMENT WINDOWS AND DOORS;  
INSTALLATION OF AIR CONDITIONING UNIT TO REAR OF BUILDING  
(CLASS B1); ALTERATIONS**

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**6 KNIGHTON ROAD**  
**Planning Application 20190047**

**INSTALLATION OF 1.5 METRE HIGH BOUNDARY WALL AND RAILINGS;  
GATED ENTRANCES AT FRONT; EXTENSION OF VEHICULAR ACCESS  
AT FRONT OF HOUSE (CLASS C3)**

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**223 LONDON ROAD, BERKELEY BURKE HOUSE**  
**Planning Application 20190054**

**CONSTRUCTION OF THREE STOREY OFFICES AT REAR (CLASS B1);  
ASSOCIATED LANDSCAPING**

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**14-20 PRINCESS ROAD WEST, RENAISSANCE HOUSE**  
**Planning Application 20190024**

**INSTALLATION OF WINDOWS TO FRONT AND REAR ELEVATIONS OF  
BUILDING (CLASS B1)**

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**KNIGHTON PARK ROAD, KNIGHTON COURT  
Planning Application 20190056**

**INSTALLATION OF ENTRANCE DOORS TO THREE BLOCKS OF FLATS  
(CLASS C3)**

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**130 NEW WALK  
Planning Application 20172310**

**DEMOLITION OF PART OF BUILDING. CHANGE OF USE OF EXISTING  
OFFICE BUILDING TO STUDENT FLATS (SUI GENERIS) AND THREE/FIVE  
STOREY EXTENSION AND PROPOSED BASEMENT TO PROVIDE 41 (1 X  
BED) STUDIO FLATS. ALTERATIONS**

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**14 HOTEL STREET, KNIGHT & GARTER  
Planning Application 20190041**

**INSTALLATION OF MACHINERY TO REAR OF PUBLIC HOUSE (CLASS  
A4)**

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**14 HOTEL STREET, KNIGHT & GARTER  
Planning Application 20190042**

**INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**22 SOUTH KNIGHTON ROAD, ULVERSCROFT, LAND  
Planning Application 20190086**

**CONSTRUCTION OF TWO SEMI-DETACHED DWELLINGS (2 X 3 BED)  
(CLASS C3)**

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**59 HIGHCROSS STREET  
Planning Application 20190217**

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

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**33A ELMS ROAD  
Planning Application 20190012**

**CONSTRUCTION OF FIRST FLOOR EXTENSION TO SIDE OF HOUSE;  
ALTERATIONS (CLASS C3)**

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**THE GATEWAY, DE MONTFORD UNIVERSITY, CLEPHAN BUILDING**  
**Planning Application 20190167**

**REMOVAL OF EXTERNAL STAIRS AND FLUES; INSTALLATION OF EXTERNAL STAIRCASE, REPLACEMENT WINDOWS AND DOORS, SOIL VENT PIPE, 2.4 METRE HIGH FENCING AND GATES TO SIDE OF UNIVERSITY BUILDING (CLASS D1); ALTERATIONS**

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**20-20A MILLSTONE LANE**  
**Planning Application 20190186**

**CONSTRUCTION OF 2 METRE HIGH WALL AND GATE AT REAR OF OFFICES (CLASS A2)**

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**89 SOUTHERNHAY ROAD**  
**Planning Application 20190140**

**CONSTRUCTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE AND TWO STOREY EXTENSION AT SIDE AND REAR; PART DEMOLITION OF GARAGE AT REAR; ALTERATIONS TO WINDOWS OF HOUSE; ALTERATIONS (CLASS C3)**

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**28 SHAFTESBURY AVENUE**  
**Planning Application 20190157**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AND DORMER EXTENSION AT REAR OF HOUSE; ALTERATIONS (CLASS C3)**

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**45 BIRSTALL STREET, DURHAM OX**  
**Planning Application 20190151**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT FRONT, SIDE AND REAR; COVERED SMOKING AREA AT SIDE; TWO STOREY EXTENSION AT SIDE; FIRST FLOOR EXTENSION AT REAR TO CREATE ADDITIONAL FLAT (2 X 2 BED)(CLASS A4); ALTERATIONS**

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**7 UPPER KING STREET**  
**Planning Application 20190189**

**INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**40 GROSVENOR GATE, SOMERVILLE  
Planning Application 20190061**

**INSTALLATION OF FIVE NON-ILLUMINATED HOARDING SIGNS TO CARE  
HOME (CLASS C2)**

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

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

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**62 LONDON ROAD, BOURJ TOWER  
Planning Application 20190303**

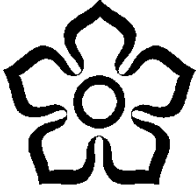
**CONSTRUCTION OF CONSERVATORY TO ROOF TERRACE;  
INSTALLATION OF BALUSTRADING TO ROOF OF FLATS (CLASS C3)**

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**NEXT MEETING – 17<sup>th</sup> April 2019, G.02 Meeting Room 2, City Hall**

**Meeting Ended – 19:30**





Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

15<sup>th</sup> May 2019

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## CURRENT DEVELOPMENT PROPOSALS

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### A) 580 GIPSY LANE

Planning Application [20190080](#)

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

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 structure on site.

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### B) ABBEY LANE AND ABBEY PARK ROAD, LAND AT CORNER OF

Planning Application [20182721](#)

#### CONSTRUCTION OF 6 STOREY BUILDING COMPRISING 96 FLATS (45 X 1 BED, 51 X 2 BED) ANCILLARY USES AND FACILITIES (CLASS B1 OFFICE X 2, 60 AND 51SQM AND GYM CLASS D2, 82SQM) AND ASSOCIATED PARKING AND LANDSCAPING

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

The proposal is for a new 6-storey development at the corner of Abbey Lane and Abbey Park Road, to cater for 96 residential units and associated facilities, including parking, offices and gym.

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### C) 12-14 HIGHFIELD STREET, LAND AT REAR OF

Planning Application [20190278](#)

#### CONSTRUCTION OF TWO STOREY BUILDING TO PROVIDE 4 SELF-CONTAINED STUDENT FLATS (4 X STUDIOS) (CLASS C3)

The proposal is for a new dwellinghouse at the rear of 12 -14 Highfield Street, within the South Highfields Conservation Area and in close proximity to Grade II Listed Nos. 122-12 London Road / Nos. 2-4 Highfield Street and the Grade II Listed 7<sup>th</sup> Adventist Church to the south-east.

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**D) SITE BOUND BY ALL SAINTS ROAD/ BATH LANE, JARVIS STREET AND RUDING STREET**

Planning Application [20182431](#)

**REDEVELOPMENT OF SITE FOR STUDENT ACCOMMODATION (464 BEDROOMS) AND 184 RESIDENTIAL APARTMENTS (30 x STUDIOS, 89 X 1 BED, 65 X 2 BED), TOGETHER WITH 172 SQ. M OF FLEXIBLE COMMERCIAL SPACE (CLASSES A1, A2, A3, A4, A5, B1, D1 AND D2), GROUND LEVEL CAR PARKING, ASSOCIATED ANCILLARY WORKS AND LANDSCAPING.**

The site is located within the Waterside Area, to the immediate east of the Grade II Listed Nos.16-24 Bath Lane and two Grade II Listed structures associated with the Donisthorpe Mill, to the west of the Locally Listed Great Central Railway Station and the former Generator House at No.2 Jarvis Street. There are other locally listed and nationally designated structures within close proximity to the site. The site itself is currently an undeveloped open area.

The proposal is for a new high-rise development, comprising student and residential apartments, complimented by a flexible commercial space and a car parking area to the ground floor.

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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 13<sup>th</sup> May 2019. 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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**20-40 NEW WALK**

Planning Application 20190194

**REPLACEMENT RAILINGS AND GATE; REMOVAL OF LOW LEVEL WALL**

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**27-29 MILLSTONE LANE, THE MILL**

Planning Application 20190223

**CHANGE OF USE FROM BUSINESS (CLASS B1) TO CAFE (CLASS A3) AND MIXED USE COMPRISING OF EITHER SHOP (CLASS A1) OR RESTAURANT/CAFE (CLASS A3) OR DRINKING ESTABLISHMENT (CLASS A4)**

**OR HOT FOOD TAKEAWAY (CLASS A5) OR BUSINESS (CLASS B1) OR NON-RESIDENTIAL INSTITUTION (CLASS D1) OR ASSEMBLY AND LEISURE (CLASS D2); INSTALLATION OF GATE AND WINDOWS TO FRONT AND REPLACEMENT OF ROOF AND WALLS TO REAR; ALTERATIONS**

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**222 FOSSE ROAD SOUTH  
Planning Application 20190252**

**CONSTRUCTION OF DORMER EXTENSION AT REAR OF HOUSE (CLASS C3)**

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**97 SPENCEFIELD LANE  
Planning Application 20190362**

**CONSTRUCTION OF TWO STOREY EXTENSION AT FRONT; RAISED RIDGE HEIGHT TO FORM FIRST FLOOR HABITABLE ACCOMMODATION; SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3); ALTERATIONS**

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**31 SOUTHERNHAY CLOSE  
Planning Application 20190403**

**RASIED RIDGE HEIGHT TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION; CONSTRUCTION OF 1.5 STOREY FRONT EXTENSION; REAR DORMER EXTENSION TO HOUSE; ALTERATIONS (CLASS C3)**

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**95 HUMBERSTONE GATE  
Planning Application 20190272**

**CONVERSION OF EXISTING OFFICES (CLASS B1(a)) TO 4 x STUDENT CLUSTER FLATS (1 x 3 BED, 1 x 6 BED, 2 x 8 BED) AND COMMUNAL SPACES (SUI GENERIS)**

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**495 WELFORD ROAD, MILLGATE LODGE  
20190308**

**INSTALLATION OF 1X STORAGE CONTAINER TO LAND ADJACENT TO MILLGATE LODGE AND 3 X STORAGE CONTAINERS ALONG SCHOOL DRIVEWAY; INSTALLATION OF 1.8M AND 2.4M HIGH FENCING ADJACENT TO BOUNDARY WITH NO.49 HEATHER ROAD; CONSTRUCTION OF SOFT PLAY AREA AT REAR OF SCHOOL CAR PARK WITH 3M HIGH PLAY EQUIPMENT; INSTALLATION OF 2.4M HIGH BOUNDARY FENCE AND TWO GATES AROUND THE SOFT PLAY AREA; INSTALLATION OF 2X 7M HIGH FLOOD LIGHT COLUMN WITHIN SOFT PLAY AREA OF SCHOOL (CLASS D1) ALTERATIONS**

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**78-80 LONDON ROAD**

**Planning Application 20190310**

**RETRSOPECTIVE APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**40 GROSVENOR GATE, NURSING HOME  
Planning Application 20190234**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF TWO DETACHED SINGLE STOREY BUILDINGS AT REAR OF GRADE II LISTED BUILDING**

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**GROSVENOR GATE, FORMER NURSES HOME  
Planning Application 20190233**

**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF TWO DETACHED SINGLE STOREY BUILDINGS AT REAR OF NURSING HOME (CLASS C2); ALTERATIONS**

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**UNIVERSITY ROAD, UNIVERSITY OF LEICESTER, ASTLEY CLARKE BUILDING  
Planning Application 20190419**

**INSTALLATION OF HARD STANDING AND LIGHTING TO FORM FOOTPATH TO GROUNDS OF UNIVERSITY (CLASS D1); ALTERATIONS**

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**12 NEWTOWN STREET  
Planning Application 20190349**

**EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**16 WOODLAND AVENUE  
Planning Application 20190413**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF HOUSE (CLASS C3)**

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**1 GARRICK WALK, HAYMARKET THEATRE  
Planning Application 20190600**

**INSTALLATION OF SIX INTERNALLY ILLUMINATED SIGNS TO THEATRE (SUI GENERIS)**

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**61 CHURCH ROAD EVINGTON  
Planning Application 20190261**

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**DEMOLITION OF OUTBUILDING; CONSTRUCTION OF SINGLE STOREY EXTENSION AT FRONT, SIDE AND REAR; HIP TO PITCH ROOF; EXTERNAL ALTERATIONS OF HOUSE (CLASS C3)**

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**32-40 MARKET STREET**  
**Planning Application 20190553**

**VARIATION OF CONDITION 7 (PLANS) ATTACHED TO PLANNING PERMISSION 20182478 (CHANGE OF USE OF CLASS A1 RETAIL SHOP TO: (BASEMENT) CLASSES A1 RETAIL, A2 FINANCIAL & PROFESSIONAL SERVICES, A3 RESTAURANT/CAFE, B1 OFFICE, C1 SERVICED APARTMENTS INCLUDING ANCILLARY GYM; (GROUND FLOOR) CLASSES A1, A2, A3, B1, C1 INCLUDING ANCILLARY RECEPTION/BAR; (FIRST, SECOND, THIRD FLOORS) CLASS C1. FOURTH AND FIFTH FLOOR EXTENSIONS TO PROVIDE ROOF TOP BAR AND C1. ALTERATIONS.) TO ALLOW FOR INTERNAL AND EXTERNAL ALTERATIONS INCLUDING A LIGHTWELL AND ALTERATIONS TO INTERNAL LAYOUT, LIFT OVER RUN AND 2 X ROOF WINDOWS. REDUCE NUMBER OF A1/A2//A3 UNITS FROM 8 DOWN TO 6. INCLUSION OF EXISTING 2ND BASEMENT.**

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**32-40 MARKET STREET**  
**Planning Application 20190554**

**VARIATION OF CONDITION 3 (PLANS) ATTACHED TO LISTED BUILDING CONSENT 20182479 TO ALLOW FOR INTERNAL AND EXTERNAL ALTERATIONS INCLUDING A LIGHTWELL AND ALTERATIONS TO INTERNAL LAYOUT, LIFT OVER RUN AND 2 X ROOF WINDOWS.**

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**16 GRENFELL ROAD**  
**Planning Application 20190429**

**ALTERATIONS TO FACILITATE LOFT CONVERSION, REPLACEMENT TIMBER WINDOWS; REPLACEMENT DOORS; REPLACEMENT OF EXTERNAL BRICKS AND POINTING, LANDSCAPING (CLASS C3)**

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**158 LONDON ROAD**  
**Planning Application 20190577**

**INSTALLATION OF THREE ANTENNAS; THREE REMOTE RADIO UNITS; ONE GPS MODULE AND ANCILLARY DEVELOPMENT INCLUDING SAFETY HANDRAIL TO ROOF OF FLATS (CLASS C3)**

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**COSSINGTON STREET, COSSINGTON STREET SPORTS CENTRE**  
**Planning Application 20190285**

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**INSTALLATION OF SIX NON-ILLUMINATED SIGNS TO SOUTH ELEVATION OF SPORTS CENTRE (CLASS D2)**

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**1 ELM TREE COURT**  
Planning Application 20190461

**INSTALLATION OF PATIO DOORS AT SIDE OF HOUSE (CLASS C3)**

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**224 FOSSE ROAD SOUTH**  
Planning Application 20190424

**CONSTRUCTION OF DORMER AT REAR OF HOUSE (CLASS C3)**

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**58 FOSSE ROAD CENTRAL**  
Planning Application 20190394

**CHANGE OF USE FROM SIX FLATS (5 x 1 BED, 1 x 2 BED) TO SEVEN FLATS (6 x 1 BED, 1 x 2 BED); CONSTRUCTION OF DORMERS TO REAR; ROOF LIGHTS TO FRONT; REPLACEMENT WINDOWS AT SIDE AND REAR; ALTERATIONS**

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**59 WESTCOTES DRIVE**  
Planning Application 20190390

**CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR; NEW ROOF TO SIDE; REMOVAL OF CHIMNEY; REPLACEMENT FENCE TO FRONT AND SIDE OF HOUSE (CLASS C3)**

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**1-9 REGENT ROAD**  
Planning Application 20190459

**CONSTRUCTION OF ADDITIONAL STOREY TO CREATE ONE ADDITIONAL FLAT (1 x 6 BED); ALTERATIONS (CLASS C3)**

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**19 BURLEYS WAY**  
Planning Application 20182606

**CHANGE OF USE FROM STORAGE (CLASS B8) TO 14 APARTMENTS (11X 1BED, 3X 2BED) (CLASS C3); SINGLE STOREY EXTENSION AT REAR; EXTERNAL ALTERATIONS INCLUDING NEW WINDOWS AND ADDITION OF BALCONIES**

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**302 LOUGHBOROUGH ROAD**

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**Planning Application 20190110**

**RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF DORMER AT FRONT AND REAR AND SINGLE STOREY EXTENSION AT REAR OF FLATS (CLASS C3)**

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**55 LONDON ROAD  
Planning Application 20190432**

**INSTALLATION OF ONE INTERNALLY ILLUMINATED AND PROJECTING SIGN TO SHOP (CLASS A1)**

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**ABBEY MEADOWS, ROCKET STUDIOS  
Planning Application 20190515**

**DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS; RESIDENTIAL DEVELOPMENT COMPRISING 18 DWELLINGS (9 X 2 BEDROOM, 6 X 3 BEDROOM, 3 X 4 BEDROOM) (CLASS C3), ACCESS ROADS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS**

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**56 KNIGHTON DRIVE  
Planning Application 20190246**

**INSTALLATION OF REPLACEMENT CASEMENTS TO WINDOWS AT FRONT OF HOUSE (CLASS C3)**

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**19 HIGHCROSS STREET  
Planning Application 20190407**

**PART RETROSPECTIVE APPLICATION FOR INSTALLATION OF SHUTTERS TO FRONT ELEVATION OF RESTAURANT (CLASS A3)**

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**GUILDHALL LANE, THE GUILDHALL  
Planning Application 20190668**

**INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING**

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**80 WHARF STREET SOUTH  
Planning Application 20190380**

**DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 8-11 STOREY BUILDING TO ACCOMMODATE 4 RETAIL UNITS (CLASS A1) ON THE GROUND FLOOR AND 72 FLATS ABOVE (18 X 1 BED AND 54 X 2 BED) (CLASS C3)**

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**2-6 GALLOWTREE GATE**  
**Planning Application 20190555**

**REMOVAL OF EXISTING ENTRANCE DOORS; INSTALLATION OF NEW SHOPFRONT AND ENTRANCE DOORS TO BANK (CLASS A2); ALTERATIONS**

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**2-6 GALLOWTREE GATE**  
**Planning Application 20190556**

**INSTALLATION OF ONE NON ILLUMINATED FASCIA SIGN AND WINDOW SIGNS TO FRONT ELEVATION (CLASS A2)**

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**8-10 KING STREET**  
**Planning Application 20190079**

**CHANGE OF USE OF PREMISES TO NIGHT CLUB IN BASEMENT (SUI GENERIS)) AND BAR/RESTAURANT/HOT FOOD TAKEAWAY (CLASS A3/A4/A5) ON GROUND FLOOR; INSTALLATION OF SHOPFRONT, DOOR AND PARASOL TO FRONT AND VENTILATION FLUE AT REAR; ALTERATIONS**

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**133 LOUGHBOROUGH ROAD, REAR OF**  
**Planning Application 20190546**

**CHANGE OF USE OF FIRST FLOOR OFFICE (CLASS B1) OF ANNEXE BUILDING TO FLAT (1 X 2 BED) (CLASS C3); ALTERATIONS**

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