



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

16th January 2019

CURRENT DEVELOPMENT PROPOSALS

A) School at junction of Narborough Road and Upperton Road.
Pre-Application
Presentation by the Applicant

B) ST MARTINS, ST MARTINS CATHEDRAL CHURCH
Planning Application [20182729](#)

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

The site is a Grade II* Listed property, surrounded by a variety of designated assets, including the Grade I Listed Guildhall to its west. The property is located within the Greyfriars Conservation Area.

The application is for the demolition of the single storey Song School to the front of the Cathedral, and erection of a two-storey Heritage Learning Centre on a similar footprint of the former structure. The new built would extend downwards, providing additional basement space, while its external aesthetic will be of a modern design, to provide a visual contrast with the main building.

C) 36 MARKET STREET, FORMER FENWICK BUILDING
Planning Application [20182478](#) and [20182479](#)

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING / 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

A substantial part of the property under consideration is Grade II Listed, namely the corner at the junction of Belvoir Street and Market Street. The property is located within the Market Street Conservation Area, in close proximity to a wide of range of designated assets, including Grade II Listed Library, Adult Education Centre and Nos. 42 to 48 Belvoir Street immediately across the street.

The proposal is for the change of use of the currently vacant former Fenwick store into a mixed use development, occupied by commercial units or offices to the ground floor and a series of residential accommodation to the upper storeys. A single top floor extension is proposed as part of the application.

D) SANDACRE STREET, CAR PARK

Planning Application [20171254](#)

CONSTRUCTION OF 298 RESIDENTIAL UNITS. BLOCK ONE: FIVE, SIX, NINE AND TWELVE STOREY'S (78 X 1 BED, 91 X 2 BED); BLOCK TWO: FIVE, SIX, ELEVEN AND THIRTEEN STOREY'S (79 X 1 BED, 50 X 2 BED) (CLASS C3). CAR PARKING, LANDSCAPING. DEMOLITION

The site is adjacent to the Church Gate Conservation Area, located to its immediate west, currently occupied by a surface level car park and a mix of modern brick structures. The proposal is to demolish the existing buildings on the site and construct a group of mixed height residential blocks (up to 11 storeys) with associated landscaping and car parking.

Major amendments have been made to the original application, including the ground level site plan, elevation drawings and the overall height and massing of the development.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 14th January 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>

E) 7 ST PETERS ROAD

Planning Application [20182481](#)

INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN; PILASTERS TO MATCH FASCIA SIGN

F) 31 KNIGHTON DRIVE, KNIGHTON MANOR RESIDENTIAL HOME

Planning Application [20182507](#)

INSTALLATION OF TIMBER STYLE U-PVC WINDOWS TO THE FRONT, BOTH SIDES AND REAR ELEVATIONS OF ORIGINAL BUILDING (CLASS C2)

G) PORTLAND TOWERS, LAND ADJACENT PORTLAND LODGE

Planning Application 20182547

**CONSTRUCTION OF TWO-STOREY DETACHED DWELLING (1X 4BED);
DETACHED GARAGE; ASSOCIATED PARKING AND LANDSCAPING (CLASS
C3)**

H) 27 LANCASTER PLACE

Planning Application 20182412

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
(CLASS C3)**

I) 29 LANCASTER PLACE

Planning Application 20182413

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING
(CLASS C3)**

J) GROBY ROAD, GLENFIELD HOSPITAL

Planning Application 20182512

**CONSTRUCTION OF TWO STOREY EXTENSION TO HOSPITAL; ENCLOSED
PLANT ROOM ON ROOF (CLASS D1)**

K) 4 MIDLAND STREET, PHOENIX SQUARE

Planning Application 20182350

**CONSTRUCTION OF TWO STOREY EXTENSION TO PHOENIX DIGITAL MEDIA
CENTRE (MIXED USE)**

L) 23 GALLOWTREE GATE

Planning Application 20182269

**INSTALLATION OF FULL LENGTH FASCIA SIGN AND PROJECTING SIGN;
PILASTERS TO MATCH FASCIA SIGN**

M) 40 - 48 BELVOIR STREET

Planning Application 20181362

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

N) 23 CENTRAL AVENUE

Planning Application 20182161

**PARTIAL DEMOLITION OF A SINGLE STOREY REAR EXTENSION AND
CONSTRUCTION OF SINGLE STOREY EXTENSION AND OTHER MINOR
ALTERATIONS TO EXISTING DWELLING HOUSE**

O) 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).

P) 160 HINCKLEY ROAD, WYGGESTONS HOSPITAL, WILLIAM HOUSE

Planning Application 20182516

CONSTRUCTION OF THREE STOREY AND TWO STOREY EXTENSIONS TO SIDE OF SELF CONTAINED FLATS (CLASS C3); INSTALLATION OF WINDOWS AND DOORS TO SIDE AND REPLACEMENT OF WINDOWS; ALTERATIONS

Q) 23 GALLOWTREE GATE

Planning Application 20182534

INSTALLATION OF NEW FASCIA DETAILS ON THE SHOP FRONT PILASTERS (CLASS A1)

R) 30 STOUGHTON ROAD

Planning Application 20182566

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

S) 20 STRETTON ROAD

Planning Application 20182612

INSTALLATION OF TWO ROOF LIGHTS TO FRONT AND CONSTRUCTION OF DORMER EXTENSION TO REAR OF HOUSE (CLASS C3); ALTERATIONS

T) 10-12 ST MARTINS SQUARE (UNITS 12 & 13)

Planning Application 20182480

CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT (CLASS A3); CONSTRUCTION OF SINGLE STOREY EXTENSION AND FIRST FLOOR EXTENSION AT REAR; SHOPFRONT; ALTERATIONS

U) 55 REGENT ROAD

Planning Application 20182256

CONSTRUCTION OF STUDIO FLAT IN ROOF SPACE; DORMERS AT REAR; ALTERATIONS (CLASS C3)

W) 20 MARKET STREET

Planning Application 20182377

INSTALLATION OF NEW SHOPFRONT

X) ABACUS HOUSE 32 FRIAR LANE

Planning Application 20181748

**INSTALLATION OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN; ONE EXTERNALLY ILLUMINATED PROJECTING SIGN AND ONE NON-ILLUMINATED SIGN TO FRONT ELEVATION OF BUILDING (CLASS B1/D1)
AYLESTONE ROAD, GAS SITE**

Y) Planning Application 20182552

CONSTRUCTION OF ONE TWO STOREY BUILDING AND ONE THREE STOREY BUILDING TO PROVIDE A CONTACT, OFFICE, RESEARCH AND TRAINING CENTRE (SUI GENERIS) AND ASSOCIATED CAR PARKING AREA

Z) GROBY ROAD, GLENFIELD HOSPITAL N H S TRUST

Planning Application 20182380

CONSTRUCTION OF TEMPORARY SINGLE STOREY MODULAR EXTENSION TO HOSPITAL WARD AND PROVISION OF ADDITIONAL CAR PARKING (PART RETROSPECTIVE)

Z1) 24-26 MARKET PLACE

Planning Application 20182531

CHANGE OF USE FIRST FLOOR FROM AMUSEMENT ARCADE (SUI GENERIS) TO EITHER BUSINESS, NON-RESIDENTIAL INSTITUTION OR ASSEMBLY AND LEISURE (CLASS B1, D1 OR D2); ALTERATIONS

Z2) 1 DANESHILL ROAD

Planning Application 20182675

CHANGE OF USE FROM DAY NURSERY (CLASS D1) TO 8 STUDIO FLATS (CLASS C3); CONSTRUCTION OF SINGLE STOREY EXTENSION TO FRONT; ALTERATIONS