



Leicester
City Council

CONSERVATION ADVISORY PANEL

20th March 2019

CURRENT DEVELOPMENT PROPOSALS

A) 59 FRIAR LANE

Pre-App Presentation

B) EAST BOND STREET

Pre-App Presentation

C) 4-6 POCKLINGTON'S WALK

Pre-App Presentation

D) 134-140 HIGHCROSS STREET

Planning Application [20182111](#)

DEMOLITION OF EXISTING LIGHT INDUSTRIAL UNITS. CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING 104 FLATS WITH ASSOCIATED AMENITY SPACE, CYCLE STORAGE, SERVICING, PLANT AND ACCESS; THREE GROUND FLOOR COMMERCIAL UNITS (USE CLASS B1/D1) WITH SERVICE ACCESS TO REAR.

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

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

E) CORNER OF CHURCH GATE & ST PETERS LANE

Planning Application [20190163](#)

CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)

The site is located within the Church Gate Conservation Area, on a relatively prominent corner of Church Gate and St Peter's Lane, with no structures within the plot. There is a range of designated assets in close proximity to the site, including the Grade II Listed Great Meeting School immediately to the east, the associated Grade II Chapel to the immediate north-west and the Grade II timber warehouse at the rear of No. 66 Church Gate to the immediate north.

The application is for a residential development with commercial units to ground floor, up to four storeys in height, associated with a private garden with cycle storage to the south-west.

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

DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF ELEVEN STOREY MIXED USE BUILDING COMPRISING OF 180 RESIDENTIAL FLATS (2X 1BED, 1X 2BED, 177X STUDIO) (CLASS C3); GROUND FLOOR UNIT FOR NURSERY/RETAIL/RESTAURANT (CLASS D1/A1/A3)

The site is located in close proximity to the Grade II* St Andrew's Church and the Grade II listed Vicarage of the church. The proposal is to demolish modern industrial structures on the site and construct a new eleven storey mixed use building.

Changes in regards to previously submitted plans relate to the overall height and the internal configuration of the new development as proposed.

G) 101-107 RATCLIFFE ROAD, MARY GEE HOUSES HALLS OF RESIDENCE
Planning Application [20190433](#)

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 100 APARTMENTS WITH CARE FOR THE ELDERLY (26 X 1 BED, 57 X 2 BED AND 17 X 3 BED) (CLASS C2); ASSOCIATED LANDSCAPING AND PARKING

The site under consideration is located within the Stoneygate Conservation Area, currently occupied by a series of low-lying 1970s brick student accommodation blocks. The Grade II* No.32 Ratcliffe Road and Grade II Listed Nos. 34 - 36 are located to the immediate south-west of the site.

The proposal entails demolition of the 20th century development on site, and construction of a new comprehensive care-home development, up to four storeys in height, associated with new car parking facilities and landscaping.

H) 7A STANLEY ROAD
Planning Application [20190270](#) and [20190271](#)

CHANGE OF USE FROM CARE HOME (CLASS C2) TO 8 FLATS (5 X STUDIO FLATS AND 3 X ONE BEDROOM FLATS) (CLASS C3)

WORKS TO LISTED BUILDING TO FACILITATE CHANGE OF USE FROM CARE HOME (CLASS C2) TO 8 FLATS (5 X STUDIO FLATS AND 3 X ONE BEDROOM FLATS) (CLASS C3)

The building on site are part of an expansive Grade II Listed late 19th century suburban development, situated within the Stoneygate Conservation Area. The proposal is for a range of alterations to the property on site to facilitate its conversion from a care home to eight residential units. The proposed alterations are predominantly internal, with some external features to be repaired or replaced by matching replicas.

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>

**162 LONDON ROAD
Planning Application 20181781
CHANGE OF USE FROM DWELLING (1 X 5BED) (CLASS C3) TO 9 STUDIO FLATS (CLASS C3); ALTERATIONS**

**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)**

**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)**

**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

**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)

**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;

**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

**5 SOUTHERNHAY ROAD
Planning Application 20182662**

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

**5 CARISBROOKE ROAD
Planning Application 20182757**

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

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)

**2 LINCOLN STREET
Planning Application 20182668**

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

**236 ST SAVIOURS ROAD
Planning Application 20181500**

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

**18 FRIAR LANE
Planning Application 20182696**

RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDINGS

**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

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

ALTERATIONS TO ROOF OF CHURCH (CLASS D1)

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

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

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

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

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)

16 HOTEL STREET, THE CITY ROOMS

Planning Application 20182747

EXTERNAL ALTERATIONS TO GRADE I LISTED BUILDING

**7 HIGH STREET
20182710**

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING (CLASS A2)

**73A LONDON ROAD
Planning Application 20182656**

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

**50-52 LONDON ROAD
Planning Application 20182671**

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

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

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

**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)

**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

**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)

**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.

**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

**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)

**2 HORSEFAIR STREET
Planning Application 20190030**

EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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

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

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

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)

37 NEW WALK

Planning Application 20190075

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

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)

3 BERRIDGE STREET, PHOENIX HOUSE

Planning Application 20190029

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

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

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)

223 LONDON ROAD, BERKELEY BURKE HOUSE

Planning Application 20190054

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

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

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

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

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

**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**

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

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

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

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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

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

59 HIGHCROSS STREET

Planning Application 20190217

INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

33A ELMS ROAD

Planning Application 20190012

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

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**

20-20A MILLSTONE LANE

Planning Application 20190186

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

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)**

28 SHAFTESBURY AVENUE

Planning Application 20190157

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

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

**7 UPPER KING STREET
Planning Application 20190189**

INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING

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

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

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

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

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

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