

Leicester  
City Council

## CONSERVATION ADVISORY PANEL

14<sup>th</sup> February 2007

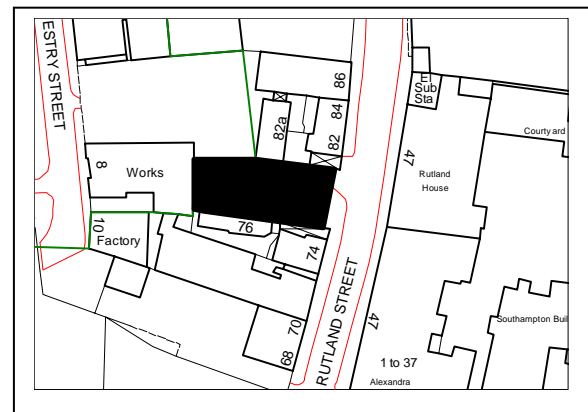
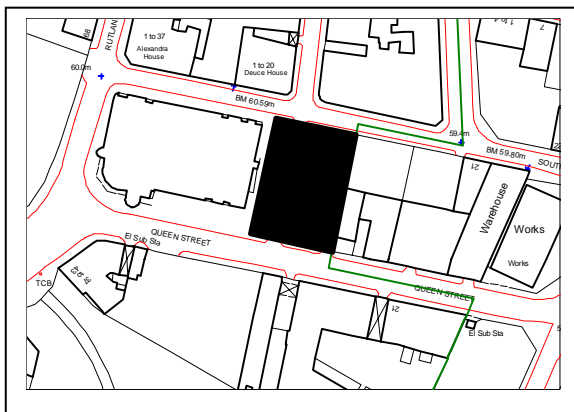
### CURRENT DEVELOPMENT PROPOSALS

#### Report of the Service Director, Planning & Policy

#### **A) QUEEN STREET, SPA BUILDINGS Conservation Area Consent 20070013 Demolition of Spa Buildings**

The building is within the St. Georges Conservation Area and next to the Grade II listed former Odeon Cinema.

This application is for the demolition of the existing Spa buildings which was formerly a hide skin and fat market. A proposal for the redevelopment of the site with a multi-storey building of 87 flats, offices and shops with two bars on the ground floor was considered by the Panel in January 2006. (There is a revised, but as yet incomplete, scheme accompanying this application that retains the front facade of the building along Queen Street.)



#### **B) 78-80 RUTLAND STREET (above right) Listed Building Consent 20062210, Planning Application 20062208 Change of use**

The building is Grade II listed and within the St. Georges Conservation Area.

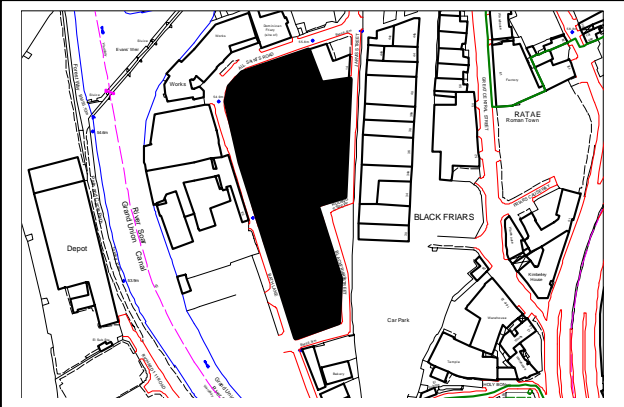
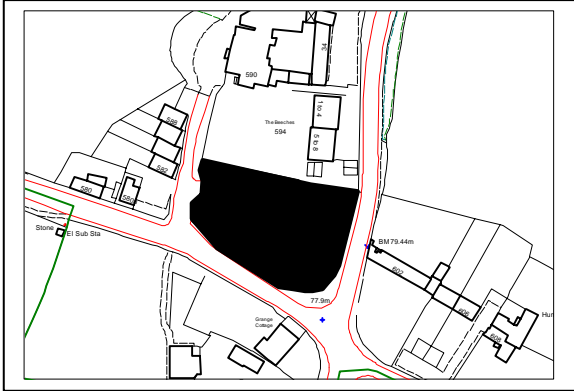
The Panel made observations on the conversion of this building to 13 flats with basement car parking, including a roof top extension in 2002. This is a new application for the conversion of the ground floor and basement to a bar/restaurant and the conversion of the upper floors to nine self contained flats – omitting the approved roof extension

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**C) GIPSY LANE, THE BEECHES**  
**Planning Application 20061814**  
**Twenty four flats**

This site on the north-west corner of Thurmaston Lane and Gypsy Lane is within the Old Humberstone Conservation Area. The proposal will also affect the Beeches, 602 Gypsy Lane and Grange Cottage all Grade II listed buildings.

The application is for three two and three storey buildings to provide 24 flats.



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**D) BATH LANE, RUDING STREET, BLACKFRIARS (above right)**  
**Planning Application 20061724**  
**New Development**

This proposal affects the setting of the Donisthorpes group of listed buildings. 2 Jarvis Street, a building of local interest, is also within the site.

This application is for the clearance of most of the buildings on the site and redevelopment with new buildings, ranging between two and eleven storeys in height, for residential/commercial use.

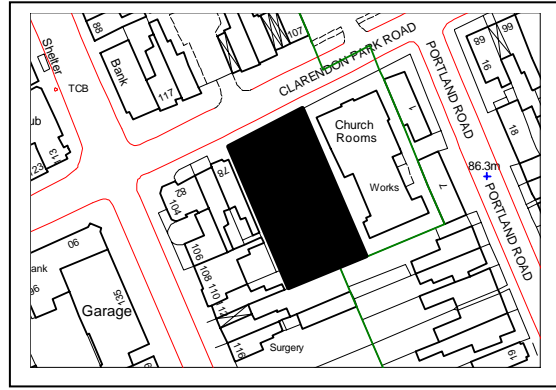
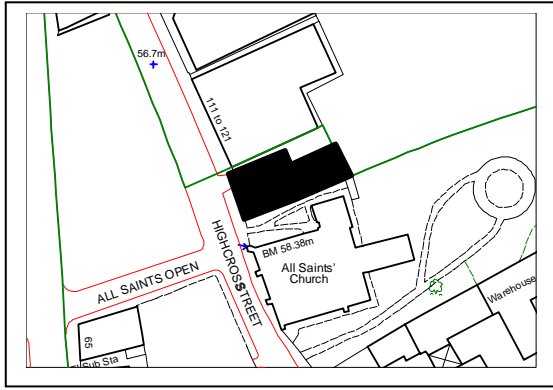
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**E) 107 HIGHCROSS STREET**  
**Listed Building Consent 20070195 & Advertisement Consent 20070034**  
**New Signs**

This building is Grade II listed and within the All Saints Conservation Area.

This application is for a non-illuminated sign at the side and a non-illuminated projecting sign at the front of the shop.

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**F) 76 CLARENDON PARK ROAD (above right)**  
**Planning Application 20070136**  
**Change of use**

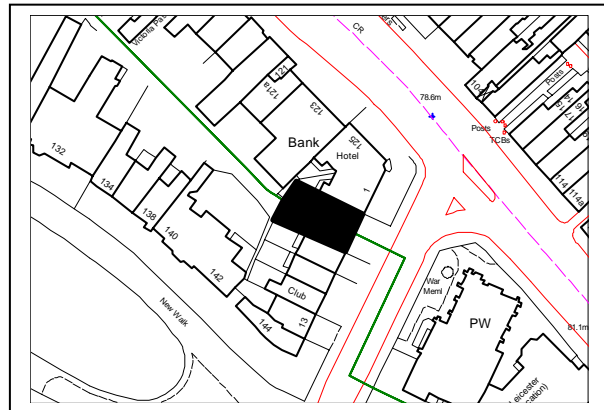
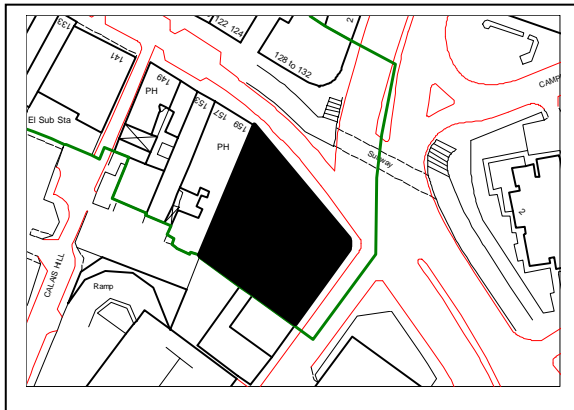
This building is just outside the Stoneygate Conservation Area but would be within the proposed revised boundary currently under consideration.

This application is for the conversion of the building to thirteen flats. The proposal involves a single and two storey rear extension, dormers and external alterations.

**G) 7 EAST STREET, LEICESTER YMCA**  
**Listed Building Consent 20070050, Advertisement Consent 20070039**  
**New signage**

This building is Grade II listed and within the Granby Street Conservation Area.

The application is for new internally illuminated signs at first floor level to replace the existing ones on both the East Street and Granby Street elevations.



**H) 3 – 5 UNIVERSITY ROAD (above right)**  
**Planning Application 20062204**  
**Conversion to flats**

This site falls within both the New Walk and South Highfields Conservation Areas.

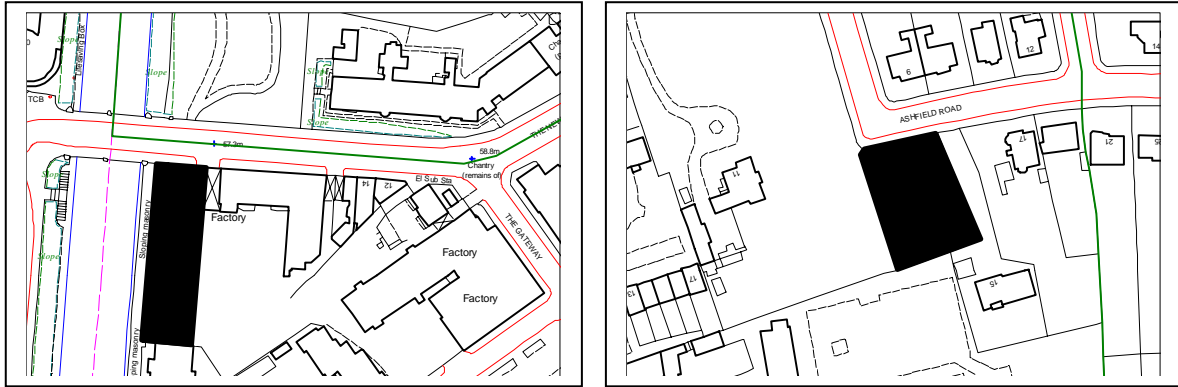
This application is for the conversion of the residential care home into 7 flats with office use on the ground floor. The proposal involves a rear extension.

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**I) 20 THE NEWARKE**  
**Planning Application 20062230**  
**Canopies**

This property is just outside the Castle Gardens Conservation Area.

This application is for canopies to the side elevation facing the canal.



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**J) ASHFIELD COURT (above right)**  
**Planning Application 20062169**  
**Retention of UPVC windows**

This property, a maisonette dating from the early 1960s, is within the Stoneygate Conservation Area.

This application is for the retention of UPVC windows.

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**K) 189 LOUGHBOROUGH ROAD**  
**Planning Application 20062167**  
**Replacement of windows to Flats**

This property is in the Belgrave Hall Conservation Area.

The application is for the replacement of windows.



**L) 2 BIRKDALE AVENUE (above right)**  
**Planning Application 20070031**  
**New boundary wall & railings**

This building is within the Stoneygate Conservation Area.

This application is for a 1.5 metre boundary wall with iron fencing at the front of the house.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 12th February 2007. Contact Jeremy Crooks or Judith Carstairs (tel. 252 7218 or 252 7296) (minicom 252 7222).**

**M) 20 MILL HILL LANE**  
**Planning Application 20070152**  
**Replacement UPVC windows at side and rear of house**

This building is within the South Highfields Conservation Area and protected by an Article 4 Direction.

The application is for replacement UPVC windows at the side and rear of the house.

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**N) 28 TOWER STREET**  
**Planning Application 20070151**  
**Replacement UPVC windows at side and rear of house**

This property is in the New Walk Conservation Area and protected by an Article 4 Direction.

This application is for replacement UPVC windows at the side and rear of the house.

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**O) 64A CLARENDON PARK ROAD**  
**Planning Application 20070112**  
**Conversion to Flats & Bedsits**

This property is in the Stoneygate Conservation Area.

This application is for continuation of the use of the property as three flats and two bedsits. There are no external alterations proposed.

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**P) 86 – 92 REGENT ROAD**  
**Planning Application 20062177**  
**Rear Extension**

This building is within the New Walk Conservation Area.

This application is for a small extension to the rear of the property to provide a bike shed.

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**Q) 4 NEW WALK**  
**Planning Application 20070022**  
**Change of use**

This building is within the New Walk Conservation Area.

This application is for the change of use of the building from residential and retail to day nursery.

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