



Leicester
City Council

CONSERVATION ADVISORY PANEL

20th June 2007

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning and Policy

A) SPA BUILDING, QUEEN STREET

Planning Application 20070933, Conservation Area Consent 20070934

Demolition, redevelopment

This building is in the St. George's Conservation Area and the proposal affects the setting of the former Odeon Cinema and Wimbledon House (both Grade II listed).

This application is for the demolition of the existing buildings and redevelopment of the site with a four to nine storey block of 87 flats with bar, restaurant and shops.

B) 21 CAREYS CLOSE

Planning Application 20070954

New development

This site affects the setting of Wigston's House which is Grade II* listed. The site was previously just outside the Cathedral/Guildhall Conservation Area but is included within the revised boundary approved as part of the character appraisal of the Area last year. The previous historic building on the site was demolished before the amendments to the boundary came into effect.

An application for demolition of the existing factory and the redevelopment of the site with a seven storey building for student accommodation with ground floor retail units was considered by the Panel last September. Following comments by the Panel the application was refused. This is a revised scheme which lowers the rear by a storey and pulls back the top storey from Peacock Lane.

C) 157-159 GRANBY STREET, CALAIS HILL

Planning Application 20071056

Change of use to flats, rear extension and new build adjacent

This building is within the Granby Street Conservation Area.

This application is for the change of use of the ground floor of the public house to shops and the conversion and extension of the remaining parts to create seven flats. A five

storey block of eight flats is also proposed to the rear facing onto Calais Hill, which is outside the conservation area boundary.

D) FIVEWAYS HOUSE (FORMER THREADS FACTORY), TUDOR ROAD
Listed Building Consent 20070730
Partial demolition, internal and external alterations

This building is Grade II listed.

Members may recall making observations on the conversion of this building to flats a few years ago. This application is for amendments to that proposal including the demolition and rebuilding of a later addition, alterations to the car parking area and removal of the remainder of the north lights.

E) 114 REGENT ROAD
Pre-application enquiry
Ramp, alterations to porch

The building is within the New Walk Conservation Area.

This is a pre-application enquiry for a disabled access ramp to the main entrance. The proposal will involve modifications to the entrance porch.

F) 152 UPPER NEW WALK
Pre-application enquiry
Chair lift, disabled toilet

The building is Grade II listed and within the New Walk Conservation Area.

This is a pre-application enquiry for a chair lift to the rear of the building. The proposal will involve the removal of a rear window to create an access door from the lift. The proposal also involves the conversion of one of the rear outbuildings into a disabled toilet.

G) 56 LONDON ROAD
Advertisement Consent 20070786
Internally illuminated fascia sign

The building is within the South Highfields Conservation Area. It is a single storey building comprising three individual units (54-58), dating from the 1930s.

This application is for the retention of an internally illuminated fascia sign that wraps around the front and side elevation of the building.

H) 43 SILVER STREET, THE GLOBE PH
Planning Application 20070781
Canopy

This building is within the Market Place Conservation Area.

This application is for a canopy to the elevation on Carts Lane.

I) 12-14 HOTEL STREET, MOLLY O'GRADY'S PH
Planning Application 20070848 & Listed Building Consent 20070850
Canopy at front

This building is Grade II listed and within the Market Place Conservation Area.

This application is for a canopy to the Market Place elevation.

J) EXCHANGE BUILDING, RUTLAND STREET
Pre-application enquiry
Canopy/projecting sign

The building is Grade II listed and within the St George's Conservation Area.

This is a pre-application enquiry for a canopy or projecting sign.

K) 27 MARKET STREET & 28 POCKLINGTONS WALK
Advertisement Consent 20070864
Signs & canopies

This building is within the Market Street Conservation Area.

This retrospective application is for new signage to change the name of the pub from the Hogs Head to the Slug and Lettuce. The proposal also involves canopies to the Pocklingtons Walk elevation.

L) 12-14 EASTGATES FORMER COFFEE HOUSE
Advertisement Consent 20070783
New signs

This building is within the High Street Conservation Area.

This application is for new signage to the front and side elevations.

M) 2-4 COLTON STREET
Planning Application 20070948
Banner sign

This building is within the St. George's Conservation Area.

This application is for a banner sign to the front elevation of the building.

N) 21 CENTRAL AVENUE

**Planning Application 20070868
Demolition, extension**

This building is within the Stoneygate Conservation Area.

This application is for the demolition of the existing garage and erection of a single storey extension to provide a new garage to the side and store to the rear of the dwellinghouse.

**O) ST JOHNS SCHOOL, EAST AVENUE
Planning Application 20070823
Extension to school**

The building is within the Stoneygate Conservation Area

This application is for an extension to the existing school and resurfacing of part of the grounds.

**P) 4 CLARENDON PARK ROAD
Planning Application 20070859
Change of use to 9 flats and extension**

This building is in the Stoneygate Conservation Area.

This application is for the change of use of the care home to nine self-contained flats. The proposal involves a two storey rear extension.

**Q) BISHOP STREET REFERENCE LIBRARY
Planning Application 20070931 & Listed Building Consent 20070932
Internal alterations, lift shaft**

This building is Grade II listed and is within the Town Hall Square Conservation Area.

The Panel made observations on a proposed lift shaft and internal alterations last year. This is a revised scheme.

**R) 56 DANESHILL ROAD
Planning Application 20070250
External alterations, fence**

This building is in the Daneshill Conservation Area and covered by an Article 4 Direction.

This application is for a revision to the boundary fence in line with the Panel's previous comments and the retention of stucco to the rear outbuilding.

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 18th June

2007. Contact Jeremy Crooks or Judith Carstairs (tel. 252 7296 or 252 7218) (minicom 252 7222).

**S) 159 LONDON ROAD
Planning Application 20070961
Change of use to offices**

This building is in the South Highfields Conservation Area.

This application is for the conversion of the first floor from restaurant to office use and the second and third floors from residential to offices. The proposal involves the removal of a rear outbuilding and extension to rear.

**T) 83 LONDON ROAD
Planning Application 20070984
Shopfront**

This building is in the South Highfields Conservation Area

This application is for a new shopfront.

**U) 96-98,62-64,27-29 & 49-51 HIGH STREET
Planning Applications 20070922, 0921,0915 & 0916
Freestanding signs in street**

These sites are within the High Street Conservation Area.

These applications are for replacement freestanding signs at four locations along High Street.

**V) 33 RUTLAND STREET
Planning Application 20070993
Floodlighting to main elevation**

This building is in the St. George's Conservation Area.

This application is for floodlighting to the main elevation of the building.

**W) WESTBRIDGE PLACE
Planning Application 20070860
Erection of a cycle shelter**

This building is Grade II listed.

This application is for a new cycle shelter within the car park to the rear of the old mill.

**X) 35 HIGHFIELD STREET, FLAT A
Planning Application 20070908
Extension**

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

This application is for a single storey extension to the rear outrigger.

Y) 132 WESTCOTES DRIVE
Planning Application 20070945
Demolition of outbuildings & new door to rear

This building is within the Westcotes Drive Conservation Area and covered by an Article 4 Direction.

This application is for the removal of a small flat roof outbuilding and insertion of a new French door into the resulting exposed wall of the outrigger.

Z) 172 ST SAVIOURS ROAD
Planning Application 20070813
Replacement windows

This building is within the Spinney Hill Park Conservation Area and covered by an Article 4 Direction.

This application is for the replacement of existing timber windows with like for like timber double glazed units.

AA) 22 WEST AVENUE
Planning Application 20070844
Rear extension

This building is within the Stoneygate Conservation Area and covered by an Article 4 Direction.

This application is for alterations to the existing outbuilding to create a breakfast room. The work involves a new timber French window and two roof lights.
