



Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

15<sup>th</sup> January 2020

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## CURRENT DEVELOPMENT PROPOSALS

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**A) 29 Albion Street & 22-32 Wellington Street, Wellington House**  
Planning Application [20191406](#)

**TWO AND THREE STOREY ROOF EXTENSIONS TO ROOF RESULTING IN AN SEVEN STOREY BUILDING (PLUS LOWER GROUND FLOOR), SEVEN STOREY EXTENSION (PLUS LOWER GROUND FLOOR), CHANGE OF USE FROM OFFICES (CLASS B1(A)) TO CREATE 160 FLATS (37 X STUDIO), (69 X 1BED) AND (54 X 2BED) (CLASS C3)**

The site is located to the immediate north of the New Walk Conservation Area, adjacent a Grade II Listed 11-13 Wellington Street, c.50 metres north from the Grade II Listed New Walk and in close proximity of a range of Locally Listed assets with the Locally Listed Black Boy PH within the north-east corner of the site under consideration.

The proposal is for two additional storeys to an approved scheme of five storey development on site.

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**B) 159 Charles Street, Pannell House**  
Planning Application [20192221](#)

**CHANGE OF USE FROM OFFICE (CLASS B1) TO 70 STUDENT STUDIO FLATS (SUI GENERIS); INCLUDING PROVISION OF ANCILLARY AMENITY FACILITIES; CONSTRUCTION OF 6 STOREY EXTENSION AT REAR. EXTERNAL ALTERATIONS.**

The property under consideration is a modern building located adjacent the Grade II Listed United Baptist Church, just outside the Granby Street and St George's Conservation Areas. The proposal is for a change of use from office to student accommodation, associated with a six-storey extension to rear and additional external alterations to the main building.

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**C) LEE CIRCLE, CITY INDUSTRIAL UNITS**  
Planning Application [20180097](#)

**DEMOLITION OF BUILDINGS AND CONSTRUCTION OF EIGHT STOREY BUILDING TO PROVIDE 109 FLATS (43 X STUDIO, 51 X 1-BED AND 15 X 2-BED)**

The proposal is to demolish industrial buildings (City Industrial Units) on site and construct an 8-storey residential block. The building would impact on the setting of various Grade II Listed and Locally Listed assets.

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**D) 115 Abbey Park Road, Land Adjacent  
Planning Application [20192102](#)**

**CONSTRUCTION OF 2 -5 STOREY BUILDING COMPRISING 77 FLATS (68 X 1 BED, 9 X 2 BED) ANCILLARY AREAS AND OFFICES, ASSOCIATED WORKS AND INFRASTRUCTURE (RE-SUBMISSION OF 20182721)**

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 2 to 5-storey corner development comprising residential units and ancillary uses / facilities.

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**E) 122-132 BELGRAVE GATE  
Planning Application [20191710](#)**

**DEMOLITION OF BUILDING (RETAIL - CLASS A1)**

The plot is covered by a partial Article 4 Direction (demolition) with the historic slum house at 1 Garden Street included on the Local Heritage Asset Register (Locally Listed). The site lies in close proximity to other Locally Listed and designated heritage assets (Grade II Listed Kingstone Store and former St Patrick's School).

The proposal advances the demolition of the historic terrace at 122-132 Belgrave Gate and retention of the Locally Listed slum house at 1 Garden Street.

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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 the 10<sup>th</sup> of February 2020. Please contact Justin Webber (4544638), Paula Burbicka (4541703) or Daniel Evans (4544076).**

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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**INGLEHURST JUNIOR SCHOOL, INGLE STREET  
Planning Application**

**CONSTRUCTION OF SINGLE STOREY EXTENSION AND 2.53 METRE HIGH WALL TO FRONT OF SCHOOL (CLASS D1); ALTERATIONS**

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**UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD  
20192307**

**CONSTRUCTION OF VAPING SHELTER; CONVERSION OF BIKE SHED TO SMOKING SHELTER (CLASS D1)**

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**CHURCH OF ST MARY MAGDALENE CHURCH LANE  
20191226**

**INSTALLATION OF TWO REPLACEMENT LAMP POSTS AND TWO REPLACEMENT FLOOD LIGHTS TO GROUNDS OF CHURCH (CLASS D1) AND INSTALLATION OF SIX LIGHTS TO SIDE AND REAR OF CHURCH; ALTERATIONS**

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**2-6 POCKLINGTONS WALK  
20191081**

**DEMOLITION OF EXISTING BOUNDARY WALL; DEVELOPMENT OF SITE WITH A 4 STOREY OFFICE BUILDING (USE CLASS B1) (AMENDED PLANS)**

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**Unit 5 58 Friday Street  
20191869**

**Change of use from industrial premises to car repair and maintenance garage, ancillary wash bay, valet and storage area (Sui Geniris): Construction of single storey car wash bay; Installation of 2.5m high palisade fence and gates at front; external cladding and alterations to front elevation**

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**17 Granby Street  
20192283**

**Installation of one internally illuminated fascia sign (Class A3); Installation of one internally illuminated hanging sign (Class A3)**

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**3 East Bond Street  
20192197**

**Installation of one non-illuminated fascia sign; Installation of one non-illuminated hanging sign at front of shop (Class A1)**

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**Mill Lane, Queens Building De Montfort University  
20192157**

**Installation of door for vehicle access; installation of roller shutter at front;  
construction of single storey storage area for gas cylinders at side of university  
(Class D1)**

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**Horsefair House - 3 Horsefair Street  
20192269**

**Installation of one non illuminated fascia sign (Class B1)**

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**Regents Court, 35 Rawson Street, Student Roost  
20192377**

**Replacement of windows to all elevations (Class C3)**

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**6 Croft Avenue  
20192325**

**Construction of pitched roof to replace existing flat roof to side of house (Class  
C3)**

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**61 Church Road  
20192168**

**Construction of hardstanding at the front; Demolition of outbuilding at side and  
rear; Construction of single storey extension at side and rear of the house (Class  
C3)**

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**46 Market Place, First and Second Floors  
20192242**

**Change of use from offices (Class A2) to four self-contained flats (4 x 1 bed)  
(Class C3) and installation of windows to rear; alterations**

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**46 Market Place, First and Second Floors  
20192243**

**Internal and external alterations to Grade II listed building**

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**79 Knighton Drive  
20192355**

**Retrospective application for the construction of vehicular access; construction of outbuilding with car port at side of house (Class C3)**

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**12 Fosse Road South  
20192189**

**Construction of dormer extension and roof alterations at rear of house (Class C3)**

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**115 Uppingham Road  
20191799**

**Retrospective application for use of site as a car wash (Sui Generis); Installation of three portable buildings**

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**Horsefair House - 3 Horsefair Street  
20192268**

**Installation of cladding to front and alterations to rear of offices (Class B1)**

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**8 Gallowtree Gate  
20192324**

**Installation of one internally illuminated fascia sign, one externally illuminated fascia sign and one internally illuminated hanging sign (Class A3/A5)**

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**19-25 Friar Lane  
20192345**

**Re-roofing and external refurbishment to Grade II Listed Building**

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**228 Fosse Road South  
20192379**

**Change of use of part of residential (Class C3) to laundrette (Sui Generis)**

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**7A Stanley Road  
20192435**

**Change of use from care home (Class C2) to seven flats (5 x 1 bed, 2 x studio) (Class C3); Installation of boundary fence; Vehicular access**

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**7A Stanley Road  
20192436**

**Internal alterations to Grade II listed building to facilitate change of use from care home to 7 flats**

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**56 Fosse Road South  
20192429**

**Demolition of garage and outbuilding at rear; change of use from single dwelling (Class C3) to two self contained flats (1 x 1 bed, 1 x 2 bed); alterations**

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**East bond Street, The Great Meeting Unitarian Chapel  
20192253**

**Installation of roof to place of worship (Class D1); alterations**

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**East bond Street, The Great Meeting Unitarian Chapel  
20192338**

**External alterations to Grade II Listed Building**

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**108 Belgrave Gate  
20192393**

**Installation of two internally illuminated fascia signs to offices (Class A2)**

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**THE FRIARY 13 HOTEL STREET  
20191837**

**INSTALLATION OF ONE FASCIA SIGN; TWO INTERNALLY ILLUMINATED MENU CASES; TWO EXTERNALLY ILLUMINATED HANGING SIGNS (CLASS A4)**

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**57B London Road  
20192400**

**Internal alterations to grade II listed building**

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**21 Gotham Street  
20192449**

**Installation of roof lights at front; construction of single storey extension at rear and dormer extension at rear of house (Class C3); alterations**

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**16 Silver Walk  
20192432**

**Change of use from night club (Sui Generis) to day spa (Sui Generis); installation of air conditioning units and vent grilles at rear**

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**36 King Street, the King's Head  
20192299**

**Construction of covered area; installation of retractable canopy; alterations to side of public house (Class A4)**

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**Fleet House, Lee Circle  
20192182**

**Installation of two automatic number plate recognition cameras to side of offices (Class B1)**

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**122-132 BELGRAVE GATE  
20191710**

**DEMOLITION OF BUILDING (RETAIL - CLASS A1)**

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**1 Abingdon Road  
20192276**

**installation of windows at first floor at front and side of house (Class C3)**

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**1 POCKLINGTONS WALK  
20190771**

**CHANGE OF USE FROM OFFICES (CLASS B1a) TO HOTEL (CLASS C1).  
ALTERATIONS TO PROVIDE 38 EN-SUITE HOTEL ROOMS WITH ASSOCIATED SERVICES**

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**1 POCKLINGTONS WALK  
20190772**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING TO FACILITATE CONVERSION TO HOTEL**

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**91 Charles Street, Halford House  
20192224**

**Installation of 24 louvres to front and rear of offices (class B1)**

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**263 London Road, Melbourne House  
20191883**

**Retrospective application for the Installation of 1.9m high replacement fence to care home (Class C2)**

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**Land at rear of 51-57 Sanvey Lane  
20192110**

**Construction of one bungalow (1x2 bed) (Class C3)**

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**66 Church Gate  
20192293**

**Change of use of part of ground, first and second floor from wholesale/retail premises (Class A1/B8) to five self-contained flats (1 bed) (Class C3) and one studio flat (Class C3); demolition of part of building and construction of wall and installation of doors and windows to front and sides; hard surfacing and roof alterations**

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**66 Church Gate  
20192294**

**Part demolition and internal and external alterations to grade II listed building**

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**University Road, University of Leicester, Attenborough Seminar Block  
20192118**

**Installation of doors to create covered entrance; alterations (Class D1)**

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**9 East Avenue**



**20192255**

**Demolition of single storey detached garage and boundary wall at side;  
Construction of single storey extension at side of house (Class C3)**

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**Stoughton Court 24 Stoneygate Road  
20192328**

**Conversion of basement to form two flats (2x1 bed) (ClassC3); Construction of  
two single storey extensions to rear; alterations (Class C3)**

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**14 SHAFTESBURY ROAD  
20191814**

**CHANGE OF USE FROM STORE ON GROUND FLOOR (CLASS B8) AND OFFICE  
ON FIRST FLOOR (CLASS B1(A)) TO 2 STUDIO FLATS (CLASS C3); DEMOLITION  
OF PART OF BUILDING AND INSTALLATION OF EXTERNAL STAIRS AND  
SCREENING TO REAR; ALTERATIONS**

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**118-120 REGENT ROAD  
20190235**

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

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**474 London Road, land at rear of  
20191513**

**Construction of two semi-detached houses (2 x 2 bed) (Class C3); associated  
parking**

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**1-13 Granby Street  
20200071**

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

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**21 St Martins, Cathedral Centre  
20200016**

**Internal alterations to Grade II\* listed building**

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**35 Millstone Lane, Lionel House**

**20200056**

**Change of use of ground floor from garage to office (Class B1(a)): alterations**

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**35 Millstone Lane, Lionel House**

**20200062**

**Installation of shop front**

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**35 Millstone Lane, Lionel House**

**20200063**

**Installation of two externally illuminated fascia signs**

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**The Gateway, De Montfort University, Portland Building**

**20200147**

**Installation of one non-illuminated sign to front of building (Class D1)**

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**Tesco Express - Welford Place**

**20200138**

**Installation of three non illuminated fascia signs; four externally illuminated fascia signs; one externally illuminated projecting sign; three non illuminated vinyl signs to front and side of shop (Class A1)**

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**Rolleston Street, Spinney Hills, Nikhy Mill**

**20200011**

**Installation of 2 antennas, 2 dishes, 9 radio remote units and safety rails on roof of building**

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**59 Halford Street**

**20200083**

**Change of use of part of ground floor and first, second and third floors from shop (Class A1) to six self-contained flats (3 x 2 bed, 3 x 1 bed) (Class C3)**

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**186 Welford Road**

**20192082**

**Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 4 storey) for student accommodation (Sui Generis) to provide 44 studio apartments; vehicular access**

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**21 Samuel Street  
20200075**

**Change of use from offices and general industrial (Class B1/B2) to MOT centre and repair station (sui-generis); single storey extension at side**

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**9 Holy Bones, Guru Nanak Gurdwara  
Planning Application [20192036](#)**

**Demolition of part of building to front; construction of single and two storey extension at front; installation of gated entrance and gable wall at front with domes; pitched roof with dormers (class D1)**