



Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

18<sup>th</sup> March 2020

---

## CURRENT DEVELOPMENT PROPOSALS

---

**A) Pre-application presentation on Western Park Open Air School (MAS Architecture)**

---

**B) 132-140 Highcross Street and rear of 61 Great Central Street  
Planning Application [20182111](#)**

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 carparks 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.

---

**C) 24 Ratcliffe Road, Land Rear of  
Planning Application [20192136](#)**

The plot under consideration is located in the Stoneygate Conservation Area and comprises the rear part of a curtilage of a historic property at 24 Ratcliffe Road. The Grade II\* Listed Inglewood, and the Grade II Listed Nos 34-38 Ratcliffe Road are located to the west of the site.

The application is for a two-storey detached dwelling and detached double garage on site, associated with hard surfacing and parking provisions.

---

**D) 580 Gipsy Lane  
Planning Application [20190080](#)**

The application is for two new dwellinghouses within the Old Humberstone Conservation Area, associated with new parking and landscaping on site. The development would involve the demolition of the existing c.1910 structure on site.

---

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

The site is located immediately adjacent the Jewry Wall Scheduled Monument, comprising of Grade I Listed Jewry Wall, Grade I Listed St Nicholas Church and Grade II Listed Vaughan College. There are several Locally Listed assets in the immediate vicinity of the site, with the High Street Conservation Area located to the east.

The scheme advances a partial demolition of existing structure on site, construction of extension to front (one to two storeys), installation of an ornate gated entrance and pitched roof with dormers to top.

---

**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 16<sup>th</sup> of March 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>

---

**24 Rutland Street, Assurance House  
Planning Application 20191256**

**Change of use of part of ground floor and all of first floor of the two storey building facing Yeoman Street and construction of a two storey extension to the roof to create two flats (1 x 2bed and 1 x 3bed) (Class C3); alterations**

---

**Stoneleigh Manor, Flat 1  
Planning Application 20192219**

**Construction of replacement windows and door at front, side and rear of flat (Class C3)**

---

**176-180 Loughborough Road  
Planning Application 20192176**

**Change of use from Storage (Class B8) to Hotel (Class C1)**

---

**188 Welford Road  
Planning Application 20182726**

**Demolition of existing building; construction of three storey building to provide student accommodation (19 x studio flats) (Sui Generis) (amended plans 11/2/2020)**

---

**63-65 Chuch Gate  
Planning Application 20191765**

**RETROSPECTIVE APPLICATION FOR A CHANGE OF USE FROM NIGHTCLUB (SUI GENERIS) TO SHISHA RESTAURANT/CAFE (CLASS A3) ALTERATIONS TO ROOF**

---

**26 Southernhay Road  
Planning Application 20200072**

**Alterations to front of house (Class C3)**

---

**Outside 23 Hotel Street  
Planning Application 20200260**

**Installation of 2.9 metres high multi-functional structure comprising wifi, usb port, touchscreen tablet, telephone and environmental monitor**

---

**Outside 23 Hotel Street  
Planning Application 20200261**

**Installation of double-sided digital panel on multi-functional structure**

---

**Kerrysdale Avenue, Wyvern Arms  
Planning Application 20200197**

**Change of use of first floor flat (1x4 bed) to 4 flats (4 x1 bed); construction of second floor extension to create additional 4 flats (1x4 bed) (Class C3); alterations**

---

**144 London Road  
Planning Application 20200124**

**Change of use of vehicular parking area to outdoor seating area for public house; installation of 2m and 2.5m high fence (Class A4)**

---

**1A Elmfield Avenue  
Planning Application 20200298**

**Construction of single storey extension at front of Office (Class B1a)**

---

**7-11 Humberstone Gate  
Planning Application 20200265**

**Installation of replacement shopfront at front and side; new first storey windows at front and side of bank (Class A2)**

---

**33 Cank Street  
Planning Application 20200388**

**Change of use of part of ground floor and first floor from shop (Class A1) to drinking establishment (Class A4)**

---

**4 Avenue Road  
Planning Application 20200167**

**Construction of single storey extension at rear; alterations to house (Class C3)**

---

**246 St Saviours Road  
Planning Application 20200244**

**Construction of single storey extension at rear of house (Class C3)**

---

**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.  
Planning Application 20192132**

**Retention of unauthorised works - internal and external alterations to Grade II listed building to facilitate conversion to 15 flats.**

---

**Flats 1, 2 and 3, 9 Pocklingtons Walk; Flats 1 and 2, 1 Chancery Street 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street.  
Planning Application 20192131**

**Retrospective change of use from offices (Class B1) to 15 residential flats, and associated internal and external alterations. (Class C3).**

---

**14 Cheapside  
Planning Application 20192418**

**Change of use from shop (Class A1) to restaurant and takeaway (Class A3/A5);  
retention of flue**

---