



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

14th April 2021

CURRENT DEVELOPMENT PROPOSALS

A) Hinckley Road, Western Park Open Air School Planning Application [20202126](#) and [20202119](#)

Change of use to office (use class E(g)(i)) and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements; extensions; construction of bridge over watercourse and new internal driveway.

Internal and external alterations to listed buildings to facilitate change of use to offices and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements; extensions; construction of new access driveway and footbridge over watercourse.

The complex is a Grade II Listed building, located within the locally listed Western Park. Additional designated and non-designated heritage assets are located in the wider park. It was vacated as a school in 2005 and has not been occupied since then. Due to long term vacancy and some vandalism it is now in poor condition.

The application is for the conversion of the complex into office accommodation and a community café, installation of a vehicular bridge, hard and soft landscaping works, partial demolition and new extensions.

B) 20 St Peter's Lane, Former Debenhams, Highcross Planning Application [20210461](#)

Demolition of vacant retail store and car parking spaces; construction of 15, 13 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 332 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping

The site under consideration is located just outside the Church Gate Conservation Area, in close proximity to the Grade II Listed Timber Warehouse, Great Meeting Unitarian Chapel, School and wall to north of the Unitarian Chapel. It is currently occupied by part of the Highcross Centre, a 20th century commercial development.

The scheme is for a residential block on site of the existing former Debenhams unit, up to 15 storeys in height, associated with hard and soft landscaping works.

**C) 32-40 Market Street, former Fenwick Building
Planning Application [20210155](#) and [20210156](#)**

Alterations and replacement of shopfronts; replacement windows on first floor and repair and maintenance of other windows as specified; lighting; and other associated works.

External alterations to Grade II listed building including alterations and replacement of shopfronts; replacement windows on first floor and repair and maintenance of other windows as specified; lighting; and other associated works

A substantial part of the building complex is Grade II Listed – the section on the corner at the junction of Belvoir Street and Market Street. The whole property is located within the Market Street Conservation Area, in close proximity to a wide range of designated assets, including the Grade II Listed Library, Adult Education Centre and 42-48 Belvoir Street.

The supplication is for external alterations to the building (shopfronts and glazing) to facilitate the recently approved change of use into a mixed use development, with a top storey extension.

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 12^h of April 2021. 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>

81 Frederick Road
Planning Application 20201590

Retrospective application for construction of single storey extension at front and dormer extension at front and rear of flats (Class C3); alterations

Charter Street, Kapital Buildings
Planning Application 20200293

Demolition of industrial building (Class B1/B2). Construction of six storey hotel with 110 bedrooms (Class C1). Change of use from industrial (Class B1/B2) and single

storey roof top extension to mixed use to include children's play area, bowling alley, conference/banqueting suite, gym (Class E) and 14 x 2 bed residential/live work units. Car parking. (amended plans) (s106 agreement)

4 Eldon Street, Workshop at Rear
Planning Application 20202378

Change of use from industrial (Class B2) to cafe (Class E); installation of new shop front

173 Belgrave Gate
Planning Application 20210307

Demolition of outbuilding and construction of three storey extension at rear and additional storey to roof to form nine flats (9 x studio flats) (Class C3)

28 Mill Hill Lane
Planning Application 20210230

Change of use from house (Class C3) to two flats (2 x 1 bed) (Class C3); construction of single storey extension at rear; dormer extension at rear

1 Wharf Street South, Telecommunications Exchange
Planning Application 20210456

Installation of 2.5m high mesh fence; 3 gates at North elevation and new plant on the roof (Sui Generis)

5 Lee Street, The Exchange, British Telecom
Planning Application 20210146

Retrospective application for the replacement of window with semi-open louvre for ventilation in plant room

Thurcaston Road, 2 Crabtree Cottage
Planning Application 20210631

Construction of single storey extension at rear; installation of one rooflight on house (Class C3)

9 Sanvey Lane, The Sanctuary Workshops
Planning Application 20210383

Change of use from place of worship, hall and workshop (Class F1) to 2 flats (2 x 1 bed) (1 x 2 bed) (Class C3); installation of 6 rooflights; alterations

20 Stoneygate Court, 298 London Road
Planning Application 20210041

Installation of replacement windows with aluminium to match rest of house (Class C3) (amended)

5 Bowling Green Street
Planning Application 20210232

Change of use of basement and ground floor from office (Class E) to one self-contained flat (4 bed) (Class C3); alterations (amended plans 17/03/2021)

25 De Montfort Street, Halford House
Planning Application 20210238

Change of use from four self-contained flats (2x1 bed & 2x2 bed) (Class C3) to seven self-contained student flats (2 studio, 1x4 bed, 1x2 bed) (Sui Generis); alterations

22 Knighton Drive, Chestnut House
Planning Application 20210483

Alterations to roof of a residential apartment building (Class C3)

4 Knighton Drive
Planning Application 20210470

Change of use of former coach house to dwelling (1 x 2 bed) (Class C3); dormer extensions at side and rear; alterations

7 St Martins Walk
Planning Application 20210241

Installation of three awnings at front of restaurant (Class E)

Bath Lane, Site Between Alexander Street and Ruding Street
Planning Application 20210710

One internally illuminated vertical fascia sign and one internally illuminated projecting sign to the entrance of new student accommodation building

Northgate Street, Soar Lane, Leicester Waterside
Planning Application 20210371

Construction of 11 houses (11 x 3-bed) with associated parking, access and landscaping (part retrospective re-plan of plots 35, 36-44 and 56 of Reserved Matters approval reference - 20182255) (Class C3)

26-28 Granby Street
Planning Application 20210614

Change of use of part of ground floor and first and second floors from restaurant (Class E) to four self-contained flats (4x1 bed) and two studio flats (Class C3); demolition of part of first floor, construction of first and second floor extension and smoke shaft and installation of external staircase and ventilation flue to rear; alterations

49 Lower Brown Street
Planning Application 20210281

Construction of one single storey building to rear of site to form 3 x 1 bedroom student flats; alterations and courtyard/amenity space (Sui Generis)

12 Toller Road
20210489

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