



Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

17<sup>th</sup> May 2023

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## CURRENT DEVELOPMENT PROPOSALS

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### **A) Market Place, Leicester Market** Planning Application [20230426](#)

**Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey café (Class E (b)). Associated landscaping, new paving, waste management, new sub station, and plant space to be provided.**

The application relates to the remodelling of Leicester Market, which is within the Market Place Conservation Area. The proposal also affects the setting of a number of listed buildings including the Corn Exchange (Grade II\*) and the Statue of the Duke of Rutland (Grade II)

The application is a development of the City Council.

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### **B) 160 Hinckley Road, Wyggestons Hospital** Planning Application [20230569](#)

**Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works**

The application is within the West End Conservation Area and affects the setting of Sykefield and its walls and gates, and Westcotes House which are all Grade II listed buildings.

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### **C) 140 Queens Road, and garages to rear of 35 Portland Road** Planning Application [20230456](#)

**Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)**

The application is a major development immediately adjacent to the Stoneygate Conservation Area.

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**D) 3 St James Street**

**Planning Application [20230179](#) & [20230299](#)**

**Change of use from place of worship (Class F1) to mixed commercial uses (Class E) and shisha cafe (Sui Generis); construction of second floor and rooftop extension to Earl Street elevation to provide commercial use; mezzanine floor between ground floor and first floor level; canopy at second floor level; alterations**

**Internal and external alterations to a listed building**

The part of the building fronting St James Street is Grade II listed, the whole building is within the St George's Conservation Area.

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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 15<sup>th</sup> May 2023. Please contact Justin Webber (4544638).**

**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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**66 Church Gate**

**Planning Application 20230274**

**Approval of details pursuant to conditions 2 (joinery) and 3 (sound insulation) of listed building consent 20192294 dated 17/04/2020 (ADDITIONAL DETAILS RECEIVED 06/04/2023)**

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**Town Hall Square, Town Hall**

**Planning Application 20230047**

**Installation of five flags and one banner to town hall (Class F1)**

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**1 Riverside Drive**

**Planning Application 20230265**

**Retrospective application for pergola at side and rear of house and proposed alterations to dwelling (Class C3)**

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**31 Horsefair Street, Permanent House, Ground Part First Third And Fifth Floors**

**Planning Application 20230535**

**Change of use of Second, Third, Fourth and Fifth Floors and part of basement from Commercial (Class E) to 19 self-contained flats with ancillary spaces (Class C3). Retain existing Ground to First Floor commercial (Class E). Basement floor to be retained a**

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**15 Upper King Street**

**Planning Application 20230384**

**External alteration to a grade II listed building**

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**Stoughton Lane, Sunnydale**

**Planning Application 20230520**

**Demolition of existing dwelling; construction of two storey detached dwelling with basement and roofspace accommodation (1 x 7 Bedrooms) (Class C3) and raised patio at rear; construction of detached double garage at front**

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**Land at junction of Vaughan Way and St. Margaret's Way**

**Planning Application 20230634**

**Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.**

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**10 Talbot Lane**

**Planning Application 20230102**

**Change of use from house in multiple occupation (11 bed) (sui generis) to six self-contained flats (5 x 1 bed, 1 x 2 bed) (Class C3); installation of six rooflight at front and rear; solar panels at rear; reinstatement of an existing basement window**

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**10 Talbot Lane**

**Planning Application 20230103**

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

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**56 Vicarage Lane, Land Adjacent**

**Planning Application 20230463**

**Construction of one two-storey dwelling (1x4 bed) (Class C3)**

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**160 Hinckley Road, Wyggestons Hospital**

**Planning Application 20230569**

**Construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed) with parking and landscaping works**

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**Market Place, Leicester Market**

**Planning Application 20230426**

**Demolition of the existing covered market roof (Class E(a)) and cafe (Class E (b)) and construction of a new covered roof to provide 80 market stalls, 16 new single storey lock up trading units (Class E (a)), and a new single storey cafe(Class E (b)). Ass**

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

**Planning Application 20230501**

**Approval of details reserved by conditions 2 (materials), 3 (suds details and management plan) & 4 (drainage), 9 (landscape and ecological management plan, 10 (wildlife protected species) and 12 (lighting) attached to planning permission 20192110**

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**108 Belgrave Gate**

**Planning Application 20230639**

**Installation of one internally illuminated fascia sign at front; one non-illuminated fascia sign at side of financial and professional service (Class E)**

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**140 Queens Road, and garages to rear of 35 Portland Road**

**Planning Application 20230456**

**Demolition of industrial buildings (Class E); construction of 5 storey apartment block containing 42 flats (23x 1bed, 19x 2bed) (Class C3)**

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**14 Market Street**

**Planning Application 20230449**

**Installation of extraction flue at rear (Class E)**

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**University Road, University Of Leicester, Engineering Building**

**Planning Application 20230686**

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

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**28 Knighton Drive**

**Planning Application 20230037**

**Alterations, partial demolition and construction of single storey extension and replacement dormer at rear; replacement of sash windows with timber framed triple glazed sash windows at front; replacement of dormer windows with timber framed triple glazed**

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**18 Elmfield Avenue**

**Planning Application 20230396**

**Demolition of single storey garage at side; Construction of single storey extension at side and rear of house; alterations (Class C3)**

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