



Leicester  
City Council

**CONSERVATION ADVISORY PANEL**

**February 16<sup>th</sup> 2005**

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**CURRENT DEVELOPMENT PROPOSALS**

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**Report of the Service Director, Environment**

**A) HOTEL STREET, THE CITY ROOMS**

**Listed Building Consent 20050118 & Planning Application 20042488**

**Change of use & alterations**

The building is Grade I listed and is within the Market Place Conservation Area.

The City Rooms have recently been sold by the local authority. This application is for the conversion of the building to a restaurant on the ground floor, exhibition/banqueting hall and offices on the first floor with the upper two floors becoming a hotel.

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**B) BATH LANE, DONISTHORPE'S**

**Listed Building Consent numbers 20040657, 20040655, 20040659**

**New development & alterations & extensions to listed buildings**

The proposals affect the main Donisthorpe's factory overlooking the canal, the pump house and the cottages and factories along Bath Lane, which are all Grade II listed.

A scheme was considered by the Panel last May. This involved the conversion of the main mill and boiler house to 17 apartments, and the pump house to a bar/restaurant. The factory and cottages fronting Bath Lane were to be converted and extended to create 13 apartments and 8 town houses with 25 apartments in the extension. A new 8 storey building to the north of the main mill was to be created for 92 new apartments.

A revised scheme has been submitted for the comments of the Panel.

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**C) 4-8 HORSEFAIR STREET & 11 EVERY STREET (BARCLAYS BANK)**

**Planning Application 20050042, Listed Building Consent 20050045**

**Internal alterations, condenser units**

4-8 Horsefair Street is Grade II listed and is within the Town Hall Square Conservation Area.

This application is for internal alterations and installation of seven new condenser units.

**D) 23 WELLINGTON STREET/ NEW WALK (FORMER COURT HOUSE PH)**

**Planning Application 20042572**  
**External alterations /signs**

The building is within the New Walk Conservation Area.

The Panel gave support for enforcement action to reinstate the timber bays at the December 2004 meeting. This application is for new signage.

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**E) 9-11 UPPER BROWN STREET**  
**Planning Application 20042508**  
**Redevelopment**

The proposal is just outside the boundary of the Market Street Conservation Area.

This application is for the demolition of the existing building and the redevelopment of the site with a new building, ranging between five and nine storeys, for 46 self contained flats, offices, live-work units and a nursery.

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**F) 17 NEWARKE STREET**  
**Planning Application 20050046**  
**Change of use**

This building is on the draft local list and is just outside the Market Street Conservation Area.

The proposal is for the conversion of the building to create eleven loft apartments. The proposal involves external alterations to the front elevation.

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**G) 47 MARKET PLACE**  
**Planning Application 20042575, Listed Building Consent 20050030 &**  
**Advertisement Consent 20050075**  
**Change of use, new shopfront & signs**

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

These applications are for the change of use of the shop to a hot food takeaway involving new shopfront and signage and the erection of a flue to the rear elevation.

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**H) HIGHFIELD STREET / TICHBORNE STREET**  
**Planning Application 20050069**  
**New flat development**

The proposal is within the South Highfields Conservation Area and affects the setting of the Grade II listed Synagogue.

The site is on the south-eastern corner of Highfield Street and Tichborne Street directly opposite the listed Synagogue. This application is for the demolition of the existing garage and the redevelopment of the site for a new four storey building for fifteen flats.

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**I) 37 NEW WALK**  
**Planning Application 20042335**  
**Access ramp**

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

No. 37 New Walk comprises the Georgian terrace blighted by the proposed ring road in the 1960s and subsequently rebuilt in replica. This application is for a new pedestrian access ramp to the front of the building.

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**J) 3-5 UNIVERSITY ROAD**  
**Planning Application 20042486**  
**Change of use**

The building is within the New Walk Conservation Area.

This application is for the conversion of the building from a residential care home to eight two-bedroom self-contained flats. The proposal involves a rear extension. The conversion of the adjacent property to flats was considered by the Panel at the last meeting.

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**K) 204 LONDON ROAD**  
**Planning Application 20050115**  
**Change of use**

The building is within the Evington Footpath Conservation Area.

This application is for the conversion of the basement office to a self contained flat. The proposal involves new railings and driveway to the front and an external staircase and alterations to the rear.

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**L) 234 LONDON ROAD**  
**Planning Application 20050149**  
**Replacement windows**

The building is within the Stoneygate Conservation Area.

This application is for replacement PVC windows. The Panel made observations on the conversion of the basement to a flat last year.

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**M) UPPERTON ROAD VIADUCT**  
**Planning Application 20050106 & 20050107**  
**Replacement highway**

The Upperton Road Viaduct is on the draft Local List.

This application is for the demolition of the viaduct and construction of a new, lower level highway with a new bridge over the old River Soar. A temporary bridge for vehicular use whilst the work is undertaken, is also proposed.

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**N) 60 FOSSE ROAD CENTRAL**  
**Planning Application 20050115**  
**Change of use**

The building is within the Daneshill Conservation Area.

This application is for the conversion of the building from three flats to nine self-contained flats.

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**O) 10 WEST AVENUE**  
**Planning Application 20050053**  
**Replacement window**

The building is within the Stoneygate Conservation Area.

This application is for a new dormer window to the front roof slope.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 am on Monday 14<sup>th</sup> February 2005. Contact David Trubshaw, Jeremy Crooks or Judith Carstairs (tel. 252 7217 or 252 7218) (minicom 252 7222).**

**P) 14 STONEYGATE AVENUE**  
**Planning Application 20050109**  
**Rear extension**

The building is within the Stoneygate Conservation Area.

This application is for an extension to the rear of the house.

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**Q) 21 QUEEN STREET**  
**Planning Application 20050112**  
**Variation of planning application 20031538**

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

The Panel made observations on the new flat development in 2003. This application is for a variation to the approved scheme to allow a slight increase in the height of the building.

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**R) 179-181 LOUGHBOROUGH ROAD**  
**Planning Application 20050146**  
**Fire escape, alterations**

The building is within the Belgrave Hall Conservation Area.

Minor external alterations and a new rear fire escape are proposed.

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**S) 9 LOSEBY LANE**  
**Planning Application 20050083**  
**Change of use**

The building is within the Market Place Conservation Area.

It is proposed to change the use of the shop to a tattooing and piercing studio.

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