



Leicester
City Council

CONSERVATION ADVISORY PANEL

August 31st 2005

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Environment

**A) VAUGHAN WAY, HIGHCROSS STREET, BURGESS STREET & CAUSEWAY LANE; NEW SHIRES WEST DEVELOPMENT
Planning Application 20050608 & 20051492
Redevelopment**

The proposal affects the setting of listed buildings in Highcross Street & the High Street Conservation Area.

The Panel have discussed the proposals for the new 'Shires extension' in 2004 and earlier this year. These applications are for changes in the design of the new build on Shires Lane and Highcross Street (20050608) and details of the new five storey building to include cinema, restaurant and cafe, bar, retail, financial and professional services (20051492).

**B) 1-5 MARKET PLACE & 10 HOTEL STREET
Listed Building Consent 20051479, Planning Application 20051478
Internal & external alterations**

The buildings are listed Grade II and within the Market Place Conservation Area.

1-5 Market Place is the former Yates's Wine Lodge, which was extended into the adjoining shop (10 Hotel Street) in the 1990s. An application for the conversion of the ground floor into two separate shop units with flats on the upper floors, involving the reinstatement of the original party wall and removal of internal details from the former wine lodge, was considered last April. This proposal is for internal and external alterations in connection with the continued use of the building as a public house.

C) ABBEY PARK ROAD, BOSTON HOUSE
Planning Application 20051300
Change of use, extensions

This building is on the draft Local List and affects the setting of the Abbey Corner Bridge which is Grade II listed and Abbey Park which is on the register of Historic Parks and Gardens in England.

The Panel made observations on a redevelopment scheme on this site involving a new six to eight storey building for 84 flats, swimming pool and gymnasium in the spring of 2003. This application is for the conversion of the building to 44 flats involving extensions to the front, rear and roof. The proposal includes basement car parking and landscaping.

D) RATCLIFFE ROAD, ASHLANDS RESIDENTIAL CARE HOME
Planning Application 20051431
Extension

The site is within the Stoneygate Conservation Area.

This application is for a substantial extension to the main residential care home. The proposal will involve the loss of protected trees. A similar scheme was considered by the Panel in December 2004 (application no. 20042350).

E) 2-6 GALLOWTREE GATE
Planning Application 20051385
Change of use

This building is on the draft Local List and affects the setting of the Clock Tower and 5 Gallowtree Gate, both Grade II listed buildings.

This building was built for Burtons Tailors who occupied the building until the 1990s. This application is for the change of use of the building from retail to financial and professional services. The proposal involves a new shopfront, cash machines and banner signs.

F) 4 RUTLAND STREET, WELLINGTON HOTEL
Planning Application 20051424
Change of use and extensions

The building is on the draft Local List. The proposal affects the setting of the former Victoria Coffee House on Granby Street (Grade II listed) and the locally listed Municipal Building on Charles Street.

This application is for the change of use of the upper floors of the former Wellington public house building to a hotel. The proposal also involves a six-storey extension to the rear, a two-storey extension over the coach entrance and external alterations. This is a revised scheme to the one the Panel made observations on in April which was subsequently refused.

G) 69 MARKET PLACE
Listed Building Consent 20051323, Planning Application 20051313
Shopfront, roller shutter

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

This application is for a new shopfront, roller shutter to the front and condenser unit to the rear of the building.

H) 37 GALLOWTREE GATE, MARKET PLACE
Advertisement Consent 20051366
Signs

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

This application is for new signage to the Market Place elevation.

I) ST MARGARET'S CHURCH
Planning Application 20051383
Wall and statue

This proposal is within the grounds of St Margaret's Church, a Grade I listed building.

This proposal is for a new wall on which the church notice board will be mounted and the resiting in the church grounds of the statue of St Margaret by Pamela Beresford, originally on the chamfered corner of the Corah factory on Burleys Way.

J) 76-80 LONDON ROAD
Listed Building Consent 20051382
Fire escape

This building is Grade II listed and within the South Highfields Conservation Area.

This application is for a new external fire escape to the rear of the building.

K) 18 SCOTT STREET
Planning Application 20051360
Extension

This building is on the draft Local List.

Knighton Fields House dates from c.1860 and was the home of John Johnson the boot merchant until his death in 1877. The gate-house fronts Welford Road. The house now forms part of the school built in the 1930s when most of the outbuildings were lost. This application is for a single storey extension to the surviving outbuilding.

L) 65-67 PARK VALE ROAD
Planning Application 20051246
Retention of covered area

This building is covered by an Article 4 Direction within the Spinney Hill Park Conservation Area.

The applicant has built a structure made from wood and corrugated clear plastic enclosing the whole of the rear garden, without the benefit of planning permission. This application is for the retention of the structure.

M) 7 STRETTON ROAD
Planning Application 20051399
Change of use

This building is covered by an Article 4 Direction and is within the Daneshill Conservation Area.

This application is for a dormer to the rear and two roof lights to the front of the building.

N) 51 HIGHCROSS STREET, OLD GRAMMAR SCHOOL
Listed Building Consent 20051481
Windows and louvre

This building is Grade II* listed.

This application is for two new windows and a louvre to the south elevation. The Panel made observations on this proposal at the June meeting.

O) LONDON ROAD, HOLLYBANK COURT
Planning Application 20051491
Three antennae, equipment cabinets

The building is within the Stoneygate Conservation Area.

This application is for three antennae to the roof with equipment cabinets at the ground floor of the block of flats.

P) 12 ST JOHNS ROAD
Planning Application 20051145
Change of use, dormer extensions

The building is within the Stoneygate Conservation Area.

This application is for the change of use of the house to two self contained flats. The proposal involves two dormer extensions.

Q) 2 ALEXANDRA ROAD
Planning Application 20051417
Change of use

The building is within the Stoneygate Conservation Area.

This application is for the conversion of a domestic garage to a self contained flat.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 10.00 am on Tuesday 30th August 2005. Contact Jeremy Crooks or Judith Carstairs (tel. 252 7296 or 252 7218) (minicom 252 7222).

R) OXFORD STREET, POLAR BEAR P H
Listed Building Consent 20051401
External alterations

This building is Grade II listed.

This application is for alterations to the rear of the pub.

S) UPPER CHARNWOOD STREET, CHARNWOOD PRIMARY SCHOOL
Planning Application 20051283
New window

This building is Grade II listed.

A single window is proposed within the 1990s single storey flat roofed extension which was added before the building was listed.

T) 32 FREEMENS HOLT
Planning Application 20050767
Extension

This building is within the Aylestone Village Conservation Area.

Freemens Holt sheltered housing estate was laid out in the late 1960s. It was built on the wooded area and large Victorian house known as the Holt. This application is for a single storey extension to the community centre.

U) 17 STONEYGATE ROAD
Planning Application 20051333
Extension

The building is within the Stoneygate Conservation Area.

This application is for a single storey extension to the rear of the house.

V) 16 HIGH STREET, 11 SILVER STREET
Planning Application 20051350
Shopfront

The site is within the High Street Conservation Area.

This application is for a new shopfront.

W) ST PAULS CHURCH, KIRBY ROAD
Listed Building Consent 20051407
Repairs

This building is Grade II listed.

This application is for repair work to the building.

X) 76-80 LONDON ROAD
Planning Application 20051387
Removal of chimney

This building is Grade II listed and within the South Highfields Conservation Area.

This application is for the removal of a chimney from the rear 1960s extension.??

Y) HIGH STREET, UNIT 73 THE SHIRES
Planning Application 20050137
Retention of signs

The building is within the High Street Conservation Area.

This application is for the retention of a small fascia sign and projecting sign.

Z) 23 LINCOLN STREET
Planning Application 20051389
Change of use

This building is covered by an Article 4 Direction and within the South Highfields Conservation Area.

This application is for the conversion of the building to three flats.

AA) 13 WEST STREET
Planning Application 20050931
New windows

This building is covered by an Article 4 Direction and within the New Walk Conservation Area.

This application is for the replacement of two second floor sash windows with sliding sash timber double glazed replicas.
