



Leicester
City Council

CONSERVATION ADVISORY PANEL

19th October 2016

CURRENT DEVELOPMENT PROPOSALS

Report of the Director of Planning, Transportation and Economic Development

A) CORN EXCHANGE / OUTDOOR MARKET

Pre-application Advice

Construction of a screen to r/o Corn Exchange, refurbishment of existing Outdoor Market

The following presentation by Adam Parker of Greig & Stephenson architects sets out proposals for the Corn Exchange / Market Place. Works are currently ongoing for the construction of a new public space to the rear of the Corn Exchange following the demolition of the 1970s food hall and this presentation sets out further proposals by the Council to improve the character and appearance of the area.

Following the demolition of the food hall, the rear elevation of the Grade II* listed Corn Exchange is now exposed and will form a prominent feature within the new public space. To hide the functional elements of the rear elevation (i.e. M&E equipment, fire escape), it is proposed to construct a free-standing screen that will enclose the space, whilst respecting the setting of the Corn Exchange.

As part of the improvement works to the Market Place, the Council are proposing to refurbish the existing outdoor market. Plans include the recladding of the existing roof canopy and enclosing the space fronting the Corn Exchange.

The presentation will also include the plans for a new raised terrace to the rear of Molly O'Grady's – see item b) below.

B) MOLLY O'GRADY'S PH, HOTEL STREET

Planning Application [20161964](#) Listed Building Consent 20161965

Creation of terrace to rear of building, facing new square

This application is for the construction of a rear terrace to the public house, facing onto the new public square to the rear of the Corn Exchange.

Molly O'Grady's is a grade II listed building and located within the Market Place conservation area

The application will be presented by Adam Parker of Greig & Stephenson architects. It will be presented as part of the wider corn exchange proposals (see item A) above)

C) 88-90 RUTLAND STREET

Planning Applications 20161813, 20161816 Listed Building Consent [20161814](#), [20161817](#)

Construction of a single storey exhibition space to front of site, with 2-storey display hoarding above; construction of stacked car parking system to rear

This application is for the construction of a single storey building providing exhibition space for the adjacent Makers Yard. The proposal is then to erect a 2-storey hoarding above, with changeable images, screening the site. Within the site will be a 3-storey car stacking system, providing car parking for the residential conversion of 37-43 Rutland Street – which the panel saw at the September 2016 meeting.

The adjacent Makers Yard is a grade II listed building and the site is located within the St George's conservation area,

D) 227 – 231 BELGRAVE GATE

Planning Application [20161788](#)

Change of use; demolition of 3-storey building & construction of 6-storey block to create 21 flats

This application is for the change of use of the existing building into residential flats and the construction of a new 6-storey block to the rear, following demolition of the existing 3-storey building.

The site affects the setting of St Marks Church (grade II* listed building) and 7 Woodboy Street (locally listed building).

E) 52-54 HIGH STREET

Planning Application [20161651](#)

Roof extension

This application is for the creation of a fourth floor (roof) extension to provide three self-contained flats (3 x 1 bed) (class c3). A similar application was discussed by the panel in April ([20160657](#)).

The building is within the High Street Conservation Area and is adjacent to 58 High Street; a Grade II listed building.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 12.00 noon on Monday 17th September 2016. Contact Justin Webber (454 4638), Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973) or James F Simmins 4542965.

F) 20 STONEYGATE ROAD, ALBERT COURT, FLAT 15
Planning Application [20161709](#)
External alterations

This is a retrospective application for external work including replacement windows to this flat within Albert Court which dates from the later 20th century.

The building is within the Stoneygate Conservation Area.

G) 26 SOUTHERNHAY ROAD
Planning Application [20161472](#)
External alterations

This application is for alterations to front garden and construction of a single storey detached building at rear of the house.

The building is within the Stoneygate Conservation Area.

H) 1A ELMFIELD AVENUE, THE SAMARITANS
Planning Application [20161895](#)
External alterations

This application is for construction of access ramp; alteration to boundary wall and resurfacing at the front of office.

The building is within the Stoneygate Conservation Area.

I) 27 MARKET STREET, SLUG AND LETTUCE PH
Advertisement Consent [20161721](#)
Replacement signs

This application is for replacement signs to the Market Street and Pocklington's Walk elevations.

The building is within the Market Street Conservation Area.

J) 7 HIGH STREET, LLOYDS BANK
Listed Building Consent [20161845](#)
Internal works

This application is for minor internal works.

The building is grade II listed and within the High Street Conservation Area.

K) 2 COLTON SQUARE
Listed Building Consent [20161873](#)
Internal works

This application is for minor internal works.

The building is the former Police Headquarters which is Grade II listed and within the St George's Conservation Area.

L) 112 LONDON ROAD
Planning Application [20161778](#)
New shopfront

This application is for a replacement shopfront.

The building is within the South Highfields Conservation Area.

M) 236 EAST PARK ROAD
Planning Application [20161681](#)
Extension to rear

This application is for construction of two storey extension to rear and a dormer extension to the rear of the nursery.

The building is within the Spinney Hill Park Conservation Area.

N) 38-40 MAIN STREET, EVINGTON
Planning Application [20161683](#)
Change of use

This is a retrospective application for change of use of the building at the rear from workshop (class b1) to vehicle repairs (class b2).

The building is within the Evington Village Conservation Area.

O) 4 BALMORAL CLOSE
Planning Application [20161737](#)
Air conditioning unit

This is a retrospective application for installation of air conditioning unit at first floor to the side of the house.

The building is part of a late 20th century housing estate and is within the Knighton Village Conservation Area.