



Leicester
City Council

CONSERVATION ADVISORY PANEL

26th April 2006

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Environment

**A) 142 CHARLES STREET, 2 CHURCH STREET (SPREAD EAGLE PUB)
Conservation Area Consent 20060499 Planning Application 20052437
Demolition & redevelopment**

This site is within the St George's Conservation Area and affects the setting of the former Charles Street Police Station, which is Grade II listed.

This application is for demolition of the Spread Eagle PH and the adjacent 1950s building and the redevelopment of the site with a seven-storey mixed use comprising retail at ground floor level, offices on the first to fourth floors and restaurant / bar on upper floors and basement level car parking. This application is essentially a resubmission of a previous proposal that was considered at last July's meeting.

**B) 111-121 HIGHCROSS STREET
Planning Application 20060517
Demolition and redevelopment**

The proposal is on the outer edge of the All Saint's Conservation Area and affects the setting of the adjacent listed buildings 105-107 Highcross Street Grade II listed and All Saint's Church listed Grade B.

This application is for the demolition of the existing factory building and the redevelopment of the site with a five storey building for 22 flats with basement car parking

**C) 32/34 ELMS ROAD
Planning Application 20060554
Demolition and redevelopment**

The proposal is on the outer edge of the Stoneygate Conservation Area.

This application is for the demolition of the existing student accommodation and the redevelopment of the site with 19 houses.

D) 11 UPPER BROWN STREET

Planning Application 20060510

Change of use from factory to residential, roof extension and external alterations

This site is close to the boundary of the Market Street Conservation Area.

This application is for a change of use to 20 flats, with commercial storage facilities in the ground floor and a roof extension. The panel have been consulted on previous applications for the redevelopment of the site.

E) BELGRAVE GATE/ABBEY PARK ROAD/MEMORY LANE WHARF

Reserved Matters Application 20060589

Siting, design and external appearance of college building, car parking, landscaping and public realm works

This application is for reserved matters relating to the redevelopment of the Leicester College site. Outline consent for the redevelopment was granted in Sept 2005.

F) ST PETERS CHURCH, WOODSHAW RISE, BRAUNSTONE

Planning Application 20060369

Spot lights and security cameras

The building is Grade II listed and is within the Braunstone Village Conservation Area.

This application is for lighting and security cameras to the 1970s north porch, 1930s extension, west elevation, buttresses of the medieval tower and south elevation including the Queen Anne porch.

G) 9 ELMFIELD AVENUE,

Planning Application 20060470

Change of use to flats, extensions

The building is within the Stoneygate Conservation Area and affects the setting of the former Stoneygate School, a Grade II listed building.

This Victorian house C.1880 was in use as part of the Stoneygate School until the land was developed and the main school building converted to flats. This application is for the conversion of the building to five self contained flats. The proposal involves a first floor rear extension and alterations to the roof.

H) BARRATT CLOSE, REAR OF 7-11 STONEYGATE ROAD

Planning Application 20060438

Garages with flats above

The building is within the Stoneygate Conservation Area.

The Panel discussed this site on several occasions most recently in 2003 for a block of flats. This application is for two flats with garages below.

I) 12 ST JOHNS ROAD
Planning Application 20060529
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 a house and two self-contained flats. The proposal involves a dormer extension and a three storey side extension. This is a revised scheme to the one that the Panel made comments on last Summer which was subsequently refused.

J) 41 STONEYGATE ROAD
Planning Application 20060548
Extension to side

The building is within the Stoneygate Conservation Area.

This application is for a single storey extension to side of the building, replacement fire escape and forecourt car parking.

K) 2 HOWARD ROAD
Planning Application 20060553
Flat development

The proposal is just to the outside of the Stoneygate Conservation Area.

An application is for two pairs of houses on this site was considered by the Panel last year. This application is for two three storey flat blocks.

L) 56 DANESHILL ROAD
Planning Application 20060397
Change of use, external alterations

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

This application is for the conversion of the end town house to seven bedsits. The proposal involves the removal of a chimney on the rear outrigger, a new dormer window to the rear roof slope and additional windows.

M) 16 MARKET STREET
Planning Application 20060478 & Advertisement Consent 20060479
New shopfront & signs

This building is within the Market Street Conservation Area.

This building is the Classically styled Midland Auction Mart of 1876, one of the buildings of particular note that make up the rich tapestry of styles on Market Street. This application is for a new shopfront and internally illuminated fascia and projecting sign.

N) 59 PRINCESS ROAD WEST

**Planning Application 20060503, Listed Building Consent 20060533
Change of use, internal alterations**

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

This application is for the change of use of the former house currently used as offices to a single dwelling with ancillary office use. The proposal involves internal alterations.

O) 22 FRIAR LANE

**Planning Application 20060573, Listed Building Consent 20060468
Roof garden to rear elevation**

The building is Grade II listed and within the Cathedral/Guildhall Conservation Area

This application is for alterations to the modern single storey extension to the rear of the building to create a roof garden.

P) 103 MAIN STREET, HUMBERSTONE

**Planning Application 20060441
Detached house**

This site is just outside the boundary of the Old Humberstone Conservation Area.

This application is for a new detached house within the land adjacent to no.103 Main Street.

Q) 2 HALSTEAD STREET

**Planning Application 20052129
Replacement rear & side windows**

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

This application is for the replacement of the non original rear windows with similarly proportioned uPVC and the replacement of the side windows currently ill proportioned louvred windows with traditionally proportioned softwood top hung sashes.

R) 1 MAIN STREET, BRAUNSTONE

**Planning Application 20060367
Window replacement**

The building is Grade II listed and within the Braunstone Village Conservation Area.

This application is for the replacement of the ground floor front window with a new single glazed timber window.

S) HALL LANE/DISRAELI STREET

**Planning Application 20060507
Three storey flat development**

The proposal is on the outer edge of the Aylestone Village Conservation Area and affects the setting of Aylestone Hall and Stables both listed buildings.

This application is for a three storey building for 24 flats.

T) 151 LONDON ROAD

Planning Application 20060539

Change of use from church to hot food takeaways and replacement shopfronts

This building is within the South Highfields Conservation Area and was formerly a place of worship. The property was sold at auction last month.

This application is for a change of use to three hot food takeaway units and new shopfronts

U) LANCASTER ROAD FIRE STATION

Planning Application 20060508

Security fencing and gate

The building is Grade II listed.

This application is for a new security gate and metal railings to an existing wall to enclose the rear yard area.

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 13th March 2006. Contact Jeremy Crooks or Judith Carstairs (tel. 252 7296 or 252 7218) (minicom 252 7222).

V) 34 SEVERN STREET

Planning Application 20060527

Replacement rear windows

The building is within the Evington Footpath Conservation Area and is covered by an Article 4 Direction.

This application is for the replacement of the rear windows with similarly proportioned uPVC.

W) 3 SEYMOUR STREET

Planning Application 20060200

Replacement rear windows

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

This application is for the replacement of the rear windows with similarly proportioned ones of uPVC.

X) 5 SEYMOUR STREET

Planning Application 20060202

Replacement rear windows

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

This application is for the replacement of the rear windows with similarly proportioned ones of uPVC.

Y) 4-6 COLLEGE STREET
Planning Application 20060581
Replacement rear windows and door

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

This application is for the replacement of the rear windows and door with similarly proportioned ones of uPVC.

Z) 17 LINCOLN STREET
Planning Application 20060582
Replacement rear windows and door

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

This application is for the replacement of the rear windows and door with similarly proportioned ones of uPVC.

AA) 5 CAMDEN STREET
Planning Application 20060458
Change of use, roof extension

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

This application is for the conversion of the building to flats involving a roof extension. This is a revised scheme to the one discussed by the Panel last year.

AB) 26 MAIN STREET, EVINGTON
Advertisement Consent 20060456
Change of use, roof extension

The building is within the Evington Village Conservation Area.

This application is for an externally illuminated sign to the front fascia of the shop.
