

Leicester
City Council

CONSERVATION ADVISORY PANEL

24th May 2006

CURRENT DEVELOPMENT PROPOSALS

Report of the Service Director, Planning & Policy

A) BATH LANE, MERLIN WORKS

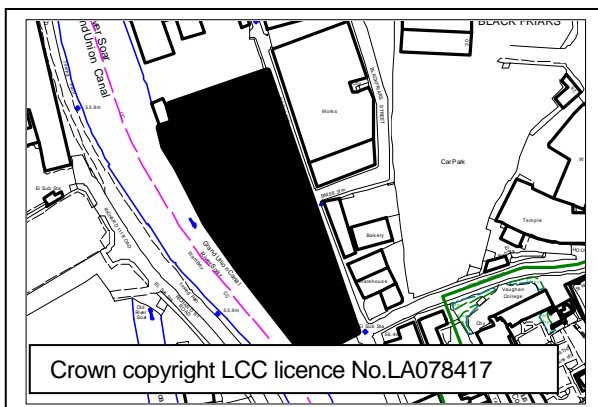
Planning Application 20060614

Residential development

The proposal affects the setting of Donisthorpes Mills and pumping station, both Grade II listed. It will also have an impact on the setting of St Nicholas Church (Grade I), Vaughan College and 10 Talbot Lane (Grade II) and on views over the Jewry Wall - a Scheduled Monument. Other views that may also be affected include the vista along Castle View, which is one of the best historical views in Leicester.

The site is located within the Waterside Regeneration Area and is the second major development to come forward in this area. The owners of the site also developed the adjacent Westbridge Wharf development which rises to 10 storeys. New 11 storey residential development adjacent to the Donisthorpes site was approved in 2005.

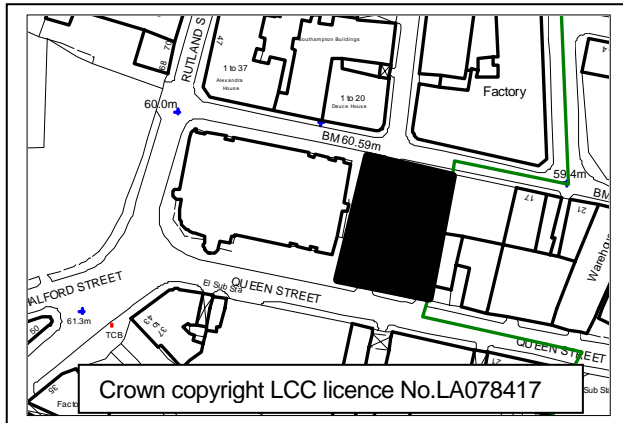
The Panel discussed plans for a residential development for this site back in 2002. This current application is for two towers one 22 storeys and the other 26 in height, providing 354 apartments, restaurant & retail use. The development will be taller than the Cathedral spire which at 220 feet is currently the tallest building in Leicester, although St. Georges Tower near the station is taller in the landscape because of ground level differences.



B) 13 SOUTHAMPTON STREET
Conservation Area Consent 20060594
Demolition of existing building

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

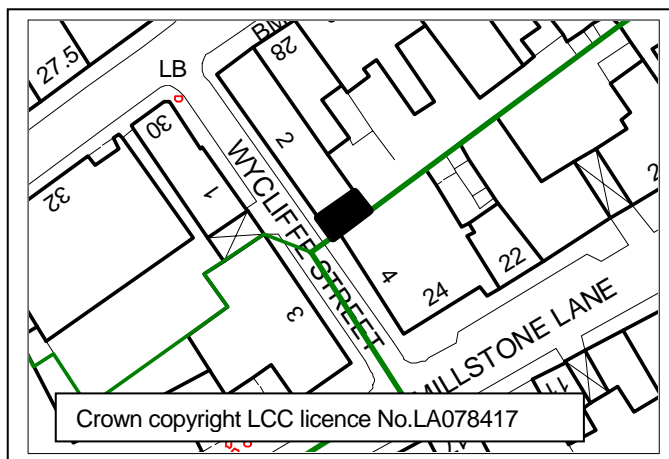
This application is for the demolition of the existing building, which dates from the mid 19th century. The building was recently turned down for statutory listing but was still judged by English Heritage to be an important building in the Conservation Area. The Panel made observations on the scheme to replace the building at the last meeting.



C) 2 WYCLIFFE STREET
Listed Building Consent 20052337
Roller Shutter

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

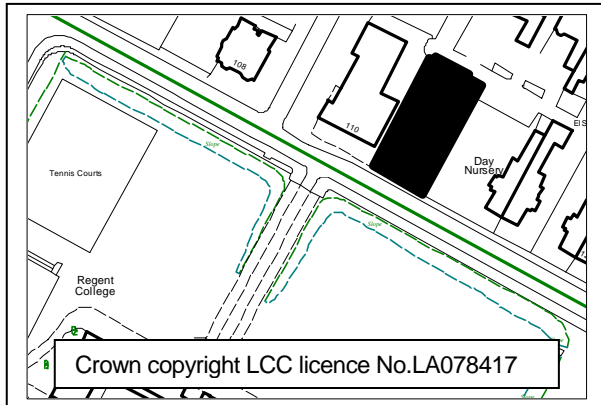
An entrance to the rear of 2 Wycliffe Street accesses the rear yards of 18-28 Friar Lane and 2 Wycliffe Street. The entrance currently has timber doors. This application is for the removal of the existing doors to the entrance and their replacement with a metal roller shutter. This will allow remote controlled entry to the rear yard as the current entrance remains open in the evenings and is used for anti social behaviour.



D) 112 REGENT ROAD
Planning Application 20060675
Glazing to front porch

This building is within the New Walk Conservation Area.

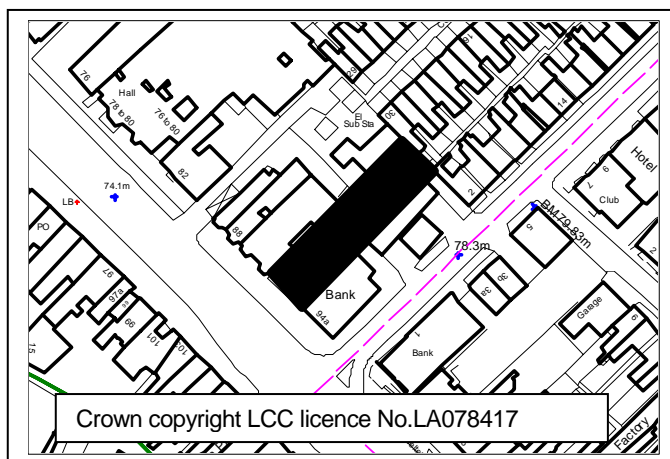
No. 112 Regent Road is a fine late Victorian House with some lovely architectural details, including an ornate timber porch. The building is currently occupied by the St John's Ambulance offices. It is proposed to install frameless glazing in the porch with a sliding entrance door. The frame would be attached to the inside of the roof trusses and into the tiled floor but would not be fixed to the balustrading or timberwork. No alterations would be made to the porch detailing or the existing doorway.



E) 92 LONDON ROAD
Planning Application 20060683
Change of use, alterations and extensions

The building is within the South Highfields Conservation Area

This application is for the change of use of the building: the ground floor to a restaurant and the upper floors to residential. The proposal involves a two and four storey extension to the rear and an extra storey on the main building to provide nine self-contained flats for students. A new shopfront and ventilation flue (at the rear) is to be provided for the restaurant. The Panel made observations on an application to increase the height of this building by two storeys in 2003. The application was subsequently withdrawn.

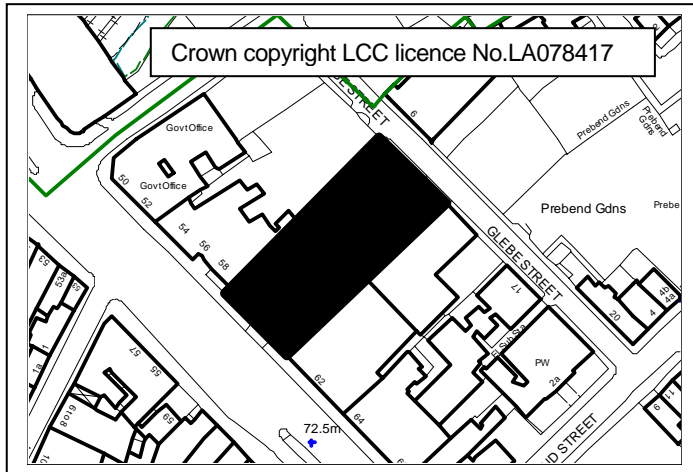


F) 60 LONDON ROAD
Planning Applications 20060646 & 0647
New shopfront and signs

The building is within the South Highfields Conservation Area.

The building is occupied by Cecil Jacobs photographic services and will continue in this use. This application is for a new shopfront and signage to the right hand building – which is a later addition and set back from the road. The shopfront would be fully glazed

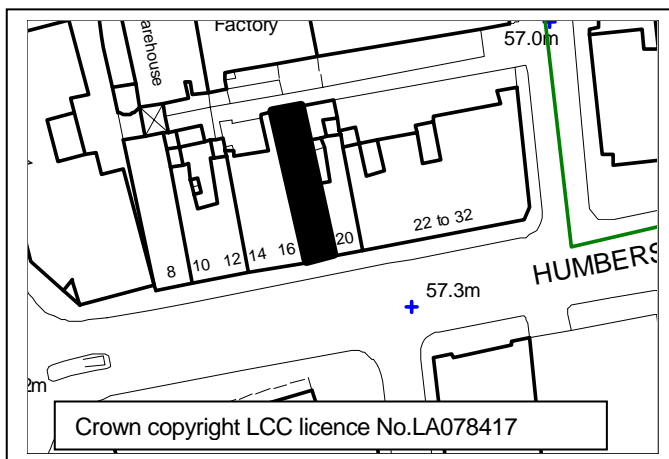
with an externally illuminated fascia sign. A 4m high free standing sign is also proposed located in the front forecourt.



G) 18 HUMBERSTONE ROAD
Planning Application 20060412
Roller shutters

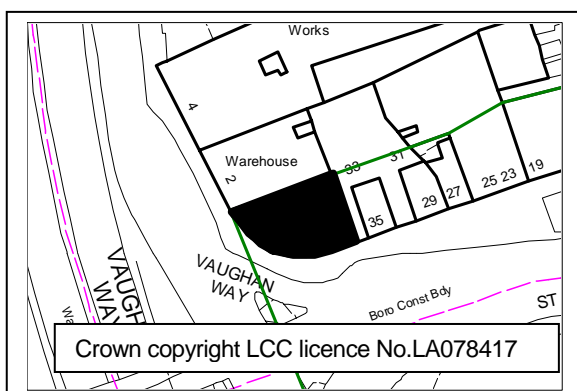
The proposal is within the St George's Conservation Area.

This application is for a roller shutter to be fitted to the front of the shop, one of a range in the 'Clump' building of 1888.



H) 37 ST NICHOLAS PLACE
Planning Application 20060509
Roller shutters

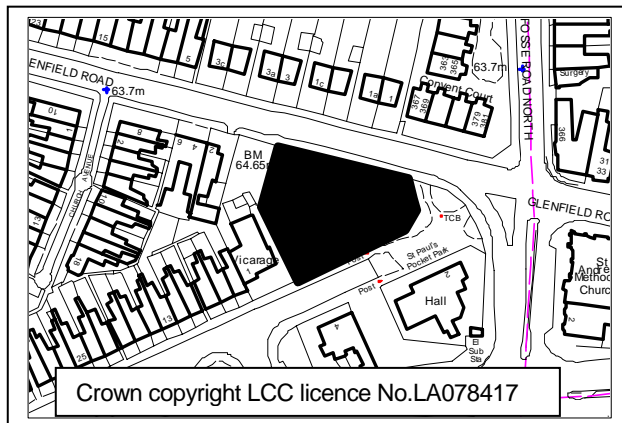
The proposal is within the High Street Conservation Area. This application is for roller shutters to the entrance doors.



I) GLENFIELD ROAD, ST PAULS CHURCH
Listed Building Consent 20060669
Removal of internal features

The building is Grade II listed and is on the Council's Buildings at Risk Register.

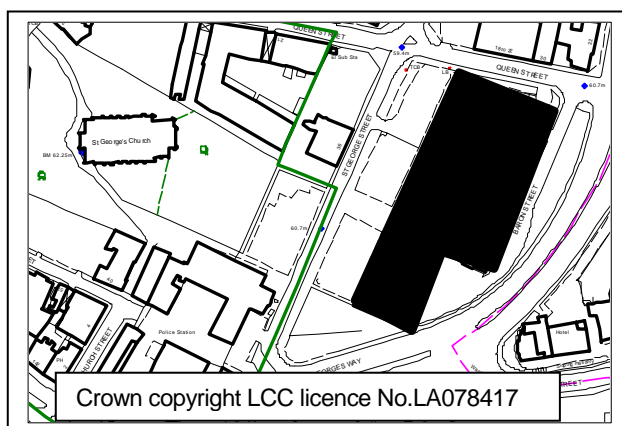
The Panel made observations on the removal of internal features last year to be sold to a church in Japan. This application is for the further removal of internal features including the safe with decorative door and a wooden screen. Most of these items will be relocated to St. Mary DeCastro Church.



J) ST GEORGE STREET, MERCURY BUILDING
Planning Application 20060473 & Advertisement Consent 20060607
Lighting and signs

The building is just outside the St George's Conservation Area.

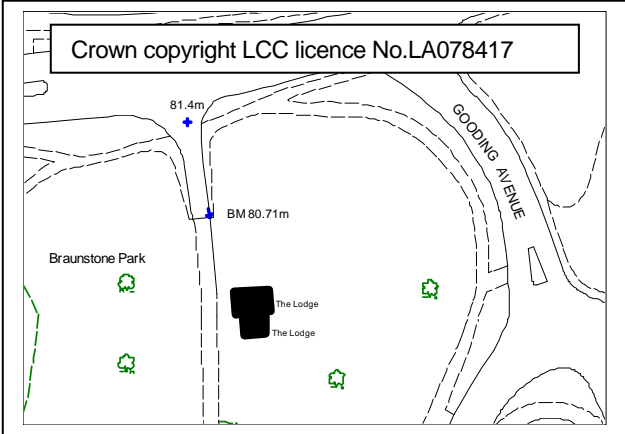
The Leicester Mercury offices are currently undergoing a facelift. As part of the new look it is proposed to illuminate the building. New signage is also proposed.



K) BRAUNSTONE PARK, THE LODGE
Planning Application 20060737
Change of use, alterations

The building is on the draft list of buildings of local interest.

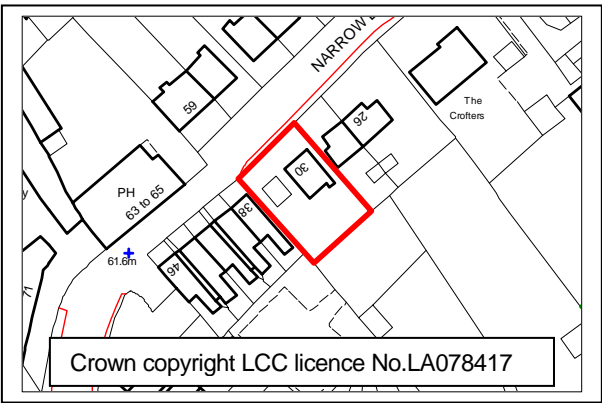
This application is for external alterations and change of use of the Park Keepers Lodge to a community centre for the Braunstone Community Association. The work includes new uPVC windows throughout, a new porch with metal faced door and new window and door openings throughout.



**L) 30 NARROW LANE, AYLESTONE
Planning Application 20060627
Extension**

This building is within the Aylestone Village Conservation Area.

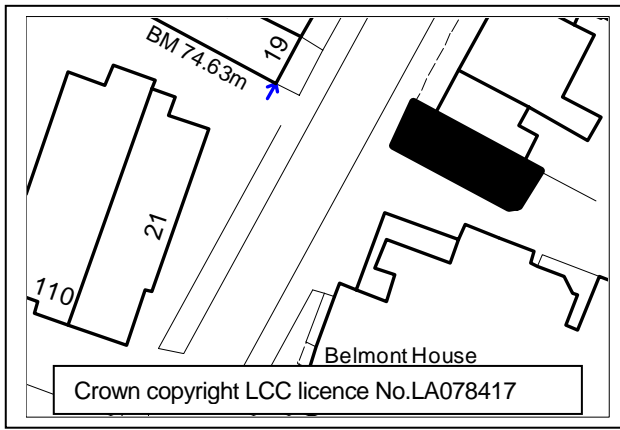
This is an attractive detached house with some nice features such as the decorative bargeboards and the stepped, splayed front entrance. It probably dates from the 1930s. The adjacent garage appears to be contemporary with the house although it has a new door. This application is for demolition of the existing domestic double pitch roof garage and the construction of a new single storey side extension effectively doubling the surface area of the existing dwelling. The extension would be constructed in materials to match the existing building.



**M) 18 DE MONTFORT STREET
Advertisement Consent 20060569
Signage**

This building is within the New Walk Conservation Area and is used as a small office.

This application is for one internally illuminated fascia sign and one non-illuminated free standing sign.



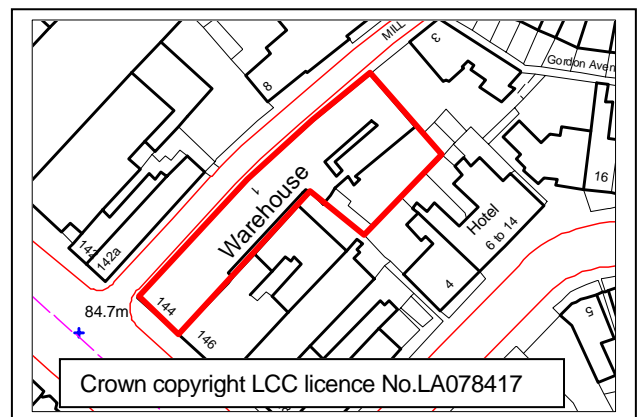
N) 144 LONDON ROAD

Planning Application 20060558

Three non-illuminated wall signs, one externally illuminated projecting sign

The building is within the South Highfields Conservation Area and has been used as a public house since the late 1980s

This retrospective application is for the retention of three non-illuminated wall signs and one externally illuminated projecting sign to the main elevation to London Road. Two are rectangular menu boards beneath the ground floor windows and a tiny circular sign is proposed on the lower section of the main stone entrance surround. The hanging sign is at first floor level to the left of the first floor feature window.



O) 172 MERE ROAD

Planning Application 20060741

Rear extension

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

This application is for a two-storey extension to the rear of the house. The proposal is visible from the street scene.

(SEE ITEM P FOR MAP)



172 MERE RD

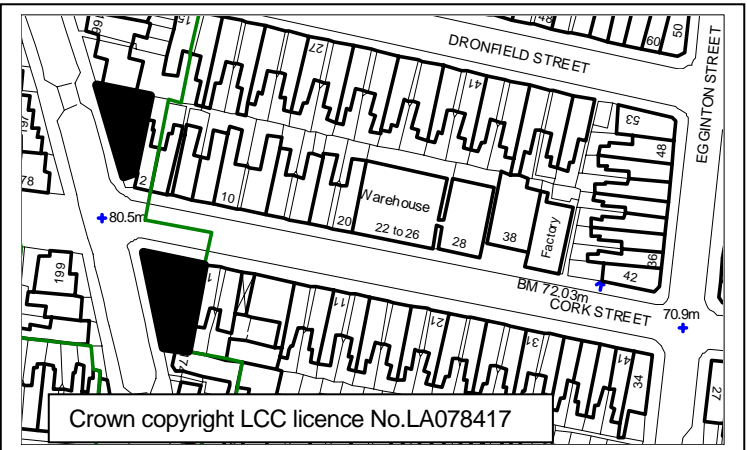


170 MERE RD

**P) 170 MERE ROAD
 Planning Application 20060662
 Replacement rear windows**

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

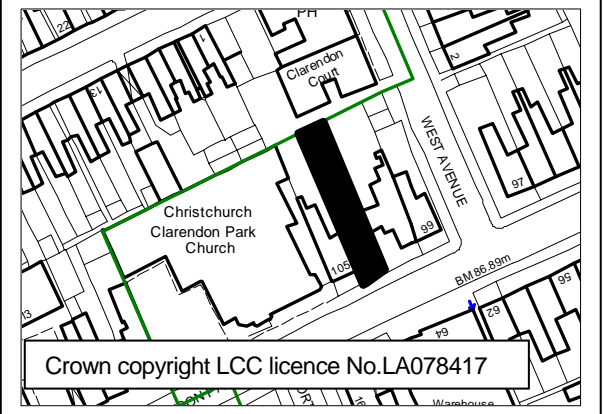
This application is for the replacement of the rear windows with similarly proportioned uPVC ones. One of the windows is partially visible from the street scene.



**Q) 103 CLARENDON PARK ROAD
 Planning Application 20060638
 Single storey rear extension**

The building is within the Stoneygate Conservation Area.

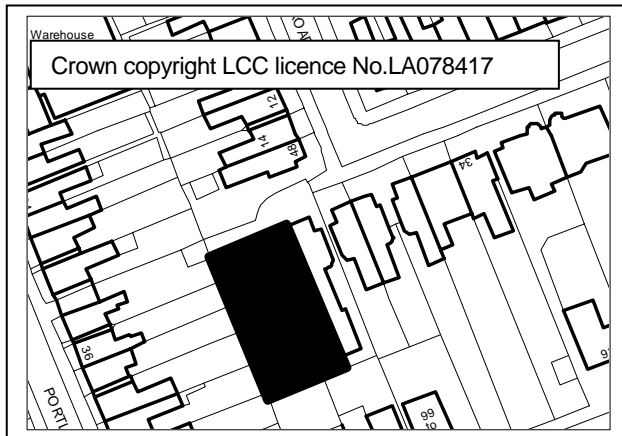
This application is for a single storey rear extension that wraps around the side and rear of the existing rear outrigger. Materials proposed are to match the house.



R) 46 SPRINGFIELD ROAD
Planning Application 20060438
Rear extension

The building is within the Stoneygate Conservation Area.

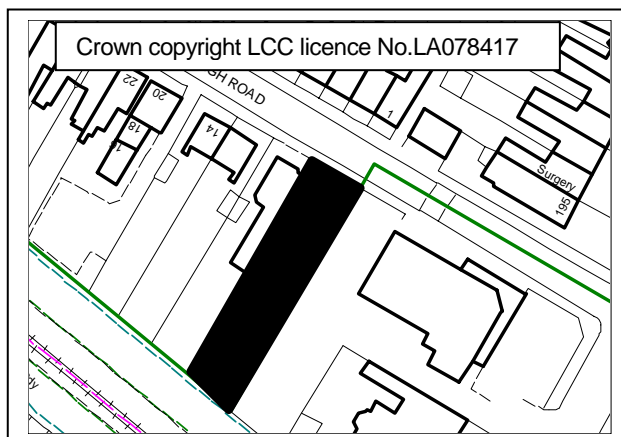
This application is for the demolition of the existing rear outbuilding and replacement with a larger single storey part flat part pitched roof building. The building has been converted to flats in the past. Materials would match the existing.



S) 8 WESTLEIGH ROAD
Planning Application 20060599
Rear extension

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

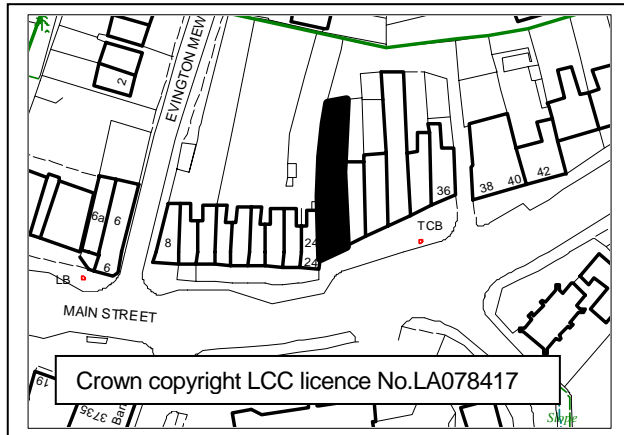
This application is for a two-storey extension to the rear of the building. The building is in use as flats and has previously been extended with a two-storey flat roof extension.



T) 26 MAIN STREET, EVINGTON
Planning Application 20060592
Roller Shutters

The building is within the Evington Village Conservation Area.

This application is for new roller shutters to the existing shopfront.



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 22nd May 2006. Contact Jeremy Crooks or Judith Carstairs (tel. 252 7296 or 252 7218) (minicom 252 7222).

U) LANCASTER ROAD FIRE STATION
Planning Application 20060515
Signage

The building is Grade II listed.

An application for a new security gate and metal railings to an existing wall to enclose the rear yard area was considered by the Panel last month. This application is for new signage to warn pedestrians of fast moving vehicles leaving the fire station.

V) 23 GILLIVER STREET
Planning Application 20060260
Replacement side windows & door

The building is within the Knighton Village Conservation Area .

This application is for the replacement of the side windows with similarly proportioned uPVC ones. The windows cannot be seen from the street scene. (NB There is no Article 4 Direction in Knighton and most of the properties already have uPVC windows)

W) 32 WOODBINE AVENUE
Planning Application 20060621
Replacement rear windows & 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 with similarly proportioned ones of uPVC.

X) 1 ALBION STREET
Planning Application 20060640
Rear terrace

The building is within the recently extended Market Street Conservation Area.

This application is for a roof terrace to the rear of the bar to allow additional drinking space. The proposal is within an enclosed yard.

Y) 27 HORSEFAIR STREET
Planning Application 20060414
Alterations to shopfront

The building is within the Market Place Conservation Area.

This application is for alterations to the shopfront to go from two doors to one, within the modern infill between Horsefair Street and Market Place.

Z) 37 UPPER TICHBORNE STREET
Planning Application 20060066
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.

aa) 3-5 ST MARTINS SQUARE
Planning Application 20060696 & Advertisement Consent 20060695
New shopfront & signs

The building is within the Market Place Conservation Area.

This application is for a new shopfront and signs.

ab) 2-4 HAYMARKET & 3-7 CHURCH GATE
Advertisement Consent 20060611
Signs

The building is on the outer edge of the High Street and Church Gate Conservation Areas.

This application is for new signs to replace the old ones.