

Leicester  
City Council

CONSERVATION ADVISORY PANEL

22<sup>nd</sup> November 2006

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## CURRENT DEVELOPMENT PROPOSALS

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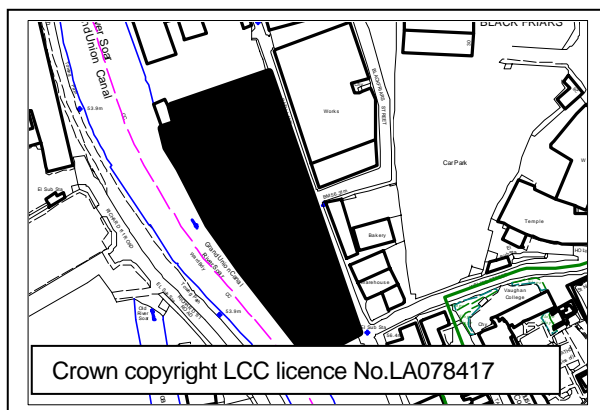
### Report of the Service Director Planning and Policy

#### **A) BATH LANE, MERLIN WORKS Planning Application 20061999 Residential, hotel 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 vistas along Castle View and Market Place Approach.

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.

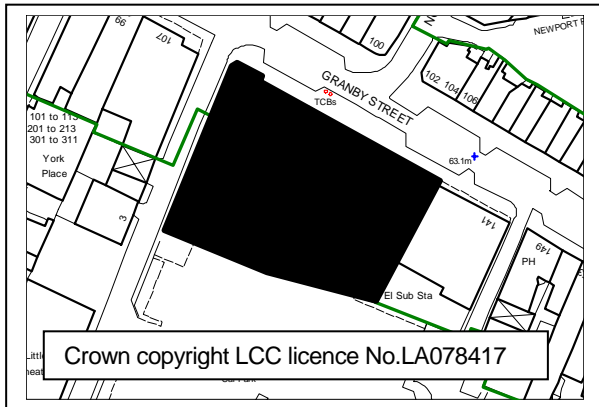
The Panel discussed plans for a residential development for this site back in 2002. In May of this year the application for two towers one 22 storeys and the other 26 in height, providing 354 apartments, restaurant & retail use was also discussed by the Panel. This new application is for a third tower on this site 39 storeys high to provide a 200 bed hotel, 176 self contained apartments, basement car parking and retail and leisure uses.



**B) 109-133 GRANBY STREET**  
**Conservation Area Consent 20061838 Planning Application 20061793**  
**Demolition & redevelopment**

This site is within the Granby Street Conservation Area

This application is for demolition of the row of buildings 109-133 Granby Street (inclusive) and the redevelopment of the site with a 7 storey building for retail and restaurant use on the ground floor and offices on the upper floors.

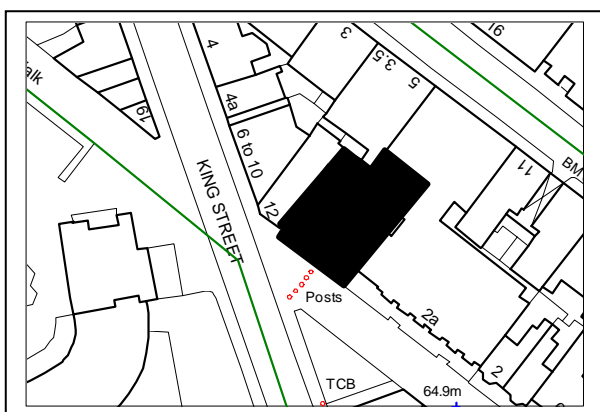


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**C) 14-16 KING STREET**  
**Planning Application Enquiry**  
**Change of use**

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

This building has been in use as a restaurant for many years. Most of the internal character has been lost over the buildings history. Consent was granted earlier this year for the conversion of the upper floors to 9 bedsits retaining the ground floor restaurant. After starting work on the conversion the building it was resold and the new owners wish to convert the upper floors to three flats including the rebuilding of a rear flat roof extension and removal of a principle wall that forms the two ground floor rooms of number 16.

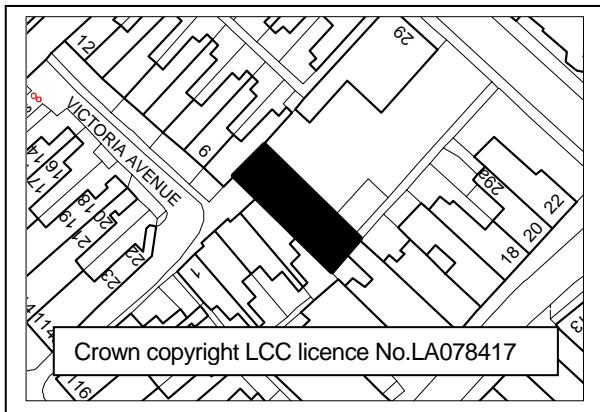


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**D) REAR OF 12 HIGHFIELD STREET**  
**Pre Application Enquiry**  
**New dwellinghouse**

The building is within the South Highfields Conservation Area.

We have received an enquiry for a new dwellinghouse on land to the rear of 12 Highfield Street. The house will require access from Victoria Avenue.

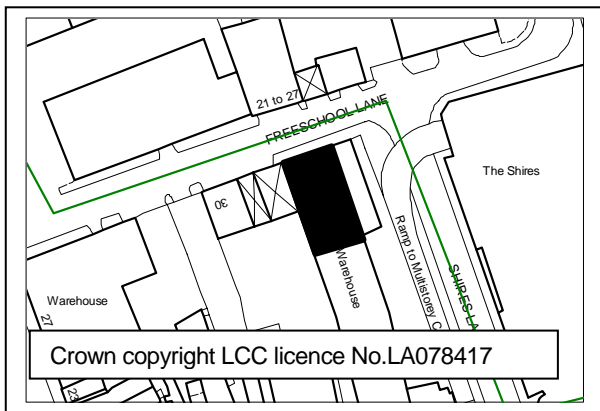


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**E) 20 FREESCHOOL LANE**  
**Planning Application 20061866**  
**Alterations to facade**

The building is within the High Street Conservation Area

This application is for alterations to the front of the building.

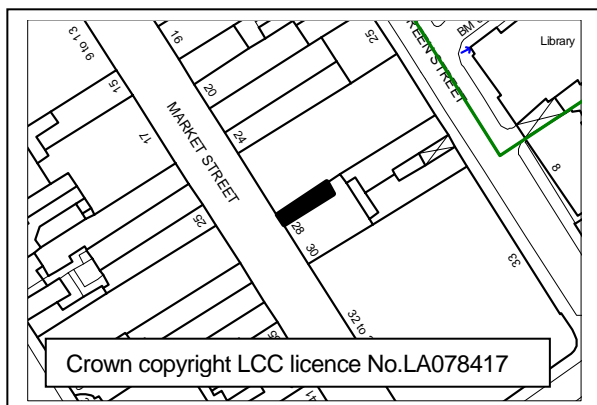


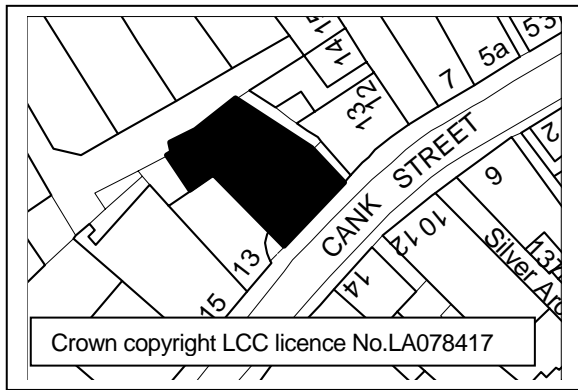
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**F) 26A MARKET STREET**  
**Advertisement Consent 20061455**  
**New fascia sign**

This building is within the Market Street Conservation Area.

This application is for the retention of an internally illuminated fascia sign.





**G) 11 CANK STREET (location map above)  
Advertisement Consent 20061607  
New signage**

The building is within the Market Place Conservation Area

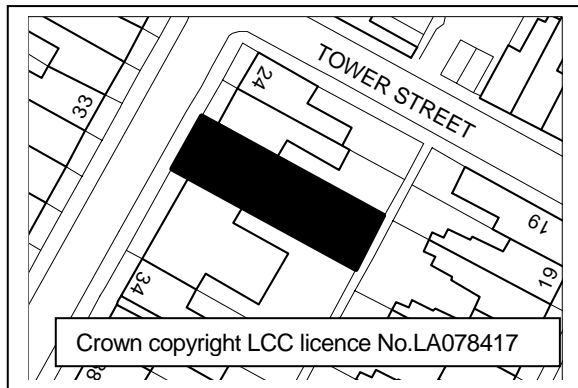
The Panel made observations on the change of use of the ground floor of this building to a casino last year. This application is for new signage.

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**H) 28 TOWER STREET  
Planning Application 20061800  
Replacement rear windows**

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

This application is for uPVC replacement windows to the rear of the building. Some of the windows are visible from the public domain.



**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 20<sup>th</sup> November 2006. Contact Jeremy Crooks or Sam Peppin Vaughan (tel. 252 7217 or 252 7218) (minicom 252 7222).**

**I) 9-11 CHEAPSIDE & 5 CANK STREET**  
**Planning Application 20061798**  
**Change of use**

The building is within the Market Place Conservation Area

This application is for the change of use of the shop to an amusement arcade. This is a renewal of a previous consent.

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**J) 13 UPPER KING STREET**  
**Planning Application 20061775**  
**New boundary wall**

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

The walls to the rear of the Georgian terrace were lost many years ago when the properties were largely in office use. This application is for the removal of an unauthorised timber fence and reinstatement of a reclaimed brick boundary wall.

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**K) 1 ST ALBANS ROAD**  
**Planning Application 20061872**  
**New signs**

The building is within the South Highfields Conservation Area

This application is for new signage to replace the existing. The Panel made observations on the alterations for the ground floor earlier this year.

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**L) 12 OXFORD AVENUE**  
**Planning Application 20061925**  
**New windows**

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

This application is for replacement uPVC windows to the rear of the house. The rear is not visible from the public domain.

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