



Leicester
City Council

APPENDIX B

CONSERVATION ADVISORY PANEL

5th December 2018

CURRENT DEVELOPMENT PROPOSALS

A) SITE BOUND BY ALL SAINTS ROAD/BATH LANE, JARVIS STREET AND RUDING STREET

Planning Application [20182431](#)

REDEVELOPMENT OF SITE FOR STUDENT ACCOMMODATION (464 BEDROOMS) AND 184 RESIDENTIAL APARTMENTS (30 x STUDIOS, 89 X 1 BED, 65 X 2 BED), TOGETHER WITH 172 SQ. M OF FLEXIBLE COMMERCIAL SPACE (CLASSES A1, A2, A3, A4, A5, B1, D1 AND D2), GROUND LEVEL CAR PARKING, ASSOCIATED ANCILLARY WORKS AND LANDSCAPING.

The site is located within the Waterside Area, to the immediate east of the Grade II Listed Nos.16-24 Bath Lane and two Grade II Listed structures associated with the Donisthorpe Mill, to the west of the Locally Listed Great Central Railway Station and the former Generator House at No.2 Jarvis Street. There are other locally listed and nationally designated structures within close proximity to the site. The site itself is currently an undeveloped open area.

The proposal is for a new high-rise development, comprising student and residential apartments, complimented by a flexible commercial space and a car parking area to the ground floor.

B) 11-15 AND 19-35 CONDUIT STREET

Planning Application [20182266](#)

SEVEN STOREY BUILDING FOR 186 STUDENT FLATS (SUI GENERIS) WITH 254 BED SPACES (153 X STUDIO, 6 X 2BED, 19 X 3BED, 8 X 4BED); ANCILLARY FACILITIES ON GROUND FLOOR; COMMUNAL GARDEN AT REAR

The site is an open plot of land currently used predominantly for car parking, located partly on the northern-most section of the South Highfields Conservation Area. The Grade II Listed London Road Station is located to the west of the site, while the Grade II Listed Collegiate School and Collegiate House are in close proximity to the east.

The proposal is for a new development of a 6 to 7-storeys student accommodation, comprising studio flats, shared accommodation and a range of associated community facilities. The current proposal is an extension of an already approved development.

C) AYLESTONE ROAD, FORMER GRANBY HALLS SITE

Planning Application [20182477](#)

NEW HOTEL (CLASS C1) WITH THREE COMMERCIAL UNITS (CLASS A1 OR A3); PUBLIC OPEN SPACE

Property is located to the immediate east of an area covered by the Article 4 Direction, in close proximity to Grade II Listed property at No.73 Filbert Street East, to the immediate west of the Locally Listed Nelson Mandela Park and south of the New Walk Conservation Area. The area is currently occupied by a surface level car park in front of the Welford Road Stadium.

The application is for a new hotel development, up to 7-storeys in height, supplemented by three commercial units and associated landscaping works on the ground floor.

D) 4 KNIGHTON PARK ROAD

Planning Application [20182457](#)

CONVERSION OF EXISTING GARAGE/OUTBUILDING AND CONSTRUCTION OF PART SINGLE PART TWO STOREY FRONT AND SIDE EXTENSIONS TO FORM NEW DWELLING (1 X 2 BED) (CLASS C3)

The site is located within the Stoneygate Conservation Area, covered by the Article 4 Direction. It is also located to the immediate north of the Grade II Listed No.223 London Road and south-west from the Grade II Listed former Stoneygate School. The property on site is a 2-storey brick structure with ashlar dressing, and an elaborate frontage to Knighton Park Road.

The proposal is for a redevelopment of the area of current outbuildings on the south west corner of the site into a 2-storey residential dwelling, topped with flat and mono-pitch roofs.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 3th December 2018. Contact: Justin Webber (4544638) or Paula Burbicka (4541111)

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

E) 69 STONEYGATE ROAD

Planning Application [20182268](#)

ALTERATIONS TO FRONT ELEVATION AND CHANGES TO ENTRANCE STEPS, WALLS AND GARAGE CANOPY (CLASS C3)

F) 63A MELTON ROAD, CANTABURY HOUSE

Planning Application [20182349](#)

INSTALLATION OF REPLACEMENT WINDOWS TO RESIDENTIAL FLATS (CLASS C3)

G) CASTLE VIEW, LEICESTER CASTLE BUSINESS SCHOOL
Planning Application 20182399
INTERNAL ALTERATIONS TO GRADE I LISTED BUILDING

H) 58A LONDON ROAD
Planning Application 20182341
RETROSPECTIVE APPLICATION FOR INSTALLATION OF ONE INTERNALLY ILLUMINATED FACIA SIGN; ONE INTERNALLY ILLUMINATED PROJECTING SIGN; ONE NON-ILLUMINATED FABRIC BANNER TO BEAUTY SALON (SUI GENERIS)

I) 95 PRINCESS ROAD EAST
Planning Application 20182270
CHANGE OF USE FROM OFFICE (CLASS B1(a)) TO RESIDENTIAL DWELLING (1 x 3 BED); BOUNDARY WALL TO FRONT (CLASS C3)

J) 116 REGENT ROAD
Planning Application 20182347
CONSTRUCTION OF FIRST FLOOR EXTENSION AT REAR OF OFFICE (CLASS B1(a)); ALTERATIONS

K) 3A SANDOWN ROAD, THE COACH HOUSE
Planning Application 20182426
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF COACH HOUSE TO HOUSE (1 X 3 BED) (CLASS C3)

L) 375 LONDON ROAD
Planning Application 20182400
CONSTRUCTION OF TWO AND SINGLE STOREY EXTENSIONS AT SIDE AND REAR OF HOUSE (CLASS C3); ALTERATIONS

M) 203 MERE ROAD
Planning Application 20182423
CHANGE OF USE FROM HOUSE TO FLATS (3 x 1 BED); DEMOLITION OF SINGLE STOREY REAR EXTENSION; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; FRONT AND REAR DORMER EXTENSIONS; ALTERATIONS (CLASS C3)

N) 27A-29 FRIAR LANE
Planning Application 20182449

CHANGE OF USE FROM OFFICES (CLASS B1) TO ONE STUDIO FLAT (1 x 2 BED) (CLASS C3) AND HOUSE IN MULTIPLE OCCUPATION (5 PERSONS) (CLASS C4); ALTERATIONS

O) 16 MORLAND AVENUE

Planning Application 20182340

DEMOLITION OF REAR BRICK SHED AND REAR BAY WINDOW; SIDE DORMER; CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF OF HOUSE TO CREATE A FLAT ROOF WITH ROOF LIGHTS; ALTERATIONS TO HOUSE (CLASS C3)

P) WALNUT STREET BRIDGE

Planning Application 20182504

EXTERNAL ALTERATIONS TO GRADE II LISTED BRIDGE

Q) 58 FOSSE ROAD CENTRAL

Planning Application 20182307

CHANGE OF USE FROM SIX SELF-CONTAINED FLATS (5 x 1 BED, 1 X 2 BED) TO EIGHT SELF-CONTAINED FLATS (8 X 1 BED) (CLASS C3); INSTALLATION OF ROOF LIGHT TO FRONT; CONSTRUCTION OF SINGLE STOREY EXTENSION AND BALCONY TO REAR; INSTALLATION OF THREE REPLACEMENT WINDOWS AND HARDSTANDING TO REAR; ALTERATIONS.

R) 40 - 48 BELVOIR STREET

Planning Application 20181361

CHANGE OF USE OF PART FIRST, SECOND AND THIRD FLOORS FROM WAREHOUSE (CLASS B8) TO 13 FLATS (2XSTUDIO), (7X1 BED), (4X2 BED) (CLASS C3); INTERNAL DEMOLITION AND ALTERATIONS.

S) 5 UNIVERSITY ROAD

Planning Application 20182405

CONSTRUCTION OF UPPER FLOOR OFFICE EXTENSION AT REAR OF PREMISES (CLASS B1/C3); ALTERATIONS

T) CORNER OF EGGINTON STREET AND FAIRFIELD STREET

Planning Application 20180094

CONSTRUCTION OF THREE HOUSES (3 x 2 BED) (CLASS C3)

U) 43 BELVOIR STREET

Planning Application 20181826

NEW ROLLER SHUTTER; REMOVAL OF EXISTING ROOF AND CONSTRUCTION OF FIRST FLOOR TERRACE WITH BALUSTRADE; REMOVAL OF SECOND FLOOR

