

Leicester  
City Council

**SECOND DESPATCH**

**MEETING OF THE PLANNING AND DEVELOPMENT CONTROL  
COMMITTEE**

**WEDNESDAY, 31 MARCH 2021**

Further to the agenda for the above meeting which has already been circulated, please find attached the following:-

**PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Committee is asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended with the reports.

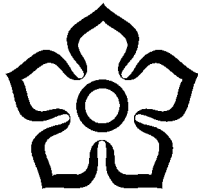
**SUPPLEMENTARY REPORTS ATTACHED**

***Officer contacts***

*Tel: 0116 454 6369 / 0116 454 5591 e-mail: ayleena.thomas@leicester.gov.uk /  
aqil.sarang@leicester.gov.uk / Jacob.Mann@leicester.gov.uk*



Applications and Contraventions: Supplementary Report



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City Council

Wards: see individual reports

<b>20201009</b>	<b>37 Welford Road, Reynard House</b>
Proposal:	Construction of additional three floors; construction of single storey, four storey and seven storey extension; Change of use from offices (Class B1a) to student accommodation (Sui Generis) comprising 23 cluster flats (185 student bedrooms) and 82 one bed student studio flats, gym, spa, amenity areas, cycle parking and associated works. (amended plans) (S106 agreement)
Applicant:	Study Inn Investments (Welford Road) Limited

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**Amended Conditions**

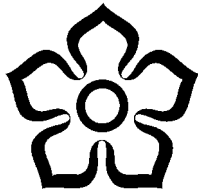
3 (materials); 16 (energy) ; 19 (plans) proposed minor wording changes

**Representation from applicant**

Further comments have been received from the applicant regarding the report and some of the proposed conditions.

- Additional weight should be given to CS Policy 4 (The Strategic Regeneration Area will be the focus for major housing including student)
- Regarding transport needs of persons with disabilities, taxi and other vehicle drop off arrangements are available kerb side outside the entrance.
- Regarding Councillor Kitterick’s comments on room sizes, the amended plans now propose room and studio sizes in excess of that required for HMO accommodation (8 & 14 sq m) and are in line with those accepted for other student schemes.
- The amended plans propose cluster bedrooms 13- 15 sqm and studios 17-27 sqm together with shared amenity areas for all.
- National Space Standards, even if adopted, do not cover other housing types.
- Condition 4: details already provided

Applications and Contraventions: Supplementary Report



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- Condition 5: given the limited scope for on-site landscaping, the condition is excessive
- Condition 6: There are unlikely to be significant external lighting; therefore this condition could be amended to only require details if such provided.
- Condition 10: as the proposal is designed to be car free there may be no need for this provision.

**Further Considerations**

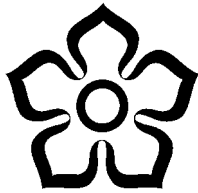
I consider that the points raised by the applicant are covered in the report and the conditions are still required.

The Highway Authority have suggested dealing with increased footfall along Norton Street by means of a comprehensive scheme of works and traffic restrictions. I do not consider that this could reasonably be achieved through this application and therefore do not propose this to be covered by condition or through the Section 106.

CONDITIONS

3. Notwithstanding the approved details, prior to the commencement of development, a materials sample panel drawing (at a scale of 1:20) and materials schedule for the development shall be submitted to approved in writing by the City Council as local planning authority. Prior to the construction of any above ground works the approved sample panel shall be constructed on site, showing all external materials, including brick, brick bond and mortar colour for inspection and approval in writing by the City Council as local planning authority. The development shall be constructed in accordance with the approved sample panel and materials. (In the interest of visual amenity and character and appearance of the area and in accordance with Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
16. Prior to the commencement of the development (excluding demolition), details of how the development could in so far as its ability to connect to the local district heating network, shall be submitted to and approved in writing by the City Council as local planning authority. The details stated in the Sustainability Energy Report Rev 02 dated 6th January 2021 and details in the Standard

Applications and Contraventions: Supplementary Report



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Wards: see individual reports

Procedures for the Control of Energy in Buildings received 18th January 2021 shall be implemented and retained as such. Further details of the PV panels as shown on plan no.19103 03-03-107 Rev E shall be submitted to and agreed in writing with the City Council as local planning Authority. The development shall be carried out in accordance with all the approved details and retained as such. (In the interests of securing energy efficiency in accordance with Policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCMENT condition)

19. This consent shall relate solely to the following plans:

Ground floor	19103-03-100 Rev D
First floor	19103-03-101 Rev F
Second floor	19103-03-102 Rev F
Third floor	19103-03-103 Rev F
Fourth floor	19103-03-104 Rev E
Fifth floor	19103-03-105 Rev E
Sixth floor	19103-03-106 Rev E
Roof	19103-03-107 Rev E
Welford Rd elevation	19103-05-101 Rev E
Norton St elevation	19103-05-102 Rev D
West elevation	19103-05-103 Rev D
South elevation	19103-05-104 Rev D
Section 19103-03-04-001	Rev A
Section 19103-03-04-002	
19103_materials schedule A	

For the avoidance of doubt.



# Planning & Development Control Committee

31<sup>st</sup> March 2021

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# Planning Applications Index

Planning & Development Control Committee 31<sup>st</sup> March 2021

**20210266**

**135 Evington Lane**

**20201009**

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**37 Welford Road, Reynard  
House**



Leicester  
City Council



**135 Evington Lane**

**20210266**

P&DCC 31<sup>st</sup> March 2021

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**20210266**  
**135 Evington Lane**

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20210266

135 Evington Lane



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20210266

135 Evington Lane



20210266

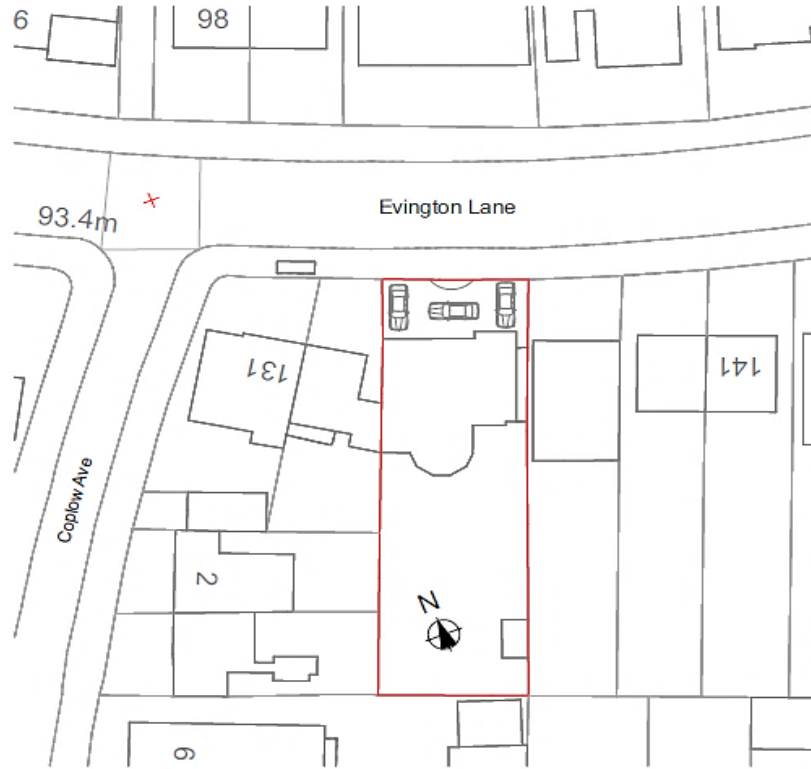
135 Evington Lane



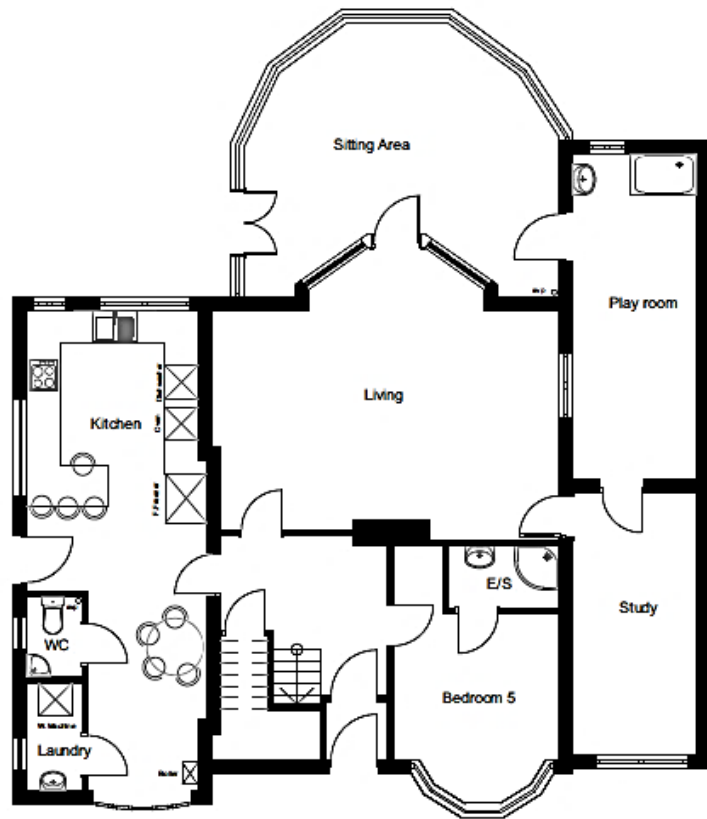
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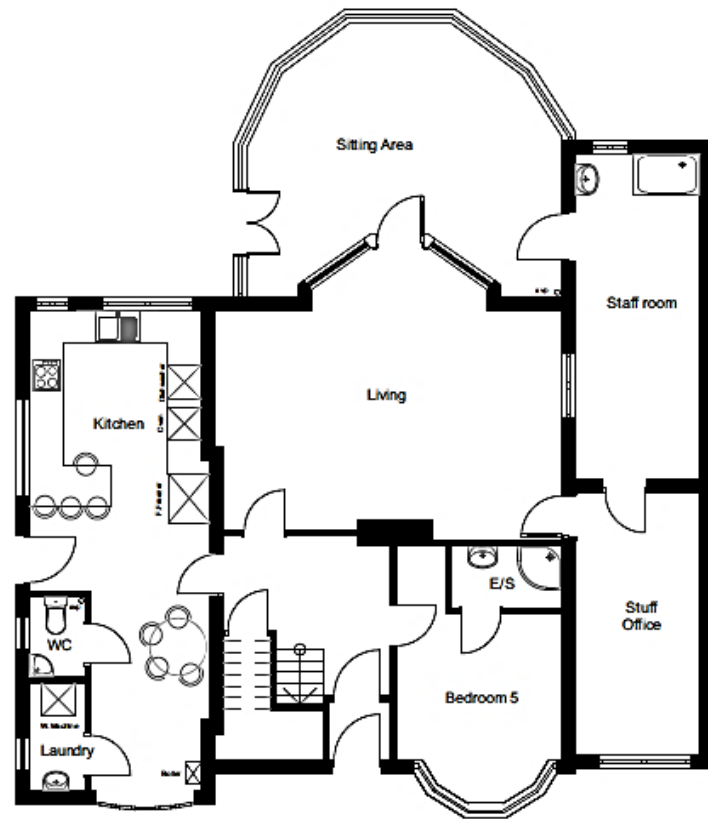
135 Evington Lane



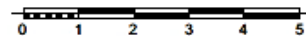
Block Plan



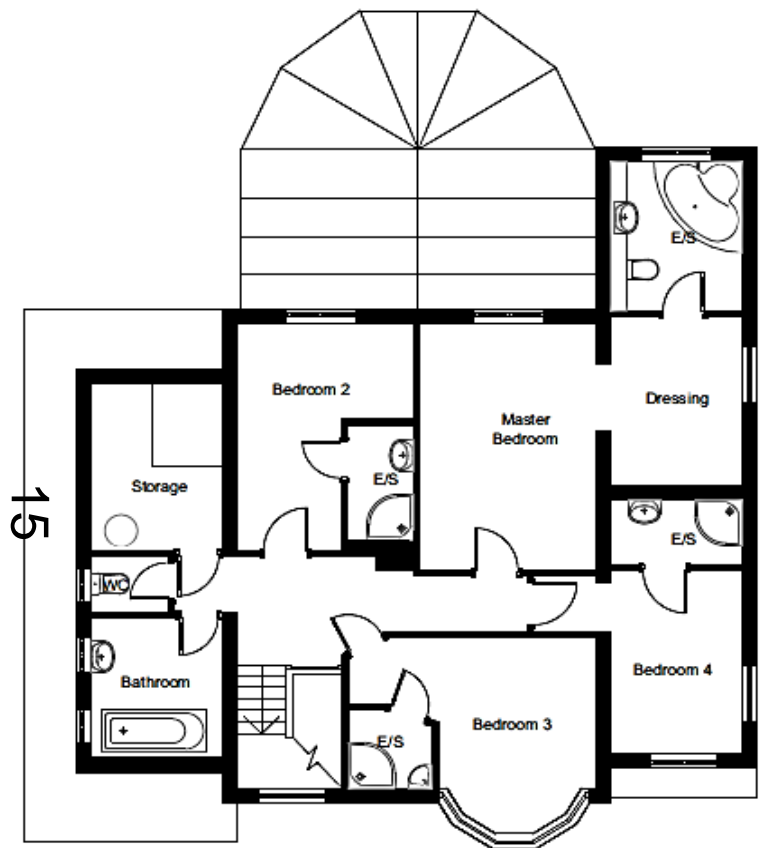
Existing Ground Floor



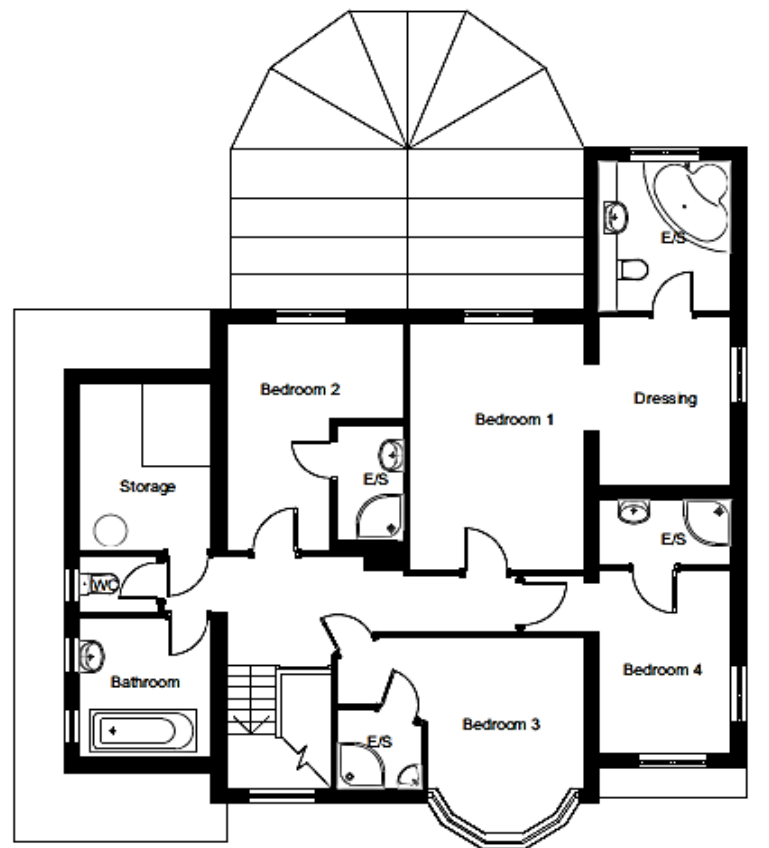
Proposed Ground Floor







Existing First Floor



Proposed First Floor





# 37 Welford Road, Reynard House

**20201009**

P&DCC 31<sup>st</sup> March 2021

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20201009

37 Welford Road, Reynard House



19

REYNARD HOUSE

BAR & C

Commodore  
Hot Food  
Sandwiches & Burgers  
Stationery  
Junk/Bow  
Internet Access  
Colour Photocopying  
Cashings Cards  
ATM

SHORKE BROS  
Tel: 0115 275 7273

20201009

37 Welford Road, Reynard House



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SPINDS

100  
WELFORD ROAD  
REYNARD

20201009

37 Welford Road, Reynard House

21



20201009

37 Welford Road, Reynard House

City of Leeds  
150  
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23

20201009

37 Welford Road, Reynard House





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MILL STREET

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20201009

37 Welford Road, Reynard House







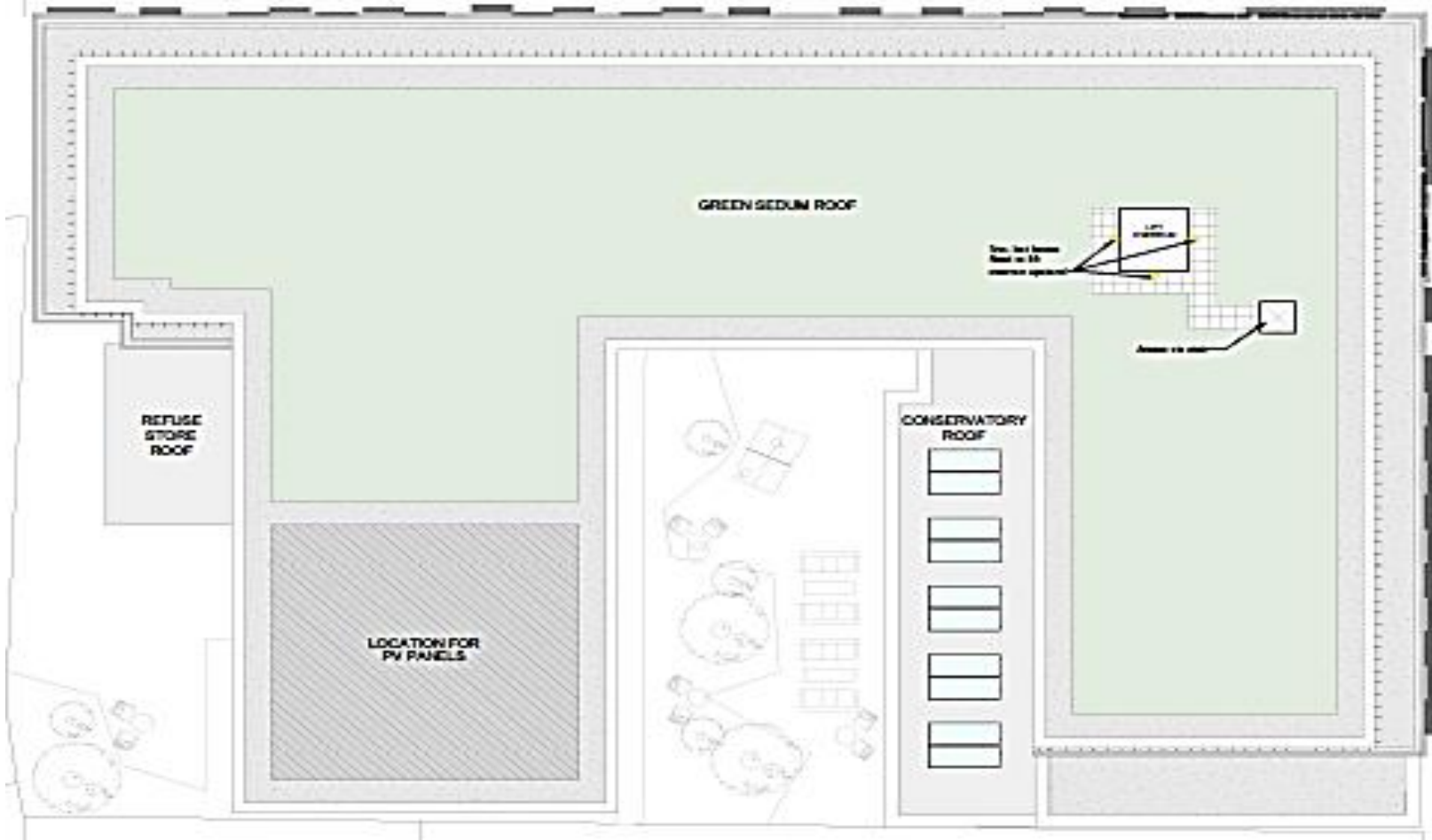








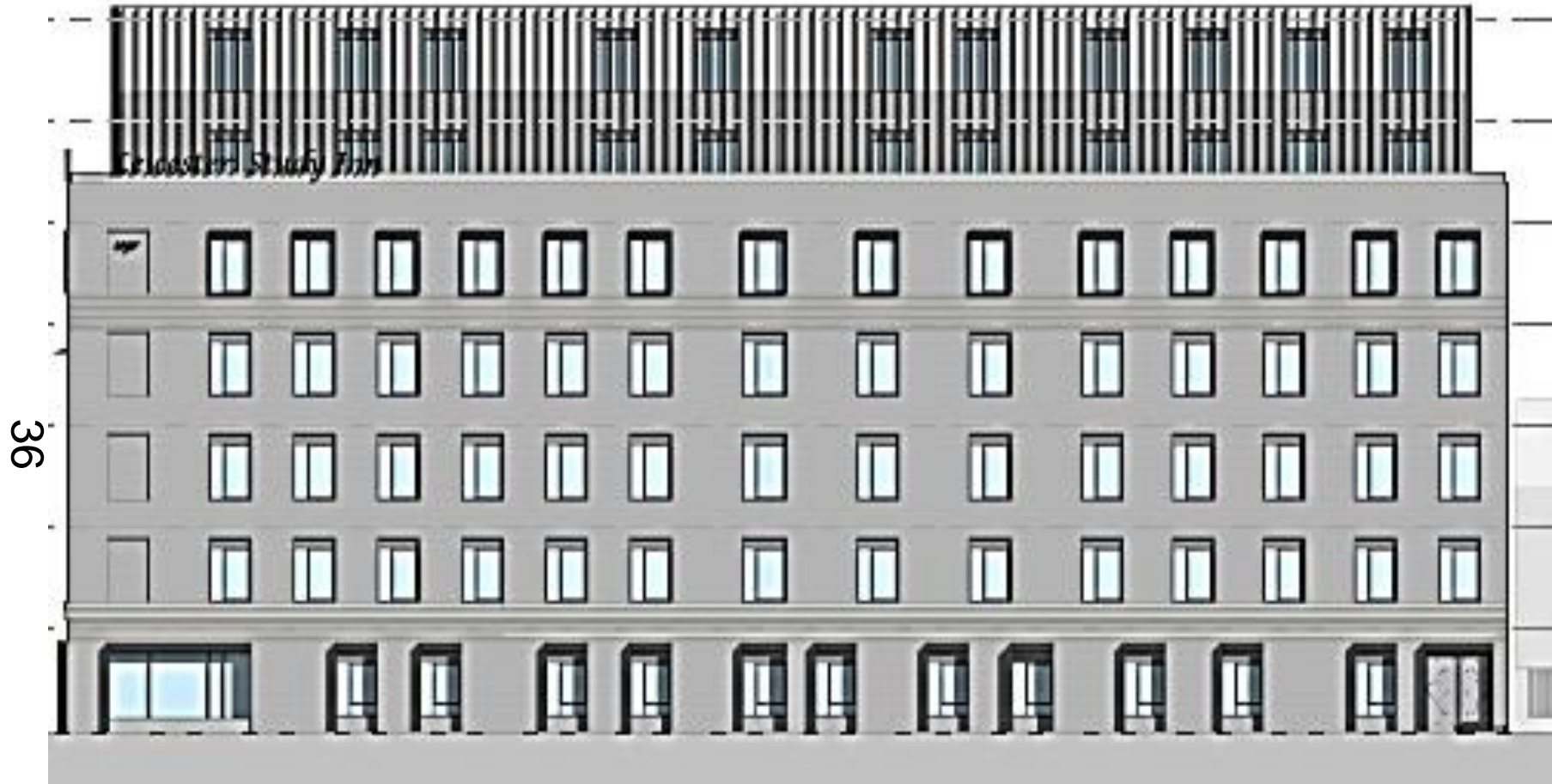




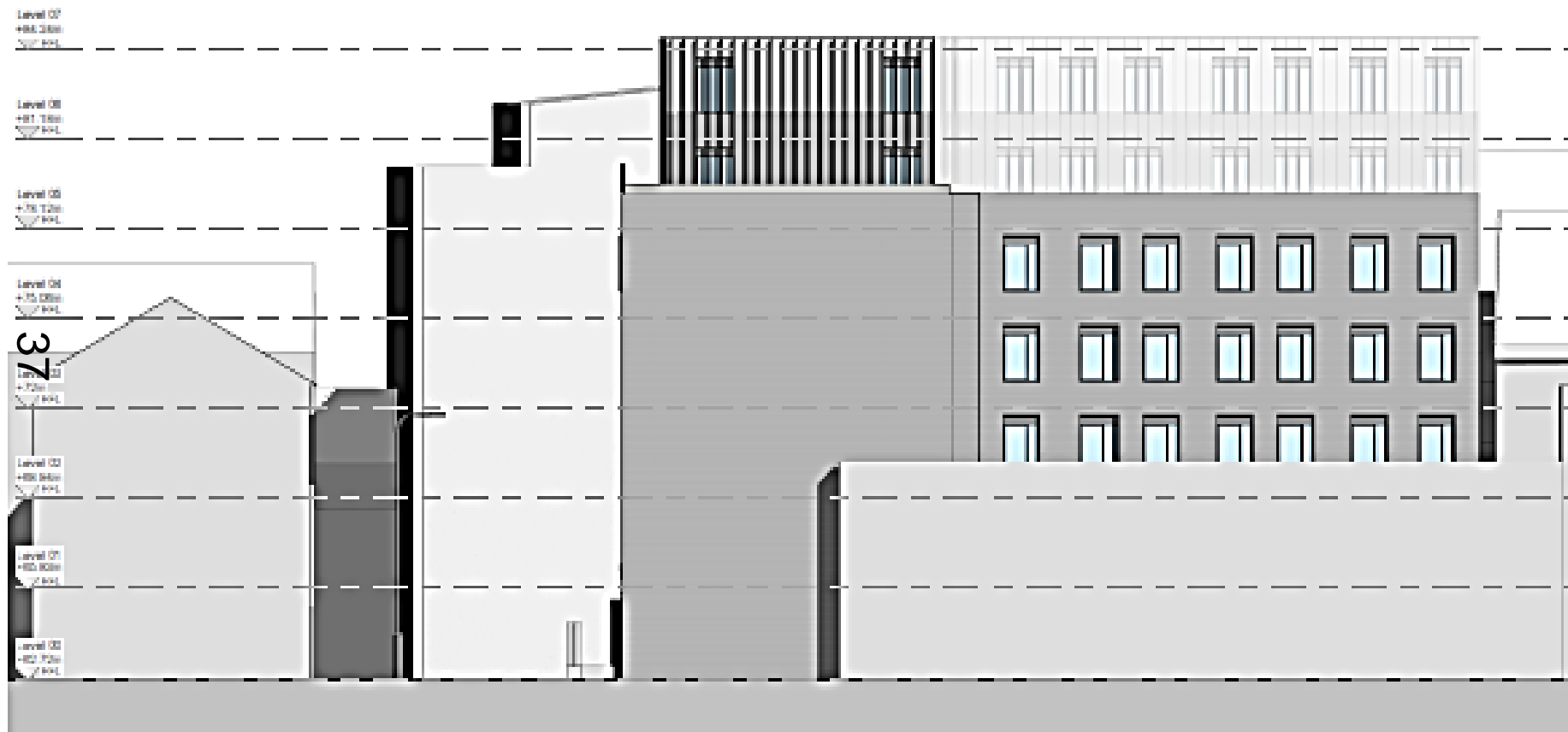


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Norton Street elevation



West Elevation

20201009  
37 Welford Road, Reynard House



South elevation





