

PLANNING INSPECTORATE APPEAL DECISIONS		
20188051A	59 LONDON ROAD	
Proposal:	CHANGE OF USE OF GROUND FLOOR FROM DENTISTS SURGERY (CLASS D1) TO GROUND FLOOR RESTAURANT (CLASS A3) AND HOUSE IN MULTIPLE OCCUPATION (4 PERSONS) ON FIRST AND SECOND FLOOR; SINGLE STOREY EXTENSIONS TO FRONT AND REAR; SHOPFRONT; VENTILATION FLUE; ALTERATIONS	
Appellant:	PARMAR ESTATES	
Appeal type:	Planning Appeal	
Appeal received:	2 October 2018	
Appeal decision:	Dismissed	
Appeal dec date:	13 March 2019	
TEI	AREA: C	WARD: Castle



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Summary

- The appeal related to a three storey building on London Road in the South Highfields Conservation Area.
- The application was refused at the committee meeting of 8th August 2018 because of the impact of the forward extension on the character and appearance of the South Highfields Conservation Area.

- The appeal was dismissed.

Location and Site Description

The appeal related to a three storey building on London Road with a lawful dentistry (Class D1) use on the ground and first floors and a separate flat on the second floor. The building is in the South Highfields Conservation Area and adjacent to the Grade II listed 55-57 London Road, directly to the north-west. The building is also in the London Road local centre.

The Proposal

The proposal was for the change of use of the ground floor from dentist's surgery to restaurant and for the first and second floor to a house in multiple occupation, for single storey extensions to the front and rear, a shopfront, ventilation flue and other alterations.

The application was refused as single storey front extension would result in the complete loss of the line of the original terrace between Nelson Street and De Montfort Street and would result in the loss of late-19th elements of the building which are of architectural interest. This would adversely affect the character and appearance of the South Highfields Conservation Area.

The Appeal Decision

The appeal was dismissed.

Commentary

The inspector observed that much of the rhythm and line of the terrace between Nelson Street and De Montfort Street (within which the property is located) has been lost to unsympathetic front extensions and that generally only the upper floors and roofs of these other buildings are visible from London Road.

The inspector also agreed with the City Council that the 19th Century alterations to the original property at ground floor level are architecturally sympathetic.

Whilst acknowledging that the proposed front extension would still retain the original line of the terrace above the ground floor, the inspector considered that the changes to the front alteration and loss of the 19th Century alterations would harm the appearance of the property.

The inspector concluded that the combination of the proposed alterations to the front elevation together with the loss of the "noticeable gap" within the streetscene would result in the property's positive contribution to the streetscene being lost. The ability to see through the proposed glass extension would not outweigh this harm.