



Leicester  
City Council

Wards: see individual reports

Planning & Development Control Committee

Date 13th May 2020

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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Page Main	Page Supp	Application Number	Address	Ward
45	1	20192435	7A Stanley Road	ST
61	2	20192436	7A Stanley Road	ST
69	3	20200047	61-63 Bardolph Street	BE

<b>20192435</b>	<b>7A Stanley Road</b>	
Proposal:	Change of use from care home (Class C2) to seven flats (5 x 1 bed, 2 x studio) (Class C3); Installation of boundary fence; Vehicular access (Amended plans received 23/4/2020)	
Applicant:	Mr L Patel	
App type:	Change of use	
Status:		
Expiry Date:	29 May 2020	
ACB	TEAM: PE	WARD: Stoneygate

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**New Conditions 11 and 12. Condition 11 renumbered as condition 13.**

**Further Considerations**

The section in Consideration under 'Impact on listed building' further concludes that the proposal would result in less than substantial harm to the listed building in accordance with paragraph 196 of the National Planning Policy Framework 2019.

This section further recommended a condition to require full details of the works to reinstate the lost features of the listed building however the condition was not attached to this application and was only included on the listed building application. I therefore attach conditions 11 and 12 to require these details.

## CONDITIONS

11. Prior to the commencement of the development, a full internal schedule of works shall be submitted to and approved in writing by the City Council as local planning authority. This shall include:
- i) a room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features
  - ii) floorplans confirming the location and method of installation of all new plumbing, pipework and electrical wiring
  - iii) detailed drawings of reinstated joinery
  - iv) details of the location and methodology of any fire protection and acoustic separation works
  - v) type of construction and method of installation of all new stud partition walls.

The works shall be completed in accordance with the approved details prior to first occupation of any of the flats.

(To ensure the details of the internal works are satisfactory and in accordance with policy CS18 of the Leicester Core Strategy and paragraphs 194 and 200 of the National Planning Policy Framework 2019 To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition)

12. Prior to the commencement of development, further details confirming the extent of external repair / alteration works shall be submitted to and approved in writing by the City Council as local planning authority. This shall include:
- i) Sample of new cast iron rainwater goods
  - ii) methodology of repair to reinstated masonry/mortar where rainwater goods are to be removed.

The works shall be completed in accordance with the approved details prior to first occupation of any of the flats.

(To ensure that the details are satisfactory and in the interests of the protection of the listed building, in accordance with policy CS18 of the Leicester Core Strategy and paragraphs 194 and 200 of the National Planning Policy Framework 2019 To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition)

<b>20192436</b>	<b>7A Stanley Road</b>	
Proposal:	Internal and external alterations to Grade II listed building to facilitate change of use from care home to 7 flats	
Applicant:	Mr L Patel	
App type:	Listed building consent	
Status:		
Expiry Date:	29 May 2020	
ACB	TEAM: PE	WARD: Stoneygate

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**Amended Description:** *“Internal and external alterations...”*

**Amended Conditions:** to include for approved works before occupation

#### CONDITIONS

2. Prior to the commencement of the development, a full internal schedule of works shall be submitted to and approved in writing by the City Council as local planning authority. This shall include:

- i) a room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features
- ii) floorplans confirming the location and method of installation of all new plumbing, pipework and electrical wiring
- iii) detailed drawings of reinstated joinery
- iv) details of the location and methodology of any fire protection and acoustic separation works
- v) type of construction and method of installation of all new stud partition walls.

The works shall be completed in accordance with the approved details prior to first occupation of any of the flats.

(To ensure the details of the internal works are satisfactory and in accordance with policy CS18 of the Leicester Core Strategy and paragraphs 194 and 200 of the National Planning Policy Framework 2019 To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition)

3. Prior to the commencement of development, further details confirming the extent of external repair / alteration works shall be submitted to and approved in writing by the City Council as local planning authority. This shall include:

- i) Sample of new cast iron rainwater goods
- ii) methodology of repair to reinstated masonry/mortar where rainwater goods are to be removed.

The works shall be completed in accordance with the approved details prior to first occupation of any of the flats.

(To ensure that the details are satisfactory and in the interests of the protection of the listed building, in accordance with policy CS18 of the Leicester Core Strategy and paragraphs 194 and 200 of the National Planning Policy Framework 2019 To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition)

<b>20200047</b>	<b>61-63 Bardolph Street</b>	
Proposal:	Demolition of factory building (Class B1); Construction of five dwellinghouses (5x2 bed) (Class C3) (Amended plans received 04/03/2020)	
Applicant:	Mr Veejay Patel	
App type:	Operational development - full application	
Status:		
Expiry Date:	5 March 2020	
AVB	TEAM: PD	WARD: Belgrave

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**New Condition 4:**

land contamination scheme

**Representations:**

A further representation has been received stating that the information submitted by the applicant is misleading as the current site is not vacant and is in employment use providing needed jobs

**Further Considerations**

The report summary incorrectly suggests trees could be an issue; however there are no significant trees affected.

The premises may be used for the current lawful industrial use; however the site is not in an area designated for employment use. It is not included in the 'Employment Land Study' from 2017, nor in the draft 2019 "Economic Development Needs Assessment" (EDNA) which is currently under preparation.

Alternative use for residential is acceptable and appropriate within an area characterised as primarily residential.

**CONDITIONS**

- No development shall be carried out until the site has been investigated for the presence of land contamination, and a Site Investigation Report incorporating a risk assessment and, if required, scheme of remedial works to render the site suitable and safe for the development, has been submitted to and approved by the City Council as local planning authority. The approved remediation scheme shall be implemented and a completion report shall be submitted to and approved in writing by the City Council as local planning authority before any part of the development is occupied. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the City Council as local planning authority prior to the occupation of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of

contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).