

15th January 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Development Application at 101-107 Ratcliffe Road, former Mary Gee Halls of Residence [20241345](#)

The site is located within the Stoneygate Conservation Area, currently occupied by a series of low-lying 1970s brick student accommodation blocks. The Grade II* No.32 Ratcliffe Road and Grade II Listed Nos. 34 - 36 are located to the immediate south-west of the site.

B) Development Application at 36 and 38 Market Place, Odeon Arcade [20241596](#)

The site is located in the Market Place Conservation Area and is within close proximity of several listed buildings.

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 13th January 2025. Please contact Andrea Brislane (4546291) or Justin Webber (4544638) or Jack Aspey (4543023)

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

15 Henshaw Street

Pre-Application 202490412P

Proposed upwards extension to provide 27 student accommodation units and associated plant space at roof level (Class C3)

88-91 Avenue Road Extension

Pre-Application 202490331P

Large Minor – Demolition and construction of 4-9 dwellings (Class C3)

St Mary Magdalen Church of England, Brinsmead Road, Knighton LE2 3WD
Pre-Application 202490394P
Construction of a new garden area, including landscaping features (Class F1)

153 Narborough Road, Service Station

Planning Application 20242015

Removal of Jet Wash, repositioning of car care facilities and installation of a new EV Charging Hub including associated plant, and associated works (Sui Generis)

Johal Buildings, 461 St Saviours Road, Leicester, LE5 4HU

Pre-Application 202490301P

Demolition of existing commercial buildings and construction of retail floorspace, 120 specialist supported living units and 15 two storey dwellings.

Blackfriars House, Bath Lane, Leicester, LE3 5BF

Pre-Application 202490434P

Large Minor - 4-9 dwellings/ built development other uses 200-999sqm / < 0.5ha site - Change Of use from existing light industrial to mixed use development comprising 2 x 2 retail units; residential development comprising 5 x (1-bed); (1 x 2-bed); construction of new hip to gable roof; pitched and flat roof dormer extensions; new shop fronts; installation of roller shutter doors -

30 Regent Street, C E C O S House

Change of Use Application 20240913

Change of Use from Financial Services (Class E) to Adult College (Class F1)

115 Charles Street, City Hall

Advertisement Consent 20242087

Installation of two flags at front of building (Class E)

13-17 and 21-25 Abingdon Road

Planning Application 20241644

Installation of replacement doors and windows to 6 houses (Class C3)

2a New Walk

Planning Application 20241246

Change of use from offices (Class E) to student accommodation (60 x 1 bed) (sui generis) and associated external alterations.

46 Main Street

Planning Application 20242107

Retrospective installation of external wall insulation (Class C3)

1-7 Grey Friars

Planning Application 20241991

Change of use from offices (Class E) to Student Accommodation (60x1 bed) (Sui Generis) and associated external alterations.

1-7 Grey Friars

Listed Building Consent 20241992

Internal and external alterations to grade 2 listed building

27 Millstone Lane, The Mill

Planning Application 20241628

Change of use of officers and Bar (Mixed Use) to 13 student flats; removal of existing atrium and construction of first floor and second floor extensions and increased ridge height; alterations (Sui Generis)

166 Mere Road

Planning Application 20241960

Retrospective application for installation of external wall insulation to house (Class C3)

Cumberland Street Car Park, Cumberland Street

Pre-Application 202490417P

Construction of a residential development with buildings of 5 - 9 storeys to accommodate 180 flats (115 x 1B 1P, 32 x 1B 2P, 28 x 2B 3P and 5 x 2B 4P) with associated communal space, amenity, and landscaping (amended plans).

Abbey Mills, Ross Walk, Leicester

Pre-Application 202490448P

Purpose-built residential apartment proposal at Ross Walk

Mayfield House 26-28 Mayfield Road & 10 St James Terrace

Planning Application 20242031

Installation of replacement timber windows to front of sheltered accommodation (Class C2)

21 St James Road

Planning Application 20242150

Installation of replacement timber windows and door to front; installation of UPVC windows and doors to side and rear of house (Class C3)

Infirmary Square, Leicester Royal Infirmary, Victoria Building

Listed Building Consent 20242152

Internal and external alterations to Grade 2 listed building

Infirmary Square, Leicester Royal Infirmary, Victoria Building

Planning Application 20242153

Installation of external evacuation stairs, removal of existing stair arrangement; alterations (Class C2).

29 Glenfield Road East

Planning Application 20241761

Construction of rooflights to front and rear; single storey extensions at rear; dormer extension at rear; removal of air con units, flues & external staircase at rear; installation of render & new windows at rear; & change of use from veterinary practice (Class E) to 5 flats (2x 2-bed & 3x 1-bed) (all Class C3)

15 Andover Street

Pre-Application 202490426P

Demolition of existing building and erection of 4-6 storey student accommodation block (55 studios).

36 & 38 Market Place, Odeon Arcade

Planning Application 20241596

Partial demolition of Odeon Arcade; retention of facade to Market Place; construction of a five-storey building behind retained facade to Market Place to create 13 retail units (Class E) on the ground and part basement floors; 39 residential units (Class C3) on the first, second, third, fourth and fifth floors; shared amenity spaces for residents including hard and soft landscaping; and cycle parking provision.

257 Belgrave Gate

Planning Application 20242080

Demolition of the existing buildings and the construction of a self-storage facility (Use Class B8), with associated landscaping, parking and servicing areas.