



Leicester
City Council

APPENDIX B

16th July 2025

CONSERVATION ADVISORY PANEL

CURRENT DEVELOPMENT PROPOSALS

A) Pre-app for potential development at ISKCON, 31 Granby Street (former HSBC Bank)

The potential site for development is a grade II* listed building.

B) Planning Application for landscaping at Market Place

New public realm and landscaping scheme to support the development of the Leicester Market

C) Planning Application and Listed Building Consent Application for change of use, demolitions and alterations to The Rowans, College Street

Change of use from day Centre/offices (sui generis) to banqueting hall (sui generis); demolition of single extensions at front and rear; ramp and railings; construction of entrance steps, ramp and handrail; extensions at rear; car parking and landscaping, alterations.

Demolition of part of building; internal and external alterations to Grade II Listed Building

The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 14th July 2025. Please contact Justin Webber (4544638) or Ben Gomme (4542625)

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

42 Avenue Road

Planning Application 20250337

Installation of 1.8m high wall and two 1.8m gates at front and side of house (Class C3)

24 Holmfield Road

Planning Application 20250475

Construction of single storey extension at rear of house; alterations (Class C3)

123a Belgrave Gate

Planning Application 20250364

Change of use from offices (Class E) at ground floor and basement to retail (2x retail shops) (Class E); first floor, second floor and roof space to 5 flats (2x2 bed, 3x1 bed); construction of first and second floor extension at rear, dormer at rear, roof lights at front (Class C3); bin and cycle storage, alterations

58 Stoneygate Road

Planning Application 20250601

Retrospective application for refurbishment of listed building; replacement of external fire escape stair; widening vehicle access; installation of new gate, wall & floor mounted AC plants; internal and external alterations to building (Class F1)

Listed Building Consent Application 20250600

Retrospective application for internal and external alterations to Grade II listed building (Class F1)

97 Granby Street

Planning Application 20250642

Subdivision of recruitment agency office (Class E) into two shop and one office units (Class E); installation of shopfront at front and side of building

66-68 Charles Street, First and Second Floor

Planning Application 20250402

Change of use of first and second floor from education and training (Class F1) to 12 self-contained flats (6 x 1 bed & 6 x 2 bed) (Class C3); replacement windows & doors and bricking up of existing side facing garage style door

75 Church Gate

Planning Application 20250544

Change of use from part of ground floor shop (Class E) to restaurant and hot food takeaway (Class E/sui generis); installation of ventilation flue at rear

3 Harrow Road

Planning Application 20250613

Retrospective change of use from house (1x 5bed) to three flats (2x 1bed, 1x 2bed) (Class C3); proposed construction of second floor rear extension; rear dormer; alterations to raise roof level at rear; alterations

1a Belvoir Street

Listed Building Consent Application 20250703

External alterations to Grade II listed building

64-66 Humberstone Gate, car park at rear

Planning Application 20250624

Construction of vehicular access at rear of nightclub (Sui Generis)

Rutland Street, Athena

Listed Building Consent Application 20250647

Retrospective application for internal alterations to Grade II listed building (Class F1)

Knighton Park Road, Knighton Court Block A Flats 1-17 & Block B Flats 18-35

Planning Application 20250440

Replacement of cast-iron pipes to front and rear of building with a cast-iron effect uPVC pipes

44 Ratcliffe Road**Planning Application 20250853**

Demolition of single storey garage at side; construction of single storey extension at front; dormer at front to create first storey front extension; two storey side extension; single storey extension at rear; alterations to house (Class C3)

135 Westcotes Drive, Bradgate House *publicity closed***Variation of Condition Application 20250821**

Variation of conditions 2 (Materials), 3 (Windows), 8 (Cycle Store), 10 (Bin Store), 11 (SUDS), 12 (Parking) & 13 (Approved Plans) attached to planning permission 20162335 & 20232394 (change of use from care home (Class C2) to 13 self-contained flats (13 x 1 bed) (Class C3); third floor extension at rear; alterations (amended plans received 30/6/2017)) to allow for changes to floor and site plans to form 11 x 1 bed and 2 x 2 bed flats, changes to car parking spaces, bin and cycle store and construction of replacement detached building

61 London Road *publicity closed***Planning Application 20250839**

Construction of new shopfront to front and side; installation of first floor doors, balustrade and screens to create first floor roof terrace; cladding to front and side; installation of ventilation system including units to rooftop; & alterations to restaurant (Class E)

30 East Street, St Johns House**Planning Application 20250833**

Change of use of office building (Class E) to student accommodation (114 studios & 7 cluster flats) (Sui Generis); construction of single storey infill extension at front; parking, landscaping & alterations

54 Ratcliffe Road, The Knowle**Variation of Condition Application 20250885**

Variation of condition 5 (Amended Plans) attached to planning permission 20231577 (Demolition of single storey outbuildings at side and rear; construction of single storey extension at front; single storey extension at side and rear; first

floor extension at rear; alterations to house (Class C3); change materials from timber cladding to reclaimed brick and doors and windows from black to white

Electricity Substation adjacent to 5 Doncaster Road *publicity closed*

Planning Application 20250907

Painting of mural on west elevation

10a Talbot Lane

Planning Application 20250875

Change of use from one dwelling (Class C3) to student flats 4x 1bed) (sui generis)

Listed Building Consent Application 20250904

Internal and external alterations to Grade II listed building

58 Fosse Road South

Planning Application 20250791

Construction of two-storey building at rear of flats to form new dwellinghouse (1 x 1 bed) (Class C3); alterations.

14 Chapel Lane

Planning Application 20250690

Construction of single storey rear extension; alterations to roof of house (Class C3)

20-22 Church Gate

Planning Application 20250851

Change of use from Adult Gaming Centre (sui generis) to 1x Barber Shop and 1x Retail Shop (Class E); Installation of 2x external roller shutters to front

Rutland Street, Athena

Planning Application 20250647

Retrospective application for internal alterations to Grade II listed building (Class F1)

Aylestone Road, Gas Site

Planning Application 20241539

Use of existing car park (Area A) as a yard and storage, Use of existing storage (Area B) as a overflow car park, Installation of gates, fences, kiosk, barriers, 10 lighting post and CCTV

132-140 Highcross Street and rear of 61 Great Central Street

Variation of Condition Application 20251029

Non-material amendment to planning permission 20231090 (Variation of condition 9 (materials and sample panel) and condition 35 (Approved plans) attached to planning permission 20182111 as amended by 20231089 (Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising flats with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway): To allow agreement of different materials and amendments to ground, upper ground, 4th and 5th floor layouts, an extension at 4th/5th floor levels with associated elevation changes and amendments to proposed accommodation number and mix. (amended plans)(S106 agreement)) to include changes to external materials and the provision of extraction vents

156-160 St Nicholas Circle, Jewry Wall Museum

Variation of Condition Application 20250847

Variation of condition 6 (plans) attached to planning permission 20241338 (Front and rear entrance lobbies; glazing to Archaeology Wing; alterations to Vaughan College and Jewry Wall museum to create a single museum (Class D1) (amended plans (16/08/17)) to change design details

Variation of Condition Application 20250959

Variation of condition 23 (approved plans) and removal of conditions 2 (new draft lobby), 3 (rear ground floor lobby), 6 (reception), 9 (flooring), 14 (glazing-window automation), 18 (doors) and 19 (walls, doors, windows and grilles) attached to planning permission 20241339 (Variation of condition 23 (amended plans) attached to planning permission 20170857 (internal and external alterations to grade II listed building (amended plans (16/08/17)) to change the design and reflect approved details

96a Clarendon Park Road

Planning Application 20250595

Demolition of existing second-floor roof structure; construction of new second-floor to create two self-contained flats (2 x 2-Bed) (Class C3) rear roof terrace and railings; bin and cycle stores to rear

Seventh Day Adventist Church, London Road

Listed Building Consent Application 20250988

External alterations to Grade II Listed Building
