



Leicester  
City Council

CONSERVATION ADVISORY PANEL

18<sup>th</sup> January 2017

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**CURRENT DEVELOPMENT PROPOSALS**

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**Report of the Director of Planning, Transportation and Economic Development**

**A) FORMER INTERNATIONAL HOTEL, 57 RUTLAND STREET**

Planning application [20161507](#)

**Demolition and redevelopment**

An application was discussed by the panel in September for the demolition of the former international hotel and the redevelopment of the site with an 18-storey residential development (637 residential units) with 2 ground floor commercial units, car parking and associated facilities.

The panel subsequently discussed a revised option in December last year, commenting on some massing options provided by the applicant.

These latest drawings are the elevational details following the panel's support of the massing options as viewed in December.

The building is located in the St George's Conservation Area and affects the setting of several listed buildings, including the adjacent Alexandra House (grade II) and the taxi station on Humberstone Gate (grade II).

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**A) 3<sup>1</sup>/<sub>2</sub>-5 WELLINGTON STREET**

Planning Application [20162462](#)

**Change of use, roof top extension**

This application is for the change of use of the first, second and third floors from community centre and place of worship (class D1) to 12 self-contained flats (4 x studio, 4 x 1 bed, 4 x 2 bed) and change of use of the ground floor from use class A2 (financial & professional services) to use classes A1 (shops), A2 (financial & professional services), A3 (food & drink) and A5 (hot food takeaway). The proposal involves the construction of a single storey roof top extension and external alterations at front and rear elevations, including remodelling the ground floor shopfront.

The building is within the New Walk Conservation Area.

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**C) 8-10 WEST WALK**

**Planning Application [20162277](#)**

**Change of use, demolition, redevelopment**

This application is for the change of use of the buildings from use class B1 (offices) to student accommodation, providing 85 student studio flats. The proposal involves the demolition of the existing 1960s office building and its replacement within a new five storey building.

The building is within the New Walk Conservation Area and adjacent to New Walk; a grade II listed historic park & garden.

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**D) CONDUIT STREET, GLEBE STREET**

**Planning Application [20162443](#)**

**Seven storey building for 159 student studio flats**

This application is for a seven storey building for 159 student studio flats with ancillary space and management facilities on the ground floor and amenity space to the rear.

The proposal is just to the outside edge of the South Highfields Conservation Area.

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**E) 38 FRIAR LANE**

**Listed Building Consent [20162441](#)**

**Internal and external alterations**

This application is for Internal and external alterations to the listed building including ground floor internal grilles to the windows, obscure glazing, security camera and sign.

The building is Grade II listed and within the Greyfriars Conservation Area THI area.

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**F) 35 MILLSTONE LANE**

**Planning Application [20170004](#)**

**Change of use from garage ancillary to offices to retail/café, external alterations**

This application is for the change of use of the internal garage ancillary to the above offices to a retail/café unit. The proposal involves external alterations including a new shopfront.

The building is within the Greyfriars Conservation Area THI area.

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The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Tuesday 17th January 2017. Contact, Jeremy Crooks (454 2972), Sam Peppin Vaughan (454 2973), Justin Webber (454 4638) or James F Simmins 4542965.

**G) CORNER OF FAIRFIELD STREET AND EGGINTON STREET**

**Planning Application [20161635](#)**

**Construction of three storey block of six flats**

This application is for the redevelopment of an empty site, with the construction of a three storey block of six flats (3 x 1 bed & 3 x 2 bed) (class C3).

The proposal is adjacent to the Spinney Hill Park Conservation Area.

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**H) 2 COLTON SQUARE, FORMER CHARLES STREET POLICE STATION**

**Listed Building Consent [20162314](#)**

**Internal alterations**

This application is for minor internal alterations.

The building is Grade II listed and within the St George's Conservation Area.

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**I) 22 DEACON STREET**

**Planning Application [20160270](#)**

**Two six storey buildings**

This application is for construction of two six storey buildings to accommodate 50 student flats. Block a - (25 x studio, 1 x 1 bed; block b - 19 x studio, 5 x 1 bed). The proposal includes associated parking and landscaping (amended plans 28/11/2016)

The proposal is adjacent to the former Luke Turner factory which is on the Local List.

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**J) 28 FOSSE ROAD CENTRAL**

**Planning Application [20162456](#)**

**Construction of single and three storey extension at rear of flats**

This application is for construction of a single and three storey extension to the rear of the flats.

The building is within the West End Conservation Area.

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**K) 42 PINE TREE AVENUE**

**Planning Application [20162210](#)**

**New bungalow**

This application is for demolition of existing garages and construction of bungalow with detached garage/store.

The proposal affects the setting of the old cottages that formed part of the Humberstone Hall estate which are on the local list.

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**L) 9 COUNTING HOUSE ROAD PETROL FILLING STATION**  
**Planning Application [20162279](#)**  
**Single storey extension**

This application is a single storey extension to the petrol filling station.

The proposal is adjacent to the Counting House PH a Grade II listed building.

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**M) UNIT SU64 HIGHCROSS, 6 EAST GATES**  
**Planning Application [20162293](#)**  
**New shopfront**

This application is for a new shopfront.

The building is within the High Street Conservation Area.

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**N) 26 SOUTHERNHAY ROAD**  
**Planning Application [20162051](#)**  
**Replacement windows**

This application is for replacement double glazed windows.

The building is within the Stoneygate Conservation Area and the front elevation is protected by an Article 4 Direction.

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**O) 21 SANDOWN ROAD**  
**Planning Application [20162326](#)**  
**Rear extension boundary wall**

This application is for a small extension to the rear and new front boundary wall.

The building is within the Stoneygate Conservation Area and the front elevation is protected by an Article 4 Direction.

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**P) 45 PARK VALE ROAD**  
**Planning Application [20162344](#)**  
**Replacement windows**

This application is for new timber working sash double glazed windows replacing single glazed top hung mock sashes.

The building is within the Spinney Hill Park Conservation Area and protected by an Article 4 Direction.

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**Q) 150 MERE ROAD**  
**Planning Application [20162343](#)**  
**Replacement windows**

This application is for new timber working sash double glazed windows replacing single glazed top hung mock sashes.

The building is within the Spinney Hill Park Conservation Area and protected by an Article 4 Direction.

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**R) 10-12 MARKET STREET**  
**Advertisement Consent [20162439](#)**  
**New signs**

This application is for one non illuminated fascia sign and one externally illuminated projecting sign.

The building is within the Market Street Conservation Area.

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**S) LAND AT REAR OF 36 ST JAMES ROAD**  
**Planning Application [20162302](#)**  
**New house**

This application is for a new house to the rear based on the previously approved design (20130134).

The building is within the Evington Footpath Conservation Area.

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**T) 50 HIGHFIELD STREET, HIGHFIELD COURT**  
**Planning Application [20162325](#)**  
**Alterations to rear of flats.**

This application is for alterations to the rear entrance of the flats.

The building is within the South Highfields Conservation Area.

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