



Leicester
City Council

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Planning & Development Control Committee

Date : 6th May 2026

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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5		20251441	94-98 Regent Road	CA

Recommendation: Conditional approval	
20251441	94-98 Regent Road
Proposal:	Change of use from educational use (Class F1) to student accommodation (16 cluster flats including 98 bedrooms) (Sui Generis); construction of single storey extension at front; infill third floor extensions at the rear; access gate; associated landscaping and parking; alterations (amended plans received 12/03/2026 and 23/04/2026) (subject to section 106 agreement)
Applicant:	Mr Charles Simmons
App type:	Operational development - full application
Status:	
Expiry Date:	7 May 2026
RB	WARD: Castle

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Representations

A three page letter from the planning agent on behalf of the applicant has been circulated to members in response to concerns raised by Cllr Kitterick in relation to amenity space and living conditions, together with points raised in an onsite meeting held on 23rd March with the applicant, Cllr Kitterick, Cllr Sahu and officers.

The letter sets out the benefits and policy compliance of the scheme in terms of space standards and amenity space offered to students, the context of nearby open space and the proposed s106 contribution, and the nature of the occupancy. Reference is also made to economic, environmental and social benefits as well as the contribution towards the city's housing needs.

In response to concerns raised in the onsite meeting that the use of the building may change in the future, the letter sets out that Legal Advice from Counsel was sought by the applicant and provided to officers and Cllr Kitterick.

In summary, Counsel advice endorses the conclusion reached by your officers that no change of use from Sui Generis is permissible without the submission of a further planning application and, if a future change of use of the building is sought, a full detailed planning application would be required to be submitted and assessed by the Council.

The full letter has been provided to the members of the planning committee in advance of the meeting.

Further Considerations

The letter supports my conclusions on the application, which is recommended for approval.