

Leicester
City Council

WARDS AFFECTED: Castle

Cabinet

15th JANUARY 2007

GRANBY STREET CONSERVATION AREA

Report of the Corporate Director, Regeneration & Culture

1 Purpose of Report

- 1.1 This report seeks Cabinet approval for the adoption of the Character Appraisal that accompanies this report as supplementary guidance to the Local Plan and for Cabinet approval for amendments to the boundary of the Granby Street and Town Hall Square Conservation Areas.

2 Summary

- 2.1 The provisions of ss. 69(1)(9a) and 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that local authorities review their conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. A character appraisal is the best way of doing this.
- 2.2 The Granby Street Conservation Area was designated in June this year using the 'Urgent Actions' powers in Part 4D of the Constitution. A basic appraisal was done at that time but a full appraisal is timely, bearing in mind the regeneration projects under way or planned for this part of the city centre. The document attached to this report sets out the appraisal, together with the responses to the consultations which have taken place as part of this process.

3 Recommendations

- 3.1 Members are recommended to:
1. Adopt the Character Appraisal as supplementary guidance to the City of Leicester Local Plan; and
 2. Approve the proposed amendments to the boundaries of the Granby Street and Town Hall Square Conservation Areas.

4 Financial & Legal Implications

Financial Implications

- 4.1 There are no direct financial implications arising from this report.
M Judson, Head of Finance

Legal Implications

- 4.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the City Council as local planning authority to review the past exercise of their functions under s.69 from time to time to determine whether any parts or further parts of its area should be designated as conservation areas. If it so determines, the Council 'shall designate those parts accordingly'.
A Cross, Head of Litigation

5 Report Author

June Gray

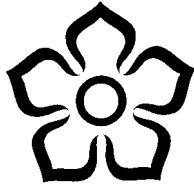
Planner

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DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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Report of the Corporate Director, Regeneration & Culture

Report

1. Background

- 1.1 The Granby Street Conservation Area is the most recent to be designated (June 2006), having been brought forward in the programme in view of the potential loss of an important building. Owing to the urgency of the designation, a full character appraisal was not undertaken at that time. The appraisal has now been completed and is attached with this report.
- 1.2 The Council is required to review its conservation areas from time to time and to prepare character appraisals with management and enhancement proposals [ss. 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act]. Such appraisals and management and enhancement proposals are also Best Value Performance Indicators (BVPIs 215b and 215c) and require that conservation areas be reviewed every 5 years to meet the BVPI targets.
- 1.3 Conservation area status imposes some additional controls on development, such as the need to obtain planning permission for demolition and some minor developments, as well as a general protection for all trees within its boundary. The designation of a conservation area does not, however, indicate that no changes will be permitted. It is, rather, a declaration that the environment of the area is particularly sensitive and that care is required to ensure that developments preserve or enhance its special qualities. Conservation Areas are also recognised by the general public as having a special part to play in the development of their area's history.

2. The Character Appraisal

- 2.1 A character appraisal is an analysis of the qualities and characteristics that make a conservation area special and is one of the tools used to assess development proposals. It provides a robust base upon which planning decisions can be made and informs building owners and developers of the elements that need to be taken into account when alterations or redevelopment are being considered.
- 2.2 The appraisal report attached at Appendix 2 shows how the history, archaeology, architecture and townscape have combined to create the special character of the Granby Street Conservation Area. It also sets out the problems and pressures in the area and suggests ways in which these could be tackled or addressed. Three amendments to the boundary of the conservation area are proposed so as to ensure that all buildings with frontages onto Granby Street are included within the

boundary (the map attached to Appendix 2 refers). This includes amending the boundary of the Town Hall Square Conservation Area to exclude the bank buildings and shops between Horsefair Street and Belvoir Street and re-drawing the boundary of the Granby Street are to include them.

3. Conclusion and Recommendations

3.1 Members are recommended to :

1. Approve the amendments to the boundaries of the Granby Street and Town Hall Square Conservation Areas; and
2. Adopt the Character Appraisal as supplementary guidance to the City of Leicester Local Plan.

4. OTHER IMPLICATIONS

4.1 Other Implications

OTHER IMPLICATIONS	YES/NO	PARAGRAPH REFERENCES WITHIN SUPPORTING PAPERS
Equal Opportunities	No	No specific reference in the report. A character appraisal has no direct implications for equal, opportunities.
Policy	Yes	No specific reference in the report. The appraisal supports the policies in the City of Leicester Local Plan 2006
Sustainable and Environmental	Yes	No specific reference in the report. The retention of existing buildings minimises the use of scarce resources
Crime and Disorder	No	No specific reference in the report. Whilst there are several bars and pubs in the area, the designation of a conservation area, per se, cannot resolve any crime and disorder issues. However, alterations to buildings to protect them from damage, such as installation of security shutters, boarded up windows etc, can have a detrimental effect on the appearance of the area
Human Rights Act	No	No specific reference in the report. The additional controls on development in conservation areas are not overturned by the Human Rights Act.
Older People on Low Income	No	No specific reference in the report. There may only be an effect if older people on low incomes own property in a conservation area and it deteriorates because maintenance is unaffordable. Provision of grants can help in such circumstances.

4.2 Risk Assessment Matrix

	Risk	Likelihood	Severity	Control Actions
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		L/M/H	Impact L/M/H	(if necessary/or appropriate)
1	De-designating the area as a conservation area would mean that the area's unlisted, but important, buildings would have no protection from demolition and less protection from unsympathetic alterations.	L	H	Retain the status of Granby Street as a Conservation Area.
2	Demolition of buildings that make a positive contribution to the character or appearance of the conservation area	H	H	Retain Granby Street as a conservation area to ensure that Conservation Area Consent is required for the demolition of any building.

L - Low
M - Medium
H - High

L - Low
M - Medium
H - High

5. Background Papers – Local Government Act 1972

- City of Leicester Local Plan 2006
- English Heritage Guidance on Character Appraisals and Management Proposals
- Report to Cabinet 25th September 2006

6. Consultations

Consultee	Date Consulted
R&C Head of Finance	21 st November 2006
Head of Litigation	21 st November 2006
Conservation Area Panel	25 th October 2006
City Council – Highways & Traffic, Urban Design, Development Control, Development plans, Housing, Property, Trees & Woodlands, Regeneration	3 rd October 2006
Local businesses, residents and property agents (where known)	16 th October 2006
Leicester Regeneration Company Ltd	16 th October 2006
Police Architectural Liaison Officer	16 th October 2006
Leicester Victorian Society	16 th October 2006
Leicester Asian Business Association	16 th October 2006
Chamber of Commerce	16 th October 2006
Public meeting & exhibition	23 rd October 2006
Placed on LCC Website	29 th September 2006

7. Appendix 1 Consultation responses

Respondent	Comment	Response to Comment
Property owner	<p>Congratulate the Council on the historical content and detail. Big supporter of the street which has a significant role to play in the commerce of the city centre. The street has improved over the last 3-5 years, parking bays and paving have helped. Easy access to short-term parking makes a substantial contribution to the area's busy commercial atmosphere.</p> <p>Suggest removal of as many traffic signs as possible to improve appearance further.</p>	<p>These comments are particularly appreciated and confirm the Council's decision to designate the area as a conservation area and to invest in improving the public realm.</p> <p>The minimisation of signage is one of the aims of the Council's strategy for the city centre and the Council should be able to achieve the desired reductions when Granby Street is improved in a future phase of street improvement work.</p>
Visitors to public exhibition display in New Walk Centre Customer Services Centre (5)	<p>1. Most buildings need repainting and stonework needs cleaning. Grant funds could help with this.</p> <p>2. Very supportive of/delighted by designation of this conservation area.</p> <p>3. Concerned about the shift of business from Granby Street in favour of The Shires. Granby Street shabby – poor quality street furniture, paving. A priority should be the improvement of the signage to shops to be more 'in keeping' with the area.</p> <p>4. Object to the demolition of the former Temperance Hotel in view of its important associations with Thomas Cook, the travel pioneer.</p>	<p>1, 2 & 3. While repainting is regarded as normal maintenance work and not therefore eligible for grant aid, poor paintwork can sometimes be a sign of deteriorating woodwork. Repairs to windows can be grant-aided, as can cleaning of stonework.</p> <p>Continuation of Council funding for Historic Building Grants would help to provide the necessary funds for properties in Granby Street.</p> <p>4. A planning application (number 20061793) has been received for the redevelopment of 109-133 Granby Street and its redevelopment for shops and offices. The objection has therefore been passed to the officer dealing with the planning application.</p>
City Council consultees	<p>1. Suggestion that the improvement of Granby Street is included as an enhancement proposal as it is planned as part of the adopted Public Realm Strategy – north end in</p>	<p>1. Included at Appendix 3 in the Appraisal Document.</p> <p>2. The inclusion of 11-13 Rutland Street is not considered appropriate as there is a natural visual</p>

	<p>2008, south end in subsequent years.</p> <p>2. Amend boundaries to include 11-13 Rutland Street, 2-14 York Street and 5-19 Halford Street</p>	<p>break between that property and 7 Rutland Street. The properties at 2-24 York Street and 5-19 Halford Street would not normally be viewed as forming part of Granby Street and I do not therefore propose to amend the boundary to include them.</p>
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8. Appendix 2

Granby Street Conservation Area Character Appraisal (full document attached below)