

## APPENDIX 1 – Responses to consultation

**TABLE 1 - CASTLE CONSERVATION AREA**

<b>Respondent</b>	<b>Comment</b>	<b>Response to Comment</b>
Ward Councillors	None received	
Planning & Development Control Committee	To follow verbally after March 6 <sup>th</sup> meeting	
Conservation Area Panel member	Several additions to the text were suggested – the 500 <sup>th</sup> Anniversary of the Battle of Bosworth plaque on Castle Street, and the Europa Nostra award to the Council in 1989 for the Riverside Park work.	The text has been amended in line with the suggestions.
De Montfort University	<p><b>1.</b> Bosworth House is not highlighted in bold in the appraisal which means that it is not sufficiently important to be a key building. Request therefore that Bosworth House and its car park, as well as the former Wm. Baker factory on The Newarke, the Portland Building on The Gateway and the open space between the Hawthorne Building and the Magazine gateway are not included within the conservation area because a) they are not of architectural or historic value, or b) that the buildings are already well maintained by the university, or c) they are soon to be redeveloped or refurbished.</p> <p><b>2.</b> The report implies that the negative effect of Magazine Walk, the subway and the poor</p>	<p><b>1.</b> The character of conservation areas is created by many things. In the case of the Castle Conservation Area that includes the south side of The Newarke, the buildings and land on which form part of the DMU campus. I would argue that the character of that part of the conservation area is not solely derived from the buildings on the north side of the street but also by those on south side. The exclusion of one side is therefore not logical. The townscape and appearance of the Newarke is as much a product of the DMU buildings as it is of the medieval, Georgian and Victorian buildings on the north side. Further, there are many buildings in conservation areas do not enhance their surroundings but do contribute, either positively or negatively, to its character and appearance. Bosworth House is a large building that is seen from within, and contributes towards, the</p>

	<p>environment around The Magazine Gateway are long term problems for the future. The appraisal should counter this by including reference to the planned redevelopment and high quality re-landscaping that the university is soon to undertake.</p> <p><b>3.</b> The expansion of the university is not a ‘problem’, as inferred in the section entitled ‘Problems and pressures’. The DMU fully intends to improve this area by providing high quality buildings, enhancing the environment for students and improving connectivity between the campus and the university.</p> <p><b>4.</b> The re-alignment and associated highway works on Oxford Street are being financed by the university and not the Council.</p> <p><b>5.</b> The DMU are unaware that Bosworth House and its car park were part of the Castle Scheduled Ancient Monument.</p> <p><b>6.</b> The DMU maintains its buildings to a high standard and is committed to delivering new developments of a high standard of design.</p> <p><b>7.</b> The primary focus of the conservation area is the Castle etc and the university sees no justification for it to spread to cover its buildings which do not fit well with the existing conservation area.</p>	<p>character and appearance of the conservation area. The fact that it does not make a positive contribution to that character is not a reason to exclude it, nor is the fact that there are future plans for the building and its car park. The appraisal is an evaluation of the character of the area <i>as it appears today</i> – the review of the area and the present appraisal in 4-5 years time will be the time to determine what effect the DMU’s planned developments have had on the conservation area.</p> <p><b>2.</b> The appraisal is an assessment of conditions pertaining at the time of the report and survey. By definition, it cannot appraise what is not there. The appraisal does set out later (paragraph 4.72) the proposed improvements to the Magazine area as part of the DMU masterplan for the eastern side of its campus.</p> <p><b>3.</b> The inclusion of the planned expansion of the DMU around the Magazine area in the ‘Problems &amp; pressures’ section was not intended to imply that the DMU expansion is seen as a ‘problem’. The text has been amended to exclude the reference to DMU’s programme of enhancement work from paragraph 4.70 to a separate paragraph at 4.71.</p> <p><b>4.</b> The text has been amended accordingly.</p> <p><b>5.</b> Details of the Scheduled Ancient Monument have been forwarded to the university.</p> <p><b>6 &amp; 7.</b> As stated in 1. above, the appraisal is an assessment of the area as it now stands. The proposed extension of the conservation area to include DMU buildings is because they are an integral part of the area’s character. It is not done because of any failing on</p>
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		<p>the part of the university to keep its buildings in good repair. Indeed, it is to the DMU's great credit that they are maintained to such a high standard, a standard that makes The Hawthorne and Portland Buildings such positive features in the townscape.</p>
<p>Leicester Civic Society</p>	<ol style="list-style-type: none"> <li>1. Object to the exclusion of the northern part of the conservation area. This runs counter to the spirit of the Civic Amenities Act 1967.</li> <li>2. If separated from the rest of the Castle area the north part should be made a separate conservation area and extended to include Welles Street and the buildings in Great Central Street, especially the Great Central Station Parcel Office arch.</li> <li>3. The former Morley factory on the corner of Bonners Lane should be included.</li> <li>4. The houses in Castle View are all empty. What are the Council's plans for these?</li> <li>5. There is a weed problem on the east side of Castle View and between the granite setts. This needs to be remedied.</li> <li>6. Rupert's Gateway has a weed problem that needs to be dealt with soon.</li> </ol>	<ol style="list-style-type: none"> <li>1. The area does not link well or directly with the rest of the conservation area and effectively stands alone. However, most of the land north of St Nicholas Circle is a Scheduled Ancient Monument (SAM) and offers greater protection for the Jewry Wall, Vaughan College and St Nicholas Church. There is unlikely to be any development within the area that would damage its character or appearance and I remain of the opinion that the land can reasonably be excluded and that this exclusion does not run counter to the spirit of the '67 Act. The vulnerable part is the houses on Talbot Lane, and I propose that the Secretary of State be asked to protect them by an Article 4 Direction to protect them from unsuitable alterations or demolition.</li> <li>2. There is little left of architectural or historic interest in Welles Street, and much of the value of the old Great Central Station and Great Central Street has been lost because of various developments over the years. I do not therefore consider that a new conservation area to cover the north part of the Castle conservation area plus Welles Street and 12-28 Great Central Street plus the Parcel Office arch could be justified.</li> <li>3. The boundary has already been amended to include this, the Clephan, Building. The houses are Grade II listed and also part of the Castle</li> </ol>

		<p>Scheduled Ancient Monument. They are all owned by the Council and may be marketed as a group some time in the near future. There will be strict conservation conditions on the sale to secure their proper use and management.</p> <p>5. The weed growth is a consequence of low traffic volumes – both vehicle and pedestrian. The weed growth could lead to damage to these historic surfaces and structures. The Civic Society's concerns have been passed to Highways Management and I hope to be able to report further at the 12<sup>th</sup> March Cabinet.</p> <p>The condition of the Gateway is some cause for concern and repair. It is to be repaired this year.</p>
Residents	1. One telephone response requesting more details about the reasons for excluding Talbot Lane from the conservation area and the meaning of the Article 4 Direction	1. When the reasoning was explained, and therefore the need for an Article 4 Direction to protect the architectural features of the unlisted houses, the owner of the property was supportive.
Council Departments	None received	

### 7.3 TABLE 2 - STONEYGATE CONSERVATION AREA

<b>Respondent</b>	<b>Comment</b>	<b>Response to Comment</b>
Ward Councillors	None received	
Area Committee Councillors	Need for an Article 4 Direction to stop plastic windows and paving over of gardens	An Article 4 (1) Direction is proposed
Planning & Development Control Committee	To follow verbally after March 6 <sup>th</sup> meeting	

Conservation Area Panel	Some additional details for text suggested. Problems & Pressures section should be more positive.	Text amended and Problems & pressures section will be reviewed for the final document.
Residents	All comments received via public meeting	
Council Departments	None received	
Exhibition	1. Extend conservation area to cover 78-82 Clarendon Park Road/104-116 Queens Road, 120 Queens Road and the Brice Memorial Hall.	The majority of these properties lie on the east side of Queens Road and several have been very badly altered in the past. The Brice Hall is an attractive building as is 104 Queens Road which has a fine turreted corner feature. However, I do not propose to extend the boundary as I do not consider the buildings as a <i>group</i> to be of the same quality as the rest of the buildings in Stoneygate and also because they have undergone considerable alterations of poor quality that do add value to the conservation area. It would not be appropriate to include just the Brice Hall.
Public meeting	<ol style="list-style-type: none"> <li>1. How do you reconcile the façade of the Hindu temple with the Article 4?</li> <li>2. Extend the conservation area to include the church hall site on Knighton Park Road (to prevent creeping poor design).</li> <li>3. The burglar alarm at the White House, North Avenue is very obtrusive.</li> <li>4. Why no Article 4 before? Must ensure that the Article 4 is enforced when approved.</li> <li>5. Meeting should have been advertised by leaflets through all doors. Need more signs to tell people they live in a conservation</li> </ol>	<ol style="list-style-type: none"> <li>1. The alterations to the front façade of this building were mentioned by several people at the meeting – none of the comments were favourable. Article 4s only apply to residential uses and, as the temple building was never in residential use, an Article 4 would not have applied. The alterations to which people are objecting – the domes etc have planning permission.</li> <li>2. The site adjoins the conservation area boundary and officers are aware of the need to achieve the best design possible. The extension of the boundary to include this site is not absolutely necessary as Local Plan Policy No. BE06 requires that new development <i>within or adjoining</i> conservation areas must preserve or enhance the</li> </ol>

	<p>area. Should send out more leaflets telling people about upvc and maintaining timber windows.</p> <p>6. Object to cheap ornamentation over the temple canopy. Colour should be softened to blend in.</p> <p>7. Would like a conservation area covering Knighton Church Road.</p>	<p>character or appearance of the area.</p> <p>3. I will re-visit the site to determine whether any action is required.</p> <p>4. An Article 4 for the whole of Stoneygate is a major undertaking in terms of staff time and cost and I have not been able to give it priority until recently. The conservation area appraisal offered the opportunity to look at this in detail and the Article 4 should proceed soon, subject to Cabinet and Secretary of State approval.</p> <p>5. There are more than 1200 individual housing units in Stoneygate and I could neither justify the time nor the cost of leafleting every property. However, each house or flat will receive an explanatory leaflet along with the Article 4 documents. This will include advice on the importance of timber over uPVC and I will re-leaflet the area at regular intervals (as is done in other conservation areas). Appropriate website addresses will also be included.</p> <p>6. The domes have planning permission and are designed to imitate the white marble that is common on Hindu temples for such structures. It may weather down but I cannot now require changes to works that have planning permission.</p> <p>7. Knighton Village conservation area will be appraised in 2008/9 and I will look at that area then.</p>
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