



Leicester
City Council

**WARDS AFFECTED
WESTCOTES & WESTERN PARK**

**CABINET
COUNCIL**

**1st September 2008
2nd October 2008**

Proposed West End Conservation Area

Report of the Corporate Director of Regeneration & Culture

1. Purpose of Report

- 1.1 To approve the amalgamation of the Daneshill and Westcotes Drive Conservation Areas, the extension of their boundaries to include parts of Fosse Road South and Hinckley Road and to re-designate this larger area as the 'West End Conservation Area'.

2. Summary

- 2.1 Character Appraisals have been undertaken for the two conservation areas listed above and included proposals to extend their boundaries. No objections were received from residents, other member of the public or local Ward Councillors to the proposed boundary amendments. The Appraisal documents were therefore approved by me under the Scheme of Authorisation on July 3rd 2008 in consultation with Councillor Wann.
- 2.2 However, approval of extensions to the boundaries of conservation areas falls within the remit of Cabinet. This purpose of this report is to seek that approval.

3. Recommendations

Cabinet is asked to make any comments and note the following prior to consideration at Council:-

- 3.1 That the extensions to the boundaries of the Daneshill and Westcotes Drive Conservation Areas, as shown on the accompanying Map 1, be approved and advertised accordingly;
- 3.2 That the area shown on Map 1 be re-designated as the "West End Conservation Area".

4. Report

- 4.1 Every local planning authority is under a continuing duty to consider whether it should designate new conservation areas, or extend existing ones [ss.69(1) and (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990]. A rolling programme of

reviews of all 25 of the Leicester's existing conservation areas is being undertaken to comply with this duty.

4.2 Of the 19 character appraisals and boundary reviews that have been completed since 2000, seven have included boundary extensions. Of these, five were approved by Cabinet between 2000 and 2007. Since May last year, authority to approve Character Appraisals has been delegated to me, in consultation with the Cabinet Lead. However, boundary extensions have to have a proper legal basis and must therefore be approved formally by Cabinet.

4.3 It became clear during the reviews of the boundaries of the Daneshill and Westcotes Drive Conservation Areas that other nearby properties ought to be included :

Hinckley Road

4.4 Bearing in mind the similarities of their construction dates, their architectural features and location, the buildings along the north side of Hinckley Road between Fosse Road Central and King Richard's Road could reasonably be seen to be part of the Daneshill conservation area (the Ukrainian Catholic Church, and numbers 101-107, 109-123, 157-197, 184-192 and Westcotes United Reform Church and Hall). These buildings have a strong presence on Hinckley Road and contribute significantly to the character of the area, with the church and its adjoining hall acting as strong visual 'terminators' at the junction with King Richard's Road. It would certainly be illogical to exclude them if the conservation area is also to be extended to include the properties on Fosse Road South (see below).

Fosse Road South

4.5 It was evident that these large properties on the east side of Fosse Road South (2- 70) had significant architectural and historic links with both the Daneshill and Westcotes Drive conservation areas. These large two and three storey residential properties display a variety of architectural styles, are of a high build quality, and make a significant impact on the local townscape. They are also important local landmarks and help to create the strong 'sense of place' for people living and travelling in the area. They would therefore justify conservation area status. However, Fosse Road South has common boundaries with both of the existing conservation areas. Therefore, rather than adding Fosse Road South to just one of these it would be logical to combine all three areas together into one, larger, conservation area.

4.6 This larger conservation area would therefore need a more appropriate name and I would suggest that 'West End Conservation Area' would be suitable.

5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

5.1 Financial Implications

5.1.1 There are no significant financial implications arising from this report.

M Judson, Head of Finance, ext 29 7390

5.2 Legal Implications

5.2.1 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'.

5.2.2 In preparing this report the Service Director has also considered government guidance contained in PPG15 and Circular 01/2001.

A Cross, Head of Litigation, ext 29 6362

6. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph References within the report
Equal Opportunities	No	
Policy	Yes	City of Leicester Local Plan 2006, Chapter 9
Sustainable and Environmental	Yes	As above
Crime and Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	No	

7. Background Papers – Local Government Act 1972

- City of Leicester Local Plan 2006
- 'Guidance on Conservation Area Appraisals' (English Heritage)
- Delegated approval of character appraisal
- Character Appraisal files for Daneshill and Westcotes Drive Conservation Areas

8. Consultations

8.1 Consultations with local people, other interested parties and Council departments were carried out as part of the Character Appraisal review process in both conservation areas, including the proposed boundary extensions. No objections were received to the proposed new boundary or to the proposed change of name.

9. Report Author

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