



Leicester
City Council

**WARD AFFECTED:
BELGRAVE**

CABINET

27 January 2003

**LOUGHBOROUGH ROAD CONSERVATION AREA (SHAFTESBURY AVENUE)
ARTICLE 4 (2) DIRECTION**

Report of the Service Director, Planning & Sustainable Development

1. Purpose of Report

To seek approval to serve an Article 4(2) Direction on properties on Shaftesbury Avenue (numbers 4-30 (evens) and 1-27 (odds)), within the Loughborough Road Conservation Area.

2. Summary

Loughborough Road Conservation Area was designated in March 1983 and Shaftesbury Avenue has its own particular identity within it. Properties along Shaftesbury Avenue, which were constructed in the 1880s, have a distinctive and coherent appearance and are mostly unaltered. The Council has already declared Article 4 Directions in a number of conservation areas and it is considered expedient now to serve an Article 4(2) Direction on these properties.

The effect of an Article 4 (2) Direction is to remove householders' permitted development rights, allowing the Council to exercise planning control over alterations which affect the external appearance of the properties and which could otherwise lead to the loss of the area's special character and appearance. Only alterations affecting the appearance of properties when viewed from the street would be restricted.

It is proposed to support the Article 4 Direction with the publication of a character statement for the whole of the Loughborough Road Conservation Area.

This report seeks authorisation to prepare such a Direction.

3. Recommendation

CABINET is recommended to authorise the Town Clerk to make and advertise an Article 4 (2) Direction for Shaftesbury Avenue (numbers 4-30 (evens) and 1-27 (odds)) within the Loughborough Road Conservation Area as specified in the 'Supporting Information' and to delegate authority to the Town Clerk to confirm the direction in the event of no representations being received.

4. Financial and Legal Implications

Implementation of the Article 4 Direction is likely to require householders to maintain or replace items in traditional materials, such as retaining or replacing front windows and doors in timber rather than replacing them with upvc. This may have some financial implications for property owners as the repair or replacement using traditional materials may be more expensive than using modern, mass produced materials.

The Article 4 Direction may also have implications for the Development Control service by increasing the number of planning applications submitted to the City Council (for which no fee is payable), or requiring additional resources for the monitoring and investigation of any contraventions.

5. Report Author/Officer to contact:

David Trubshaw,
Building Conservation Officer,
Urban Design Group, Extension 7217

DECISION STATUS

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