

Leicester
City Council

CABINET

Ward: Belgrave

21st July 2003

Loughborough Road Conservation Area Character Statement

Report of the Service Director, Planning & Sustainable Development

1 Purpose of Report

To seek Cabinet approval to adopt the Loughborough Road Conservation Area Character Statement as supplementary planning guidance to the City of Leicester Local Plan.

2 Summary

Loughborough Road Conservation Area, which includes numbers 89 to 143 and 174 to 180 Loughborough Road, 1 and 12 to 20 Windsor Avenue and 1 to 29 and 2 to 32 Shaftesbury Avenue, was designated in 1983. Advice in Planning Policy Guidance 15, Planning & the Historic Environment, identifies the need for local planning authorities to prepare statements which identify those factors which make a conservation area an area of special architectural and historic interest. This will help ensure that soundly-based decisions are made on planning applications that are likely to affect the interest and character of the area. Increasing emphasis is being placed on character appraisals by planning inspectors and English Heritage and statements are to be prepared for each of the City's 23 conservation areas.

A draft character statement for Loughborough Road Conservation Area is attached. This has been the subject of a consultation exercise as described in the "Supporting Information" document. The character statement proposes a minor alteration to the boundary of the Conservation Area.

3 Recommendations

CABINET is recommended to:

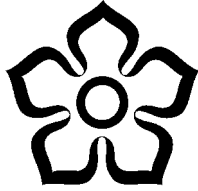
- 1) ADOPT the Loughborough Road Conservation Area Character
- 2) Statement as supplementary planning guidance to the City of Leicester Local Plan.
- 3) APPROVE the deletion of 89 Loughborough Road and the land alongside from the Loughborough Road Conservation Area.

4 Headline Financial and Legal Implications

There are no direct financial implications.

5 Report Author/Officer to Contact

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



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SUPPORTING INFORMATION

Report

This report advises members of the results of a consultation exercise undertaken in respect of the preparation of a character statement for Loughborough Road Conservation Area.

The Loughborough Road Conservation Area was designated in March 1983. It includes properties between numbers 89 to 143 and 174 to 180 Loughborough Road numbers 1 to 29 and 2 to 32 Shaftesbury Avenue and 1 and 12 to 20 Windsor Avenue. A location plan is attached.

The character statement identifies those factors which make this part of Loughborough Road worthy of its special status as a conservation area. The Council is required to periodically review the boundaries of conservation areas and in this respect it is proposed to delete no. 89 Loughborough Road, which has been extensively altered, and the land alongside from the Conservation Area.

If Cabinet approves these recommendations, notification will have to be given to the Secretary of State and details advertised in the London Gazette and Leicester Mercury. There is, however, no further need for consultation or recourse for objection.

Cabinet approved the making of the Shaftesbury Avenue Article 4(2) Direction on 24th February 2003. This means that householders of property numbers 1-29 and 4-32 wishing to make alterations to the front elevation of their properties will be required to apply for planning permission. This will give the Council greater control in ensuring the attractive appearance of properties on Shaftesbury Avenue is safeguarded. Residents were separately consulted on the proposal and no objections were received. A leaflet will be distributed to all households explaining how it will affect them.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

None

2. Legal Implications

None

3. Other Implications

| OTHER IMPLICATIONS | YES/NO | Paragraph Within Supporting information | References |
|-------------------------------|--------|--|------------|
| Equal Opportunities | Yes | 6 | |
| Policy | No | | |
| Sustainable and Environmental | Yes | 7 | |
| Crime and Disorder | No | | |
| Human Rights Act | No | | |
| Elderly/People on Low Income | No | | |

4. Background Papers - Local Government Act 1972

Loughborough Road Conservation Area draft character appraisal, March 2003
City of Leicester Local Plan, 1994.

5. Consultations

Ward Councillors

Ward councillors were provided with a draft of the character statement and no comments were received.

Director of Cultural Services and Neighbourhood Renewal – The City Archaeologist and the Trees & Woodlands manager provided background information.

Conservation Advisory Panel

The Conservation Advisory Panel recommended that the draft character statement be endorsed.

Residents and interested parties

A letter was sent to all properties within the Conservation Area inviting comments on the conservation area as well as offering copies of the draft statement. An exhibition explaining the purpose of the conservation area and inviting residents' views was held at the offices of Leicester Housing Association on Loughborough Road for one week in March 2003. Residents' views were also sought on the making of an Article 4(2) Direction on properties on Shaftesbury Avenue.

The exhibition was attended by approximately 20 people. Six representations have been received and are summarised below:

- Overall support for the designation of the Conservation Area;
- Residents of Shaftesbury Avenue who replied support the proposed Article 4 Direction but request that grants to repair original features such as windows and doors and front boundary walls be made available;
- Advice on the type of windows that would be acceptable is required;
- Problem of traffic and parking in Shaftesbury Avenue; residents parking, removal of speed ramps and designation as a one-way street suggested;
- Request for period street lamps to be installed in the area;
- Problems of rubbish in streets and front gardens.

Responses to the issues raised

The residents who responded support the aims of the conservation area and recognise the value of the restrictions that would be imposed by the Article 4 Direction in preserving the character and appearance of the area.

Some of the issues that have been raised are not related directly to the character appraisal but have been forwarded to the relevant sections of the Council. The possibility of offering building repair grants in conservation areas is something that I recognise as being important if the character of the area is to be preserved and is something that could be considered in forthcoming financial years should resources become available. Advice on the type of windows that would be appropriate has been produced for other conservation areas and will be undertaken in the Loughborough Road Conservation Area

6. Equal Opportunities

The aim of the character statement is to maintain the quality of the environment of the Loughborough Road Conservation Area to the benefit of all residents.

7. Sustainability and Environmental Implications

The character statement is intended to reinforce the attractiveness of the area as a place to live and work and thereby encourage the upkeep and use of buildings.

8 Officer to contact

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