

West End and St Paul's Conservation Areas Consultation Summary

The Council directly consulted all properties in the existing West End Conservation Area, the Dulverton Road potential extension, and the potential new St Paul's Conservation Area with a letter detailing the public consultation. The consultation material was available online and at the City Council Customer Service Centre on Granby Street. In addition, meetings took place with representatives of key buildings within the Conservation Area, such as the Places of Worship. Two public meetings took place on Thursday 14th October, between 5pm - 8pm at St Paul's and St Augustine's Worship Centre, Kirby Road, and Tuesday 19th October, between 6pm - 9pm, at Westcotes Bowling Club, Sykefield Avenue.

Comments	Response
People generally supported the principles of extending the West End Conservation Area (95% of respondents) and creating a new St Paul's Conservation Area (95% of respondents). See Appendix B.	Noted.
Concerns raised with new 'houses in multiple occupation' (HMOs). Will the designation stop the conversion of dwellinghouses into HMOs?	The conservation area status in itself would not prevent the conversion of existing properties into Houses in Multiple Occupation (HMOs). However, a separate piece of work is looking at an extension of the existing Article 4 Direction relating to HMOs, which would include a requirement of a planning permission prior to the conversion taking place in the same locations. See: Article 4 Direction extension - Leicester City Council - Citizen Space
Former St Paul's Church, Kirby Road – condition of the long-term vacant property, unauthorised access, security issues.	The Council are actively working on a project to resolve this case.
Bradgate House, 136 Westcotes Drive – condition of the long-term vacant property, unauthorised access, security issues.	The building is being monitored and localised issues like fly tipping are raised via the City Wardens with the owner. The Council is working proactively with the owners to ensure that planning applications are approved and works start.
Condition of a long-term vacant property on Westcotes Drive.	The Council are actively working on a project to resolve this case.
Issues with graffiti, litter, dog fouling, and fly tipping, particularly along Hinckley Road and Fosse Road North.	A series of surveys have taken place recently and live cases reported. Various cases of graffiti, including some longer standing examples, have been cleaned off by the Council's Street Cleansing Department. The Council's City Wardens will be requested to

	<p>monitor the area and encourage people to report such issues via the Council's website at https://www.leicester.gov.uk/your-environment/report-an-environmental-issue/ or https://www.leicester.gov.uk/your-environment/street-cleaning-and-care/.</p> <p>Unfortunately, the conservation area status does not provide additional powers to tackle these issues per se, but the condition will be monitored.</p>
<p>Comments on the limited capacity of car parking and unauthorised parking in areas of restricted parking were made.</p>	<p>Unfortunately, the conservation area status does not provide additional powers to tackle these issues per se, but the condition will be monitored. All matters related to unauthorised parking should be reported at https://www.leicester.gov.uk/transport-and-streets/parking-and-bus-lane-enforcement/</p>
<p>Some people asked about the restrictions on works to buildings and sites in a conservation area.</p>	<p>The designated status of an area limits only some permitted development rights. Works to trees and demolition of most buildings does require planning permission, as does external cladding, removal of chimneystacks and installation of satellite antennas to primary elevations. More information on permitted development rights restrictions in conservation areas is available on the Council's website at: https://www.leicester.gov.uk/planning-and-building/conservation/heritage-conservation/conservation-areas/</p>
<p>Some people asked about the 'reversibility' of some of the damage already caused to dwellings on Dulverton Road.</p>	<p>The designated status of the area is not retrospective. The Council cannot require an owner to rectify insensitive changes to a site or building that were undertaken before an area was designated as a conservation area. However, the Council can offer grant funding that can help fund the reinstatement of external features. See: Historic Building Grant Scheme (leicester.gov.uk)</p>
<p>Some people asked about the funding available and the works eligible for funding.</p>	<p>Historic Building Grant funding is available for works to historic buildings in conservation areas. Any external works to the primary elevations (highway fronting) and to front curtilage are eligible, including reinstatement of front boundary wall. See: Historic Building Grant Scheme (leicester.gov.uk)</p>

<p>Some concerns were raised with landscape works relating to the development at the rear of the Wyggestons Residential Homes site.</p>	<p>The ongoing development will be monitored and works on the Conservation Area section of the site checked against approved plans.</p>
<p>Some concerns were raised with 'rat running' on Dulverton Road following the restrictions on access to Westcotes Drive.</p>	<p>The Council are monitoring the impact of restrictions on Westcotes Drive and further work will take place around network management in the local area.</p>
<p>Some concerns were raised with 'to let' boards being left up permanently by some estate agents.</p>	<p>The Council will explore whether it would be appropriate to extend the existing Regulation 7 controls on this matter.</p>
<p>The historic loss of front boundary treatments was raised as an issue. Can this be worked on?</p>	<p>The new/extended conservation areas would be eligible for grant funding and this could include works to reinstate historic front boundaries. The Council has also had bespoke funding streams for boundary reinstatements in the City in recent years and these locations will be raised as potential future options.</p>
<p>Existing heritage panels and conservation area plaques were praised. Can these be expanded?</p>	<p>The Council has reviewed the existing conservation area signage roundels in the West End Conservation Area and is working on plans to renovate these and add additional ones at all entry points into the two conservation areas. The potential for new additional new heritage panels in the areas will be raised with the Council's Arts & Museum service.</p>
<p>Issue of permanent refuse / bin storage on pavement.</p>	<p>The Council recognises that the storage of wheelie bins in front of properties in conservation areas has an accumulative and detrimental impact on the character and appearance of such areas. Where bins are currently left permanently on the pavement, the case will be reported to the Council's City Wardens for further investigation.</p> <p>In cases where planning permission is required for relevant changes of use (e.g. change of use from dwellinghouse into an HMO or flats) the Council requires the applicant to provide appropriate refuse storage.</p>
<p>Are the trees to the east of the houses on Dulverton Road protected?</p>	<p>The trees are not currently protected by a tree preservation order or conservation area status. The matter will be raised with the Council's Trees & Woodlands team.</p>

<p>The potential conflict between energy efficiency improvements to historic buildings (e.g. through the installation of external insulation) and the preservation of the architectural interest of historic properties in conservation areas was raised.</p>	<p>It was noted that this is an issue currently being addressed, with local guidance on energy efficiency of historic building being drafted. It was also noted that draughtproofing, installation of secondary glazing and other less invasive measures can achieve considerable energy efficiency improvements to historic buildings. It was also noted that a number of modern solutions are incompatible with traditional materials, such as not allowing historic buildings to release moisture, which can be very damaging to the historic fabric.</p>
<p>Suggested wider boundary to include all of Kirby Road in the proposed new St Paul's Conservation Area.</p>	<p>The road was laid out in 1869 but the houses were constructed around 1897. Most of the original windows and doors have been lost and replaced by less well-proportioned uPVC units. No complete original brick front boundary walls survive, with a high number of bays and dormers heavily altered and brickwork rendered and/or painted. The houses are of more limited architectural interest, with limited detailing and no ornate features to frontage. The heritage interest of the streetscene and the houses is limited in comparison to some more contained and preserved building stock and townscape elsewhere within the proposed new conservation area.</p>
<p>Suggested wider boundary to include area between Fosse Road North and Tudor Road in the proposed new St Paul's Conservation Area.</p>	<p>This area was largely built out in the 1890s and is more uniform terraced housing that lacks the architectural and historic interest of the area to the west. The more notable landmark buildings, such as Fosse Neighbourhood Centre, are already identified as locally/nationally listed buildings.</p>
<p>Suggested wider boundary to include Westcotes Drive between Braunstone Avenue and Hinckley Road in the West End Conservation Area.</p>	<p>This area was largely built out in the inter-war period and lacks the architectural and historic interest of the area to the east. There is a lower survival rate of original features and boundary treatments.</p>
<p>Suggested wider boundary to include Braunstone Avenue between Westcotes Drive and Wyngate Drive in the West End Conservation Area.</p>	<p>This area was largely built out in the inter-war period and lacks the architectural and historic interest of the area to the north. There is a lower survival rate of original features and boundary treatments.</p>

St Paul's and West End Conservation Areas

<https://consultations.leicester.gov.uk/communications/st-paul-s-and-west-end-conservation-areas>

This report was created on Tuesday 23 November 2021 at 15:26

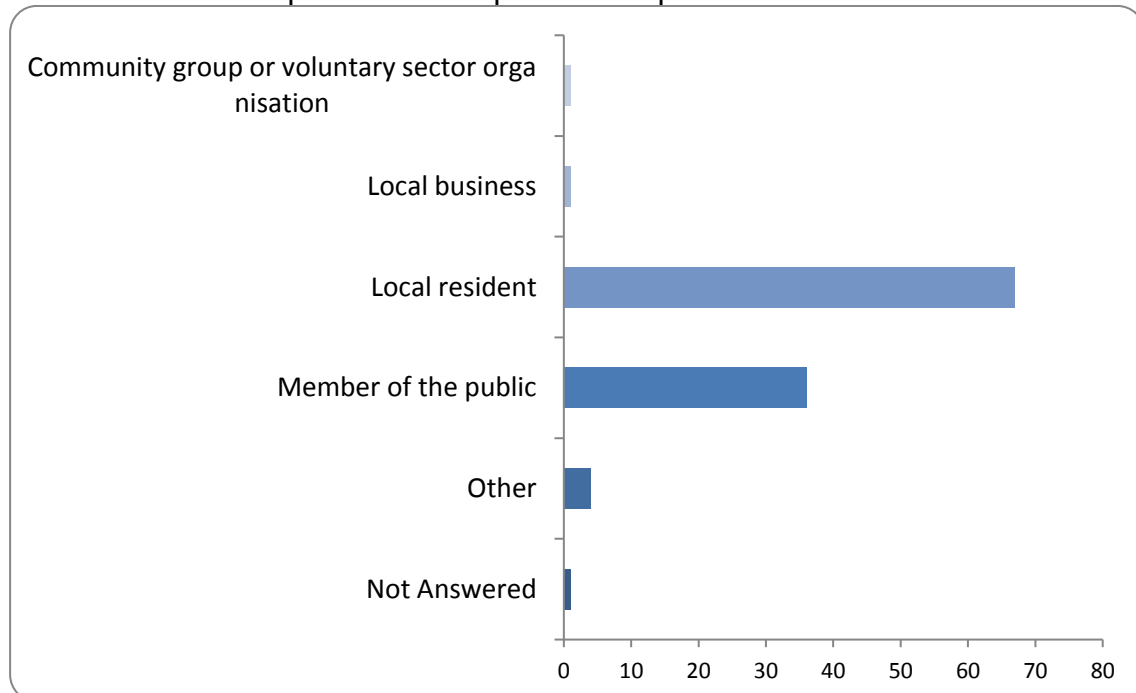
The activity ran from 08/10/2021 to 22/11/2021

Responses to this survey: **110**

In what role are you responding to this consultation?

Status

There were 109 responses to this part of the question.



Option	Total	Percent
Community group or voluntary sector organisation	1	0.91%
Local business	1	0.91%
Local resident	67	60.91%
Member of the public	36	32.73%
Public sector organisation	0	0.00%
School/ other education establishment	0	0.00%
Other	4	3.64%
Not Answered	1	0.91%

Other status

There were 5 responses to this part of the question.

What is your postcode?

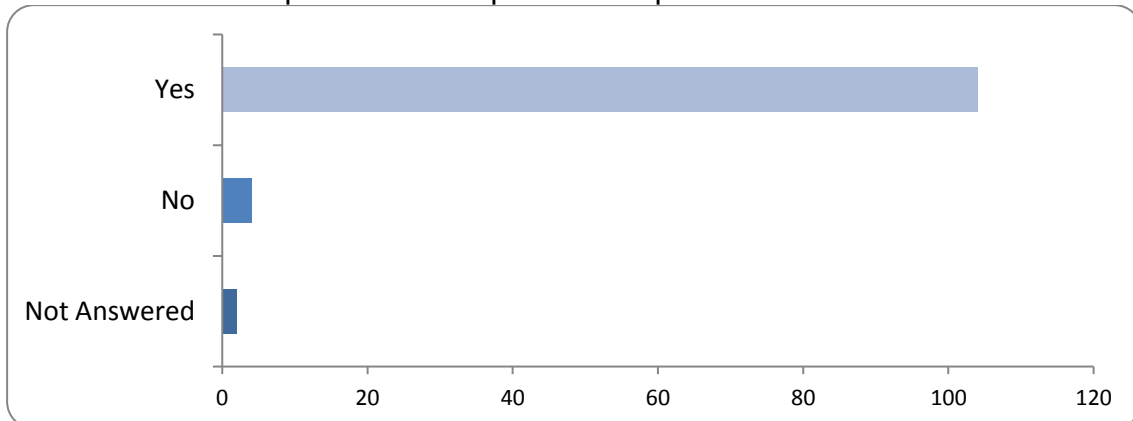
Postcode

There were 109 responses to this part of the question.

Do you support the proposal of a new St Paul's Conservation Area?

St Paul's Conservation Area support proposals

There were 108 responses to this part of the question.



Option	Total	Percent
Yes	104	94.55%
No	4	3.64%
Not Answered	2	1.82%

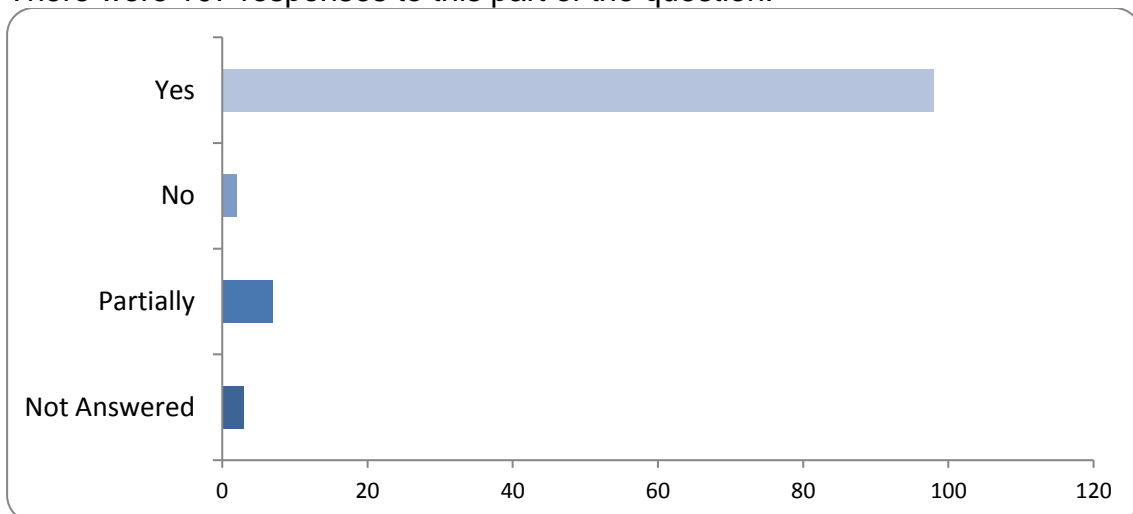
St Paul's CA comments

There were 56 responses to this part of the question.

Do you agree with the contents of the draft Character Appraisal?

St Paul's CA content

There were 107 responses to this part of the question.



Option	Total	Percent
Yes	94	87.85%
No	2	1.87%
Partially	7	6.54%
Not Answered	2	1.87%

Yes	98	89.09%
No	2	1.82%
Partially	7	6.36%
Not Answered	3	2.73%

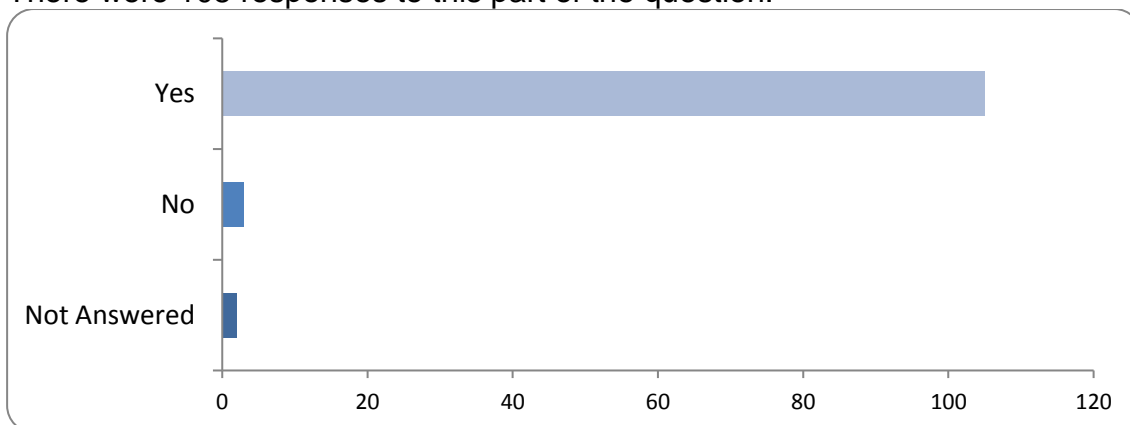
St Paul's Character Appraisal comments

There were 20 responses to this part of the question.

Do you support the addition of Dulverton Road to the West End Conservation Area?

Addition of Dulverton Road

There were 108 responses to this part of the question.



Option	Total	Percent
Yes	105	95.45%
No	3	2.73%
Not Answered	2	1.82%

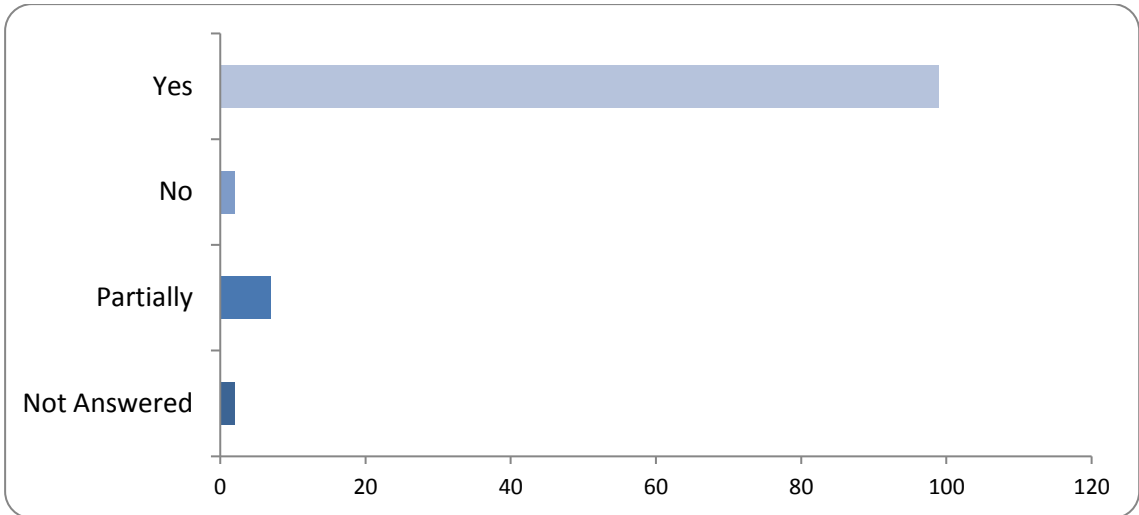
West End CA comments

There were 37 responses to this part of the question.

Do you agree with the contents of the draft Character Appraisal?

West End CA content

There were 108 responses to this part of the question.



Option	Total	Percent
Yes	99	90.00%
No	2	1.82%
Partially	7	6.36%
Not Answered	2	1.82%

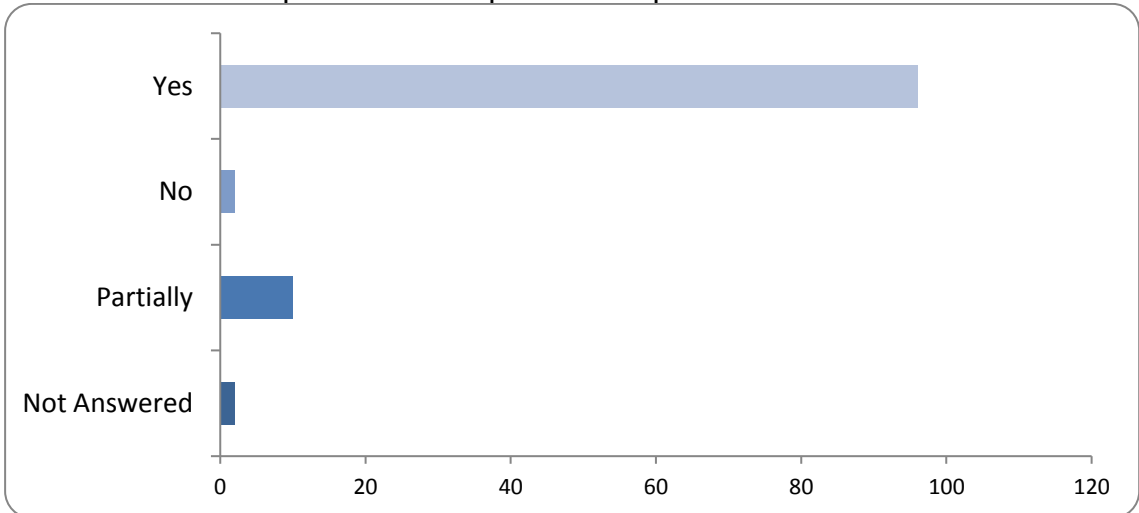
West End Character Appraisal comments

There were 18 responses to this part of the question.

Do you agree with the improvements proposed in the draft Management Plan?

Management Plan

There were 108 responses to this part of the question.



Option	Total	Percent
Yes	96	87.27%
No	2	1.82%
Partially	10	9.09%
Not Answered	2	1.82%

Management Plan comments

There were 25 responses to this part of the question.

Are there any conservation issues we have missed, or any other significant factors that may affect the area?

Missing issues

There were 25 responses to this part of the question.

Do you have any final comments on the Character Appraisal or Management Plan?

Management Plan final comments

There were 19 responses to this part of the question.