



St Paul's and West End Conservation Areas Management Plan

June 2022



St Paul's and West End Conservation Area

Management Plan

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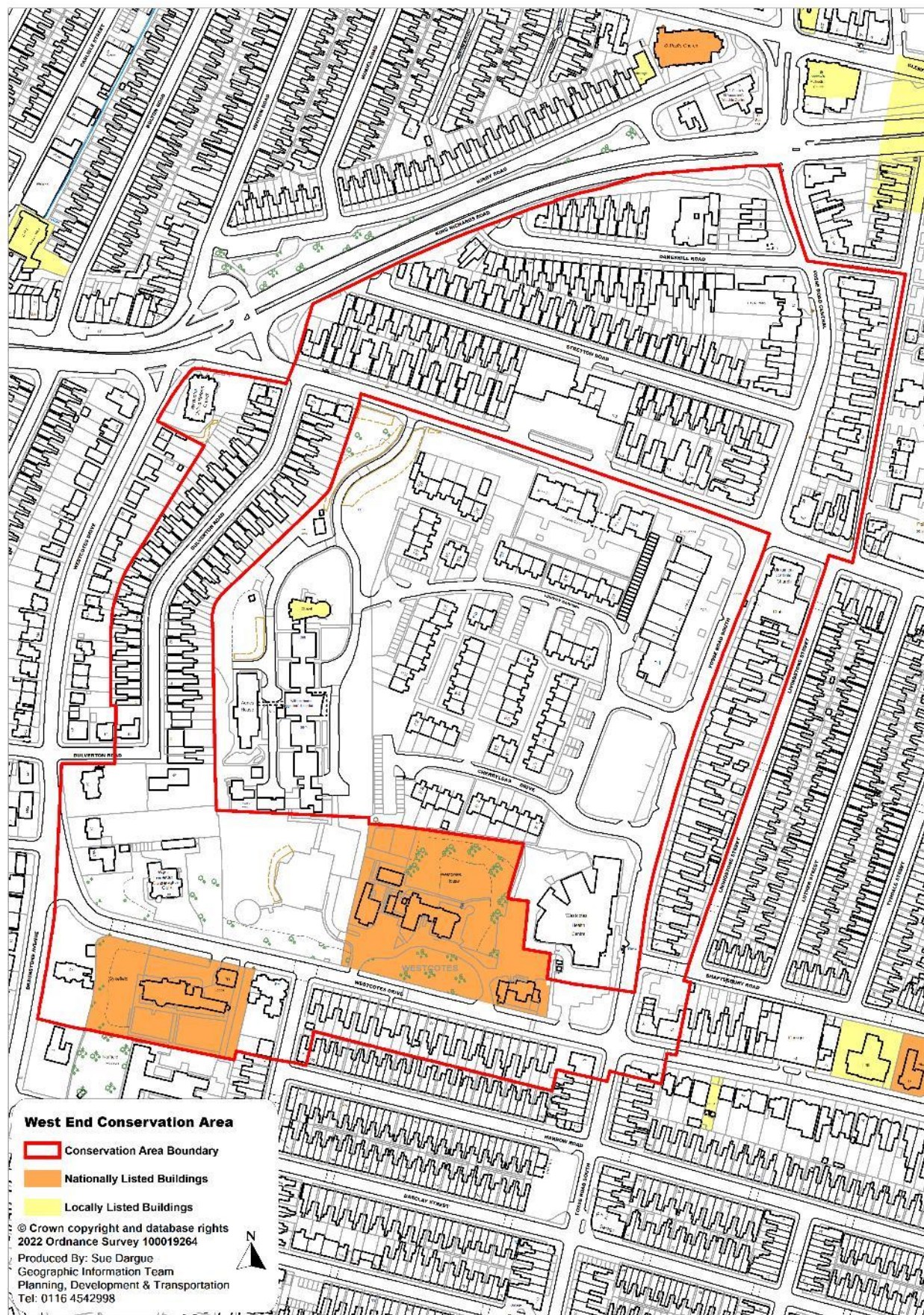


Figure 1 Map of the West End Conservation Area.

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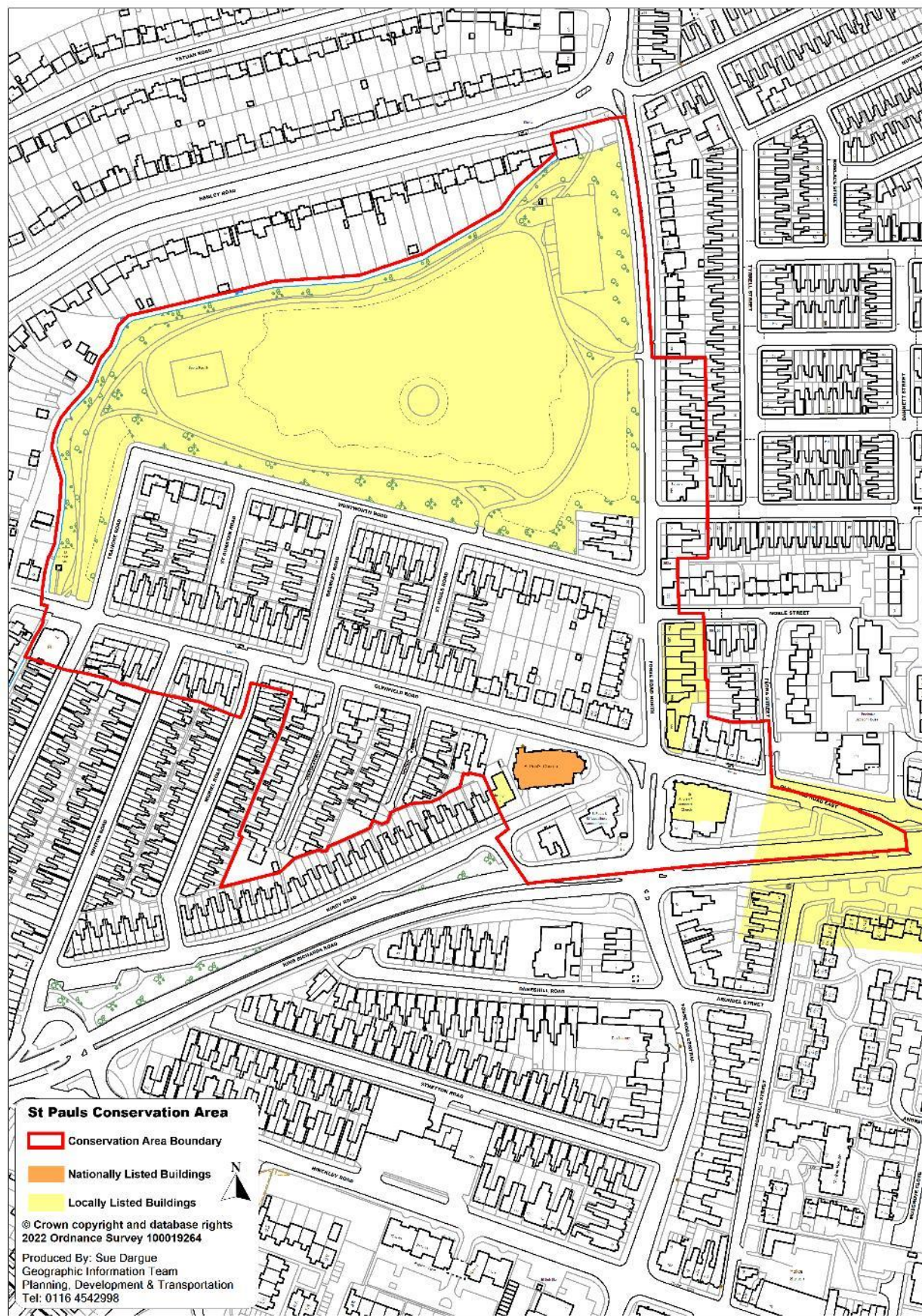


Figure 2: Map of the St Paul's Conservation Area.

St Paul's and West End Conservation Area

Management Plan

1. Introduction

- 1.1. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts.
- 1.2. This Management Plan for the St Paul's and West End Conservation Areas sets out Leicester City Council's current approach for preserving and enhancing these important parts of the city. The Management Plan will be reviewed and revised on a five-yearly basis, subject to resources.
- 1.3. The Council considers that conservation areas make a significant contribution towards the urban fabric of the City. These historic areas are important to the town's cultural inheritance, economic well-being and quality of life. However, it is important to recognise that these areas are not static and are subject to change. Therefore, the aim of the Management Plan is to ensure that change is managed in a way that maintains and enhances the special qualities of the conservation areas.
- 1.4. This document sits alongside the character appraisals prepared for the two Conservation Areas. The character appraisal documents provide detailed analysis of what is positive and negative in the areas and identify opportunities for beneficial change or the need for additional protection. The management plan takes forward the issues raised in the character appraisals and provides solutions for enhancing the character of the Conservation Areas.

2. Vision

- 2.1. As outlined in the individual character appraisals, the St Paul's and West End Conservation Areas represent a fascinating chapter in the story of Leicester, particularly around the development of the city's suburbs. The areas present an attractive and distinctive historic environment stretching over the past 150 years, with archaeological deposits dating back to the Roman period.
- 2.2. The vision is to enhance the conservation areas through improvements to their historic building stock, public realm and green infrastructure and boost the well-being and sense of belonging of its residents. The aim is to help to celebrate the two areas and realise their potential as historically important, vibrant safe and attractive destinations with captivating history and unique heritage.

3. Local Consultation

- 3.1. There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 for the local authority to consult the local community about any management proposals for conservation areas.
- 3.2. A draft version of this document was published for public consultation between 8 October 2021 and 22 November 2021. Details of the consultation was sent to all local heritage and community groups and efforts were made to reach a wider audience through local media and the Council's website. Public engagement events were held at St Paul's and St Augustine's Worship Centre on 14 October 2021 and

Westcotes Bowling Club on 19 October 2021. Responses received helped shape the final version.

4. Planning Policy Context

4.1. National Policy

- 4.1.1. The National Planning Policy Framework (NPPF 2021) details the importance of identifying and managing heritage assets. It details that local planning authorities should set out a strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.1.2. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 details that:
- It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 4.1.3. Government policy is provided in the National Planning Policy Framework (NPPF). It requires the significance of heritage assets – both its historic buildings and historic areas – to be understood by local authorities and by those who propose change. Changes that cause harm to significance will only be permitted where the harm is outweighed by public benefits. Further guidance on the use of the NPPF is provided in the National Planning Practice Guidance and in advice published by Historic England

4.2. Local Policy

- 4.2.1. The protection and positive use of the historic environment within new development is a theme which runs through the City of Leicester Core Strategy. It is identified as a key component in spatial objectives 7 and 9. This is further strengthened in a number of policies. The Core Strategy also makes an explicit commitment to the preservation and enhancement of Leicester's heritage in Spatial Objective 10. This is amplified in a wide-ranging policy (CS18) for the protection and enhancement of the historic environment. There is a general presumption against the demolition of buildings that make a positive contribution to the character or appearance of a conservation area, and the policy expects new developments and conservation-led regeneration to

reflect the character and value of the historic environment. Both local and national policy puts the emphasis on the enhancement of heritage assets and positive contribution to local character and distinctiveness that should be made through new development.

5. Conservation Area Policy Guidance

- 5.1. Public consultation relating to the development of the various documents on conservation areas in Leicester has revealed that many property owners and occupiers are unaware of the extent and implications of conservation area designation. Ambiguity about restrictions increases the likelihood of inappropriate development occurring and damages the integrity of the conservation area designations.
- 5.2. Given the complexity of legislation relating to heritage designations, such as conservation areas, the Council has produced guidance detailing the rights and responsibilities for property owners and occupiers. This is available on the Council's website and will be updated regularly. A summary of the existing planning controls in conservation areas is also provided in Appendix 2.
- 5.3. More detailed local guidance on shopfronts, signage and security measures is provided in the Leicester Shopfront Design Guide (2017):
www.leicester.gov.uk/media/182603/shop-front-design-guide-feb-2017.pdf
- 5.4. The Council has developed guidance on the installation of A-boards and this can be viewed here: www.leicester.gov.uk/media/177540/a-boards-policy-guidelines.pdf
- 5.5. The Council is aware that the turnover in residency and ownership of properties in the areas is high. To ensure that all property owners and occupiers are aware of both the conservation area designation and any significant changes to related planning controls, a 'conservation area guidance leaflet' will be sent to all properties in the Conservation Area.

ACTION GI

Conservation Area Policy Guidance

The Council will send out a guidance leaflet outlining the extent and implications of conservation area designation. The guidance on Council's website will be updated regularly.

- 5.6. There are a number of existing 'Conservation Area' signage roundels, but they are located sporadically around the area. To provide greater clarity over the boundaries of the Conservation Areas, these signs should be installed at the various entry points. Where the roundels have deteriorated over the years, these will be refurbished to a high standard.
- 5.7. There are also a number of heritage interpretation panels installed in the Conservation Areas. If appropriate, additional panels could further help with making the history of the area more legible. New technology may also present opportunities for improving the accessibility of information regarding conservation areas.

ACTION G2

Raising the profile of conservation areas

The Council will utilise opportunities for raising the profile of conservation areas by using existing communication resources, installing new street signs, working with local community groups and exploring the potential of new media/technology as appropriate.

6. Development Management

- 6.1. Both small-scale incremental change and development on a much larger scale can have an impact on the character of a conservation area. As such, both should be carefully managed in order to avoid the loss or dilution of its special significance. The role of the Council's development management function in overseeing future changes to conservation areas is therefore crucial.
- 6.2. Policy relating to development that impacts on conservation areas is currently contained in a number of strategic documents, as presented in Sections 4.1 and 4.2. As detailed in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Section 16 of the NPPF (National Planning Policy Framework) (2021), all development within the Conservation Area should preserve or enhance its character or appearance. As detailed in Section 12 of the NPPF (2021) there is a clear emphasis on good design and local distinctiveness in the planning and development process.
- 6.3. The intention of the designation is not to prohibit change but rather to ensure that any new development is sympathetic to the character, appearance and historic context of the conservation area in terms of scale, massing and materials.
- 6.4. High quality contemporary design that responds positively to its context by picking up on the design cues, detailing, proportions and principles of the existing vernacular without being pastiche is encouraged. Traditional materials should be used where appropriate.

ACTION G3

Delivering effective development management

The Council will utilise the full range of strategic policy and guidance documents to ensure that development respects the character of the conservation areas as outlined in the character appraisals.

7. Views and setting

- 7.1. Conservation areas may be affected by direct physical change or by changes in their setting. Outside the boundary of the conservation areas, there are a number of features and sites which have an impact on its character through the role they play in their setting and framing, as detailed in the character appraisals. Should development on these sites come forward the impact on the conservation area should be carefully considered.

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- 7.2. There are also a number of views that are important to the conservation areas' special significance. The impact on these views will be a material consideration of any planning application, with a presumption against harm.

ACTION G4

Setting and Key views

New development will be expected to preserve and look for opportunities to enhance the setting of and key views in and out of the conservation areas.

8. Building uses

- 8.1. As detailed in the character appraisals the areas are primary residential, since the 1980s disproportionality effected by the conversion of larger houses into bed-sits, hostels and other forms of multiple occupation. While substantial improvements were achieved in securing higher quality, larger self-contained flats, the area continued to suffer from insensitive conversion and poor-quality housing stock.
- 8.2. An Article 4 Direction restricting the permitted development rights for conversion of dwellinghouses into Houses in Multiple Occupations (HMO) was introduced in 2014, covering parts of the West End Conservation Area (Fosse Road South and Westcotes Drive).
- 8.3. The Council is exploring the potential of extending the existing HMO Article 4 Direction to cover the entirety of the West End and St Paul's Conservation Area, to address the loss of high-quality family accommodation and control the quality of residential conversions.
- 8.4. The Council will also seek to support other uses in the conservation areas where appropriate, including commercial, services and community uses and existing places of worship, to protect the areas' vitality and diversity.
- 8.5. Where a change of use is proposed, this should be appropriate to the architectural character of the property. Where excessive subdivision of a property is proposed, this will potentially harm the amenity of the conservation area through structural alterations and associated developments, such as large bin and cycle stores. The Council will not support changes of use that harm the character of the conservation areas.

ACTION G5

Building uses

The Council will seek to protect the vitality and diversity of the West End and St Paul's Conservation Areas through the development of strategic policy and design guidance.

9. Building features

- 9.1. In the past, the townscape and character of the St Paul's and West End Conservation Areas have been adversely affected by unsympathetic external alterations, including the removal of original features, such as chimneys, windows, doors other detailing,

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- and installation of ill-fitting and inappropriate replacements, cladding, porches or satellite dishes.
- 9.2. A common problem is the replacement of traditional timber doors and windows with poorly suited uPVC equivalents. External painting and rendering of brick elevations have also had a cumulative negative impact on the local historic environment.
- 9.3. The Council advocates for the refurbishment of original and traditional features wherever possible, with replacements considered as an option of last resort. It is possible to achieve significant thermal performance and security improvements through good repairs. Removal of original features such as chimneys will not normally be supported. Where chimneys are structurally unsound, they should be carefully dismantled and rebuilt on a genuine like for like basis.
- 9.4. Where original features have already been inappropriately altered or lost, any new development should aim to respond meaningfully to the architectural composition, design, age and style of the building under consideration, as well as to the wider streetscene of a conservation area. For example, poorly suited uPVC windows should be replaced with alternative windows that are more in keeping with the original building.
- 9.5. Historic England has carried out research which shows that replacing windows with uPVC in an appropriate style is not significantly cheaper than timber equivalents. Moreover, it should also be recognised that property values are generally higher where properties retain their original features. Enhancing the energy efficiency of properties can be delivered in a way that is sympathetic to building character through the repair of windows and/or additional measures, such as secondary glazing.
- 9.6. Generally, the use of 'mock' or synthetic materials will be resisted, as these do not adequately replicate the natural materials in finish, quality and weathering. In addition, such materials are not historically appropriate to the Conservation Area. This is especially important to elevations and roof slopes fronting public highway and open public spaces.
- 9.7. The Council should proactively work with property owners, occupiers and other parties with an interest in historic properties in the areas to encourage them to use traditional materials that preserve or enhance the historic environment. Text on the Council website will be updated regularly to provide relevant advice and links to further sources of useful information on the use of traditional materials on heritage assets.

ACTION G6

Traditional materials

Appropriate external materials and finishes will be expected in all new development in the Conservation Area. The Council will seek to encourage the use of traditional materials through pre-application advice, as well as in information in relevant planning documents and on the Council website.

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10. Boundary Treatments

- 10.1. The loss of traditional front boundaries is a particular issue in the St Paul's and West End Conservation Areas. As noted in the appraisals, garden walls, railings and hedges make an important contribution to the character of the conservation areas. Where they have been removed the distinction between the public and private domain and the visual edge to highway is weakened or lost to the detriment of the local townscape.
- 10.2. Where attractive front boundaries remain, these should be retained and repaired where necessary. It is possible to achieve significant improvements through repairs alone. Opportunities should be sought to reinstate traditional boundaries where these have been lost or insensitively replaced. New boundary treatments should respect the character of each of the conservation areas, to ensure consistency is established across.
- 10.3. Generally, either well laid red brick boundary walls with a traditional bond and stone or blue brick capping, historically appropriate iron railings or a combination of the two would be appropriate. Particularly considering capping, railings and gates, bespoke solutions are likely to be more appropriate than off the shelf features.
- 10.4. The boundary treatment of the Fosse Road Recreation Ground in particular should be enhanced, with the modern hoop top railings and the historic gates showing signs of disrepair and damage. The former could be replaced, with the latter carefully restored. Sections of the Mountsorrel granite wall are missing capping stones and would benefit from cleaning and repointing. Mismatching boundary treatments at the Glenfield Road entrance should also be addressed, with the inconsistency negatively impacting on the character of the local townscape.

ACTION G7

Boundary Treatments

The Council will seek opportunities to support reinstatement of traditional front boundaries where missing and the repair of boundary features where these contribute to the character of the areas.

11. Regeneration and Enhancement

- 11.1. Conservation-led change has a vital role to play in the social and economic regeneration of the city. Through careful planning, historic areas can provide a focus around which local communities can regenerate. Sensitive enhancement schemes can help to improve the quality of the local environment and act as a catalyst for a virtuous cycle of further investment.
- 11.2. At present, the character of both the St Paul's and West End Conservation Areas is under serious threat from the pervading air of neglect. Many buildings and spaces are suffering from a lack of long-term maintenance and repair. This is reflecting on the overall appearance of the area, detracting from its high-quality architecture and attractive townscape.

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- 11.3. Opportunities should be taken to improve and restore public facing elevations of buildings and improve the condition of spaces to help retain and enhance the historic character of the area. The Council should proactively target buildings considered to be at risk.
- 11.4. The Council currently administers a small grants scheme available for external repairs and reinstatement works, which will be promoted throughout the area. It will also support and assist where practicable groups or individuals seeking grant funding from external sources to carry out improvements to buildings and spaces in the conservation areas.

ACTION G8

Regeneration and Enhancement

The Council will continue to offer support and assistance to improve the condition of buildings and spaces in the conservation areas.

12. Heritage at Risk

- 12.1. Although the vast majority of historic buildings in the two areas remain in an active use and are well-maintained, there are few that are in poor condition, usually as the result of a redundant use, long-term vacancy or neglect. These heritage assets suffer from a lack of regular maintenance and associated problems, putting those heritage assets at risk.
- 12.2. The Former St Paul's Church is located at the core of the proposed new St Paul's Conservation Area. This Grade II Listed building has been included on the Leicester's Heritage at Risk Register in 2008. The building has suffered from long-term vacancy and lack of maintenance since its closure in the early-2000s. Despite new ownership and approved scheme for the conversion of the building to offices granted in April 2015, these works have failed to materialise.
- 12.3. Bradgate House, considered one of the most striking Edwardian houses in Leicester, is located in the West End Conservation Area. The building has suffered from long-term vacancy since it was last in use as a care home, added to the Leicester's Heritage at Risk Register in 2017. The lack of regular maintenance has resulted in accelerating deterioration, exacerbated by unauthorised access, fly-tipping and vandalism. Between 2008 and 2014 the Council issued several Section 215 Notices to improve the condition of the site. A planning permission for the conversion of the building into 13 self-contained flats (20162335) has been granted but not yet implemented.
- 12.4. Both buildings remain vacant and at risk, adversely affecting the character of the two areas due to their condition. The Council is committed to bringing these two buildings back into use and securing their preservation into the future. We will work proactively with the owners to ensure that appropriate action is taken to secure these assets. Until viable solutions are implemented, we will continue to monitor the sites. Where necessary, the Council will pursue the use of additional enforcement powers to tackle the vacancy and condition of these two buildings.

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- 12.5. Securing removal of the Former Church of St Paul and Bradgate House from Leicester's Heritage at Risk Register will be a measure of success of this Management Plan.

ACTION G9 Heritage at Risk

The Council will continue to work proactively with the owners of the two buildings at risk to ensure that these are secured and brought back into use. In cases where the owner is unwilling to improve the condition of the building, the Council will consider the use of its statutory powers to secure the preservation of the asset.

13. Potential Development Sites

- 13.1. Although the conservation areas are densely built sites, with limited scope for new development, a number of sites in and in the immediate setting of the conservation areas have potential for conservation-led regeneration re-development. These sites were identified in the character appraisals.
- 13.2. Planning guidance has been prepared which details the opportunities and constraints for potential development on these sites. See Appendix I.

14. Street and Traffic Management

- 14.1. As the quality of the public realm has a significant impact on the appearance of the conservation areas, it should be carefully designed to provide an uncluttered environment that sustains or enhances its special significance. The core principles of the *Leicester Street Design Guide* will guide all future development in the area. Its directives on place making, distinctness and creation of healthy and sustainable cities in particular will be a material consideration in all planning and management decisions.
- 14.2. A number of issues in the Conservation Area relate to accommodating vehicular traffic, as well as measures required for traffic safety, control and calming. Glenfield Road, Hinckley Road and Fosse Road are important commuter routes. The Council is aware of traffic, speeding and parking issues in these areas. Physical and regulatory measures may be taken in time to address these.
- 14.3. As public realm projects develop, the Council will pursue a policy of early engagement with stakeholders to help identify traffic management designs that are sympathetic to the historic environment. Where appropriate, traffic management measures should be integrated into the historic environment effectively by retaining features such as walls, trees, hedges and railings, as well as traditional floorspace materials. Where new features are introduced, the observance of existing design principles and use of local traditional materials should be considered to ensure they do not appear intrusive.
- 14.4. Statutory undertakers are responsible for carrying out the permanent reinstatement of the highway, where they disturb it, with the existing materials. Where existing materials cannot be re-used, new materials should be the closest possible match.

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- 14.5. The Council will advocate to all those involved in highways works the principles established by Historic England in Streets for All: East Midlands, as well as the two Manual for Streets documents.

ACTION G10 Highway Works

Utilising national and regional best practice guidance, the Council will seek to ensure that any future highways works will bring a positive improvement to the character and appearance of the conservation areas.

- 14.6. Yellow no waiting markings in particular can be visually intrusive. Within the conservation areas, a more sensitive approach is preferable to reduce the visual impact of these markings.

ACTION G11 No Waiting Markings

Where yellow lines are necessary within the conservation areas, they should preferably be 50mm wide, with a line colour of BS 381C No. 310 (primrose). Any additional signage relating to parking/loading restrictions should be kept to a minimum.

15. Public Realm

- 15.1. There is an evident proliferation of traffic management measures, public furniture and street lighting. This has created a cluttered environment exacerbated by the lack of co-ordination between these features with reference to location, finish and design.
- 15.2. Street furniture including bollards, bins, bike stands, electricity cabinets, information panels and other freestanding features within the highway should co-ordinate with each other and tie-in with similar features elsewhere within the city centre. An appropriate and sensitive colour palette should be chosen to achieve this. All new street furniture should be kept to a minimum and carefully positioned to avoid hindrance to pedestrian and sustainable transport flow.
- 15.3. The traffic direction and regulation signs should be kept to the minimum needed in line with current highway regulations. The need for such signs as well as their total number and size, should be reviewed as the regulations change.
- 15.4. A detailed audit of the public realm will be undertaken by the Council to identify the best way to minimise street clutter and better integrate street furniture in the conservation areas. Proposals to remove street clutter will be actioned in 12 months after the preparation of the audit.

ACTION G12 Street clutter audit

The Council will carry out a detailed audit of the public realm to identify the best way to minimise street clutter and better integrate street furniture in the conservation areas. An Action Plan for reducing street clutter will be prepared and taken forward in the next 12 months.

- 15.5. The Conservation Area includes a number of bollards, which are the responsibility of the Council. There are a range of different types, and the lack of design consistency harms the character of the areas. New or replacement bollards should be of a type appropriate to the character and historic townscape of these areas. The cast iron black finish bollards of traditional designs should be installed whenever feasible, with the standard concrete bollards avoided when it is possible to do so. Where appropriate, and where superfluous traditional bollards are found elsewhere in the city centre, they should be relocated to the areas.

16. Archaeology

- 16.1. There is potential for above and below ground archaeology to survive across the two conservation areas. While sporadic archaeological investigations and discoveries have revealed evidence of archaeology, the full extent of this within the conservation areas is unknown. Any new groundworks may thus have an impact upon archaeological deposits leading to their partial or total loss. The impact of any new development on local archaeology will be a material consideration in all planning decisions.
- 16.2. An archaeological assessment will be required where a proposal may affect archaeological remains. Where that assessment indicates that there is a potential that remains may exist on a site an archaeological field evaluation will also be required.

ACTION GI3

Archaeology

The Council will pro-actively engage with external stakeholders to ensure that archaeological deposits are preserved in situ or excavated and recorded where necessary, as per CS Policy 18.

17. Trees

- 17.1. Trees within the St Paul's and West End Conservation Areas make an important contribution to the character of the local environment. Every effort should be made to retain these trees in a healthy condition. Mature trees in the conservation areas are protected by the statutory designation of the locality, subject to management in line with Leicester City Council Tree Strategy (2018) and monitored by the Council's Trees and Woodlands Team.
- 17.2. Most of the trees in the areas fall within City Council owned land and are under the management of the Trees and Woodlands Team. Those trees in conservation areas which are subject to tree preservation orders have been identified in the conservation area character appraisals and are recorded elsewhere on the register of tree preservation orders.
- 17.3. Where trees are lost through death, disease, highway works or other development, and it is possible to replace them, action will be taken by the Council. Opportunities for more tree planting and enhanced green infrastructure will be explored by the Council, in line with the principles and aspirations of the *Leicester Green Infrastructure Strategy*. New green infrastructure will be carefully considered in the context of the

existing character of the area and views into, within and out of the conservation areas.

ACTION GI4

Trees

The Council will monitor trees in conservation areas that have notable amenity value. Where appropriate, opportunities for additional tree planting will be explored.

18. Biodiversity and Open Spaces

- 18.1. Leicester's green infrastructure network helps to support wildlife and delivers multiple environmental and health benefits. This includes improving air and water quality, storing carbon, providing opportunities for biodiversity net gain, facilitating urban cooling, and providing spaces for people to enjoy for leisure and recreation.
- 18.2. The Council will continue to use grants and other incentives as well as the planning process to work with private and public landowners and managers to maximise biodiversity opportunities within the conservation areas.
- 18.3. Fosse Road Recreation Ground in particular has been identified as a biodiversity opportunity site, potential area for expansion of key habitats with substantial opportunities to make positive changes for biodiversity and support a thriving natural environment.
- 18.4. Discreet installation of bird and bat boxes installed discreetly within the walls or roofs of both old and new buildings, planting pollinator-friendly shrubs and plants to provide long flowering blossom seasons whilst remaining attractive and low maintenance, whilst good lighting design will seek to minimise impacts on nocturnal species.

ACTION GI5

Biodiversity

The Council will seek opportunities to enhance biodiversity locally in context with the historic character of the area.

19. Community Engagement

- 19.1. The Council recognises that much greater emphasis now needs to be given to involving the local community in decisions about both the designation and the management of conservation areas. What is valued by the community may add a new perspective to what is considered as 'special' and worthy of preservation by the local authority. Local communities have a vital role to play in the development and implementation of management plans for proposals to succeed.
- 19.2. There is a variety of local businesses, community groups and organisations operating in West End and St Paul's Conservation Areas. The wealth of local knowledge that these groups have should feedback into the ongoing management of these areas and provides opportunities for more proactive processes for enhancement and

enforcement. The latter issue could involve heritage wardens, who help to monitor change in the conservation areas.

ACTION GI6

Community Groups

The Council should work actively with local community groups and elected councillors to improve the management and monitoring of conservation areas.

20. Enforcement Strategy

- 20.1. Monitoring and enforcement are important to the success of any management plan. Ensuring that permitted works have been executed as approved and that any unauthorised works are investigated and dealt with appropriately is important in maintaining the character and the special significance of conservation areas.
- 20.2. Changes in the appearance and condition conservation areas should be monitored regularly by the Council to ensure that enforcement action can be taken promptly to deal with problems as they arise. A dated photographic record of the area should be regularly updated to ensure that there is the requisite level of evidence available to the Council. Street elevations would need to be photographed at least once every three years to ensure that enforcement action can be taken forward.
- 20.3. Where works have been done without the relevant permission(s), the Council will investigate if these breaches harm the amenity and significance of the local environment. If harm is found to have been caused, action will be taken. Where appropriate, the Council will pursue the use of additional enforcement powers to tackle particular issues within the conservation areas, including Section 215 Notices, Urgent Works Notices, Listed Building Enforcement Notices and Building Preservation Notices.

ACTION GI7

Enforcement

Wherever practicable the Council will take steps to deal with the effects of unauthorised development in order to protect the special character and appearance of the Conservation Area. A photographic record of the Conservation Area should be regularly maintained to ensure that enforcement action can be successfully taken forward.

21. Additional Planning Controls

- 21.1. Minor development, such as domestic alterations and extensions, can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GPDO). Although the designation of a conservation area restricts certain permitted development rights (see Appendix 2), a range of other works, such as changing front doors and windows, remains outside the control of the local planning authority.

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- 21.2. Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights', including where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development under the control of a local planning authority, which allows them to be considered on a case by case basis through planning applications.
- 21.3. There are also two Article 4 Directions, the first covering the former Daneshill Conservation Area and the second the Westcotes Drive Conservation Area. Both date from October 1991.
- 21.4. An Article 4 Direction has been applied to West End Conservation Area and the St Paul's Conservation Area.

ACTION GI8

Article 4 Direction

The Council made a revised Article 4 Direction for West End Conservation Area and a new Article 4 Direction for St Paul's Conservation Area.

- 21.5. All outdoor advertising affects the appearance of the building or place where it is displayed. The Council has wide ranging powers to control the development of additional signage in conservation areas in line with the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 21.6. Some type of advertisements, due to category and size, are not restricted by the current regulations. This includes 'to let' boards, which over the years became a pervasive occurrence in the two areas.
- 21.7. The Council gained approval from the Secretary of State for a Regulation 7 Direction in June 2018 for some parts of the city centre. This control gives additional limits on letting boards and removes the right of estate agents and others to install boards of varying sizes for extended periods of time. The Council will explore whether this control should be extended to include the totality or parts of the West End and St Paul's Conservation Areas as part of its forthcoming review.

ACTION GI9

'To let' boards

Wherever practicable, the Council will take steps to limit the presence 'to let' boards present throughout the two areas.

22. Monitoring

- 22.1. To assess the effectiveness of measures included in the Conservation Areas Management Plan it is important that effective monitoring measures are put in place by the City Council. The Conservation Team will do a detailed quarterly inspection of the whole of both conservation areas and detail actions for remedying identified issues. In addition, the following procedures will take place.

22.2. Document updates

22.2.1. In line with best practice guidance from Historic England, Leicester City Council will review and update the relevant Conservation Area Character Appraisal document every five years. This process will help to monitor change and ensure that the document remains an accurate representation of the area in question. The Council will also review and update the Conservation Areas Management Plan every five years.

22.3. Photographic record

22.3.1. The Council will produce a dated photographic record of all the street elevations of buildings in the conservation areas. This will need to be updated at least every three years to ensure that the record can be used for enforcement cases and to provide a mechanism for monitoring incremental change.

22.4. Local Communities

22.4.1. The input of other stakeholders, such as local history groups, residents' associations and ward councillors, in helping to monitor the management of the conservation areas will be welcomed.

Bibliography

- English Historic Towns Forum. 1998. *Conservation Area Management: A Practical Guide*.
- Historic England. 2016. *Conservation Area Designation, Appraisal and Management*.
- Historic England. 2018. *Streets for All: East Midlands*.
- Department for Communities and Local Government & Department for Transport. 2007. *Manual for Streets*.
- Chartered Institution of Highways & Transportation. 2010. *Manual for Streets 2: Wider Applications of the Principles*.

Useful Websites

- Historic England
<https://historicengland.org.uk/>
- Society for the Protection of Ancient Buildings (SPAB)
<http://www.spab.org.uk>
- Historic Environment Record
<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=94&id=4751>

Glossary of Terms

- **Floorscape** – Arrangement of materials on the ground (e.g. paving on footways).
- **Permitted development** – Works to a property/site that can take place without requiring planning permission from the local authority.

St Paul's and West End Conservation Area

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- **Public realm** – All areas which lie between buildings, which public bodies have responsibility for (e.g. highways, footpaths, squares, parks).
- **Historic Environment Record (HER)** - Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and us

Contacts

For further information on this, or other, conservation areas you can contact the Council's Building Conservation Officers by phone, letter or e-mail at the following addresses:

Conservation Team
Planning Department
City Hall
115 Charles Street
Leicester
LE1 1FZ

T: 0116 454 2973

E: planning@leicester.gov.uk

Information on all conservation areas is available on the Council's website: www.leicester.gov.uk

St Paul's and West End Conservation Area Management Plan

Appendix I: Site Development Guidance.

There are a number of larger plots of land within or immediately adjacent to the Conservation Areas that have been identified as being of neutral or negative character. As these may come forward for redevelopment in the future, the following design guidance is provided to help set a quality benchmark and detail key considerations.

These are:

- Car Park Adjacent St Andrew's Church, Glenfield Road East;
- Garage block site at Wentworth Road/Fosse Road North;
- Land between 123 and 157 Hinckley Road;
- Car park behind 53 Westcotes Drive.

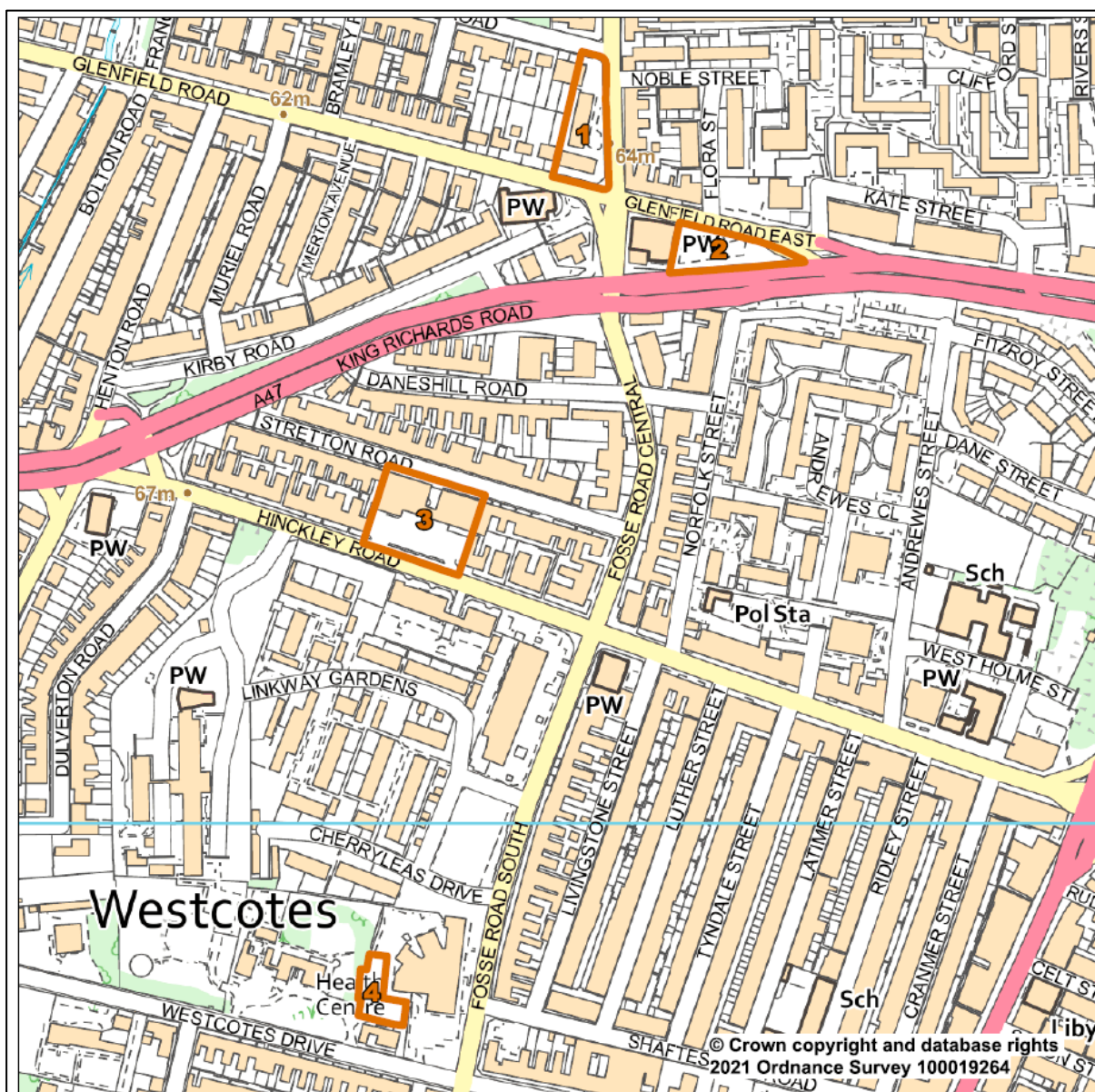
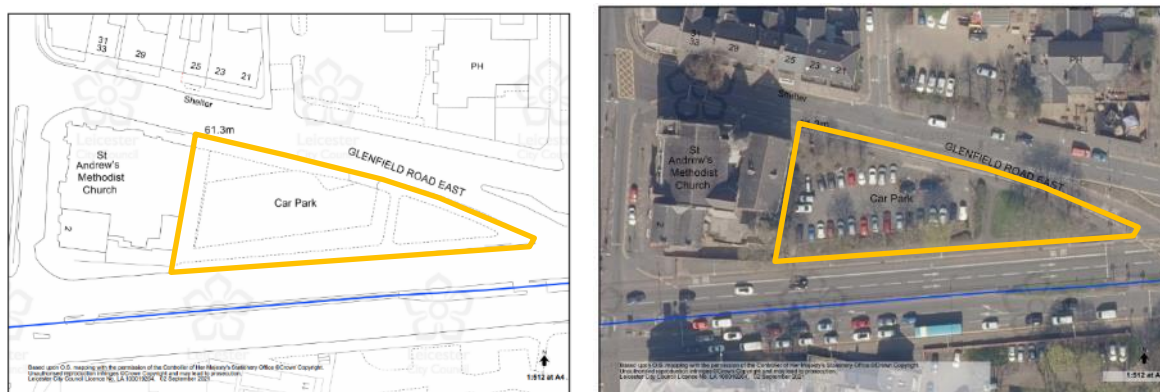


Figure 3: Map of the development sites.

This is intended to be a summary of spaces within the conservation areas that may come forward for redevelopment at some point. If they do, this guidance should be used as a guide to the key considerations.

St Paul's and West End Conservation Area Management Plan

I. Car Park Adjacent St Andrew's Church, Glenfield Road East



The site was developed for housing circa 1880 with new development abutting the contemporary church. The terraced houses were demolished in the early 1980s, as part of the West Bridge Stage II Road Improvement Scheme. The surface car park was created at that time.

Part of the site is a locally listed archaeological asset relating to the Norfolk Street / Cherry Orchard Villa. This was first excavated in the 19th century, when the terraced houses were constructed, and then again during the 1970s - 1980s, when these were demolished.

The openness of this piece of land on a key corner at the gateway into the Conservation Area is to its detriment of its character, as it opens up unattractive views into the blank rendered gable of the St Andrew's Sunday School.

The site is primarily laid in tarmac, with no boundary treatment and limited formal planting. The existing mature and semi-mature trees and traditional floorscape materials (granite pavers and kerbstones) have some positive impact on the Conservation Area.

Should the site come forward for development:

- There is potential for above and below ground archaeological deposits. This must be investigated as part of any scheme.
- Any development on the site should respect the prevailing pattern, density and scale of development within the area. The scale should be no higher than 3 storeys on western side and 4 storeys on eastern side of the plot.
- The urban grain of the area should be observed.
- A contemporary design picking up on the traditional material palette, rhythm, detailing and proportions of the local vernacular would be encouraged.
- The impact on St Andrew's Church should be carefully considered.
- The new development should take opportunities to enhance the sense of identity and legibility of this prominent junction and consider key views within, into and out of the Conservation Area.
- Use would lend itself to residential in the upper floors with an active frontage, at ground floor level.

Should the space remain open as a car park, efforts should be made to improve the landscaping, both in respect of the boundary, layout and surfacing.

St Paul's and West End Conservation Area Management Plan

2. Covent Court, Fosse Road North



Two detached villas were constructed on site in the late 19th century. The villas with the outbuildings were demolished circa 1968 to make way for two-storey residential blocks and garages.

The site is elevated in relation to the highway enclosed by a low-lying brick wall and metal fence. Sections of the boundary treatments are in poor condition, with damage to hard surfacing. The garages are amply recessed on the plot, fronted by a substantial tarmacked court.

The openness of this piece of land on a key corner within the Conservation Area is to its detriment of its character, as it opens up unattractive views of the side gable of numbers 343-344 and the architecturally unrefined garages. The limited formal planting does little to reduce the impact of the hard landscaping and integrate the site better into the historic setting.

Should the site come forward for development:

- There is potential for above and below ground archaeological deposits. This must be investigated as part of any scheme.
- Any development on the site should respect the prevailing pattern, density and scale of development within the area. The scale should be no higher than 3 storeys.
- The urban grain of the area should be observed.
- A contemporary design picking up on the traditional material palette, rhythm, detailing and proportions of the local vernacular would be encouraged.
- Any redevelopment would need to take into account the impact on the Grade II Listed St Paul's Church;
- A high quality residential use is likely to be the most appropriate. The site would lend itself to a small row of dwellings or a small block of flats.

Should the plot remain occupied by mid-20th century residential blocks and garages, efforts should be made to improve the existing landscaping, both in respect of the boundary and surfacing.

3. Land between 123 and 157 Hinckley Road



Danes Hill House appears on site between Fowler's Plan of 1828 and Burton's Plan of 1844. Buildings to the immediate west and east of Danes Hill House were added by the mid-20th century. In the late 1960s the site was used as a petrol filling station and a garage. Further development followed over the course of the next decades, including the addition of outbuildings to the front of the plot, demolished by the early 1980s. Danes Hill House was converted into flats (from offices) in the mid-2010s. The modern buildings on site are in commercial use.

The buildings are recessed on their plot, fronted by a surface level car park laid in tarmac with a low brick boundary with raised beds to highway, with minimal formal planting elsewhere. The buildings that have been added around and attached to 125 Hinckley Road and the surface level car park have had a significant impact on the mid-19th century house and the streetscene, particularly on Stretton Road.

The rear boundary of 125 Hinckley Road is a highly intrusive, and poorly maintained, element in Stretton Road and would benefit from some form of better screening and/or planting.

There is an ongoing issue with rubbish dumping around the clothing donation containers on Hinckley Road and at the rear of the site (fronting onto Stretton Road).

Should the site come forward for development:

- The existing Danes Hill House should be retained. Any new development that enhances its setting and significance would be commended.
- There is a presumption against the removal of trees.
- There is potential for below ground archaeological deposits. This must be investigated as part of any scheme.
- Any development on the site should respect the prevailing pattern, density and scale of development within the Conservation Area. The scale should be no higher than 3 storeys.
- The urban grain of the area should be observed.
- A contemporary design picking up on the traditional material palette, rhythm, detailing and proportions of the local vernacular would be encouraged.
- The site would lend itself to commercial and residential use.

Should the plot remain occupied by the existing development and surface level car park, efforts should be made to improve the existing boundary treatments and landscaping to Stretton Road and Hinckley Road. The condition of the trees on Stretton Road should be investigated.

4. Car park adjacent 53 Westcotes Drive



The site forms the curtilage of the Grade II Listed Westcotes Maternity Hospital (Westcotes Grange) located to the rear of the Greenwood Centre (Former Lodge) at number 53 Westcotes Drive and positioned just outside of the Conservation Area. It is occupied by a surface level car park, with a number of trees that are protected by tree preservation orders to the west.

Due to its sheltered position, recessed from the highway and screened by mature trees and building, the plot has a limited impact on the streetscene of the Conservation Area.

Should the site come forward for development:

- Careful consideration of the impact on the setting of the Grade II Listed building would be necessary. Opportunities to enhance or better reveal the significance of the buildings would be commended.
- The protected trees should be retained.
- There is potential for above and below ground archaeological deposits. This must be investigated as part of any scheme.
- Any development on the site should respect the prevailing pattern, density and scale of development within the Conservation Area. The scale should be no higher than 3 storeys.
- A contemporary design picking up on the traditional material palette, rhythm, detailing and proportions of the local vernacular would be encouraged.
- The site would lend itself to use complementary to the existing hospital and/or health clinic.

Appendix 2: Existing Planning Controls in Conservation Areas

Demolition

Many buildings or structures within a conservation area may not be demolished, either completely or in part, without the Council's prior consent in writing via the granting of planning permission. Generally, the demolition of any building larger than 115 cubic metres requires planning permission; but there are exceptions to this, and it is always best to contact the Council to check before undertaking any works.

Demolition of a boundary wall, fence or gate will require planning permission if it is more than 1 metre high, where abutting a highway, or more than 2 metres high elsewhere.

Generally, there is a presumption in favour of retaining buildings and parts of buildings which make a positive contribution to the character or appearance of the conservation area; and the Council will not grant planning permission for demolition until planning permission for the building's replacement has been granted.

Minor development

If you live in a conservation area, you are required to make an application for planning permission before making some changes which might normally be Permitted Development¹ outside a conservation area, in order to ensure that any alterations do not detract from the area's appearance. The following development therefore requires explicit planning permission within conservation areas:

- cladding to the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- construction of additional storeys;
- side extensions;
- rear extensions of more than one storey;
- roof extensions and dormer windows;
- any building or enclosure within the grounds of a house required for a purpose incidental to the enjoyment of the dwelling (including swimming pools, garden sheds, garages and summerhouses), which is between a side elevation of a dwellinghouse and the property boundary;
- a container used for domestic heating purposes (for the storage of oil or liquid petroleum gas), which is between a side elevation of a dwellinghouse and the property boundary;
- installation/alteration/replacement of a chimney, flue or soil and vent pipe on a dwellinghouse (where they front a highway and are on the principal or side elevation);

¹ Permitted development rights allow certain works to take without the need to apply for planning permission. They derive from a general planning permission granted not by the local authority but by Government.

- paving over front gardens with non-permeable surfacing of an area greater than five square meters (n.b. this particular item requires an application for planning permission in any location).

In dealing with any applications for planning permission within conservation areas, the Council will consider the effect of the proposed development upon the character and appearance of the area.

In addition, various other works may require planning permission relating to the designation of Article 4 Directions.

Satellite dishes & solar panels

In a conservation area, explicit planning permission (that is, you must make an application to the Council) is required to install any satellite dishes on any wall, roof slope or chimney which both faces onto and is visible from a highway or on a building more than 15 metres in height. If a dish is to be installed within a conservation area, then the very highest standards of care in locating and installing the equipment will be required in order to protect the special character of such an area.

If your property is in a conservation area, explicit planning permission will be required if solar panels are to be fitted on the front or side walls and they are visible from the highway. If solar panels are installed on a roof slope they should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope. Explicit planning permission would also be required for solar panels on the wall of a building within the curtilage of a house that would be visible from a highway.

Trees within conservation areas

Trees are recognised as making an important contribution to the character of the local environment. Anyone proposing to cut down, prune, top or lop a tree in a conservation area which is not covered by a Tree Preservation Order (TPO) has to give six weeks' notice in writing to the Local Planning Authority prior to carrying out any works to the tree. The notification should include a description of the tree and any works to be carried out. This applies to surgery works or felling of any tree with a trunk over 75mm in diameter measured 1.5 metres above ground level. The authority can then consider the contribution the tree makes to the character of the area, and if necessary, make a TPO to protect it.

Are there any exemptions, when written notice is not required?

- Yes, when working on trees with stem diameters of less than 75mm (measured at 1.5 metres from ground level)
- If the works being carried out are to help promote the growth of other trees, then trees with stem diameters of less than 100mm (at 1.5 metres) may be removed or pruned
- In addition, works which are exempt under the TPO regulations also apply here i.e. removal of dead wood, dying or dangerous trees

However, tree owners would be prudent to provide the Council with at least five working days' notice prior to cutting down any tree which the owners deem to be dead, dying or dangerous, unless such works are required in an emergency. Carrying out works without giving notice is an offence. It is the tree owner's responsibility to provide proof that the tree was indeed dead, dying or dangerous in the case of challenge. It is always advisable to request an inspection by staff from the City Council's Trees & Woodlands Team prior to carrying out any tree felling operations within a conservation area.

Flats and commercial properties

Flats and commercial properties do not have the permitted development rights available to other residential properties (houses and bungalows). As such, many of the items listed above already require planning permission from the council when applied to flats, and the conservation area status simply provides an additional consideration in the assessment of any related planning applications.

Advertisements

Under the Town and Country Planning (Control of Advertisements) Regulations 2007, certain advertisements are 'permitted' without the need for express consent. In Conservation Areas, there are additional restrictions that require an application to be submitted on:

- illuminated advertisements;
- flag advertisements;
- advertisements on hoardings;
- captive balloon advertisements;
- advertisements on telephone kiosks.

See detailed advice: [Government guidance on advertisements](#)