

New Walk Conservation Area Management Plan

DRAFT



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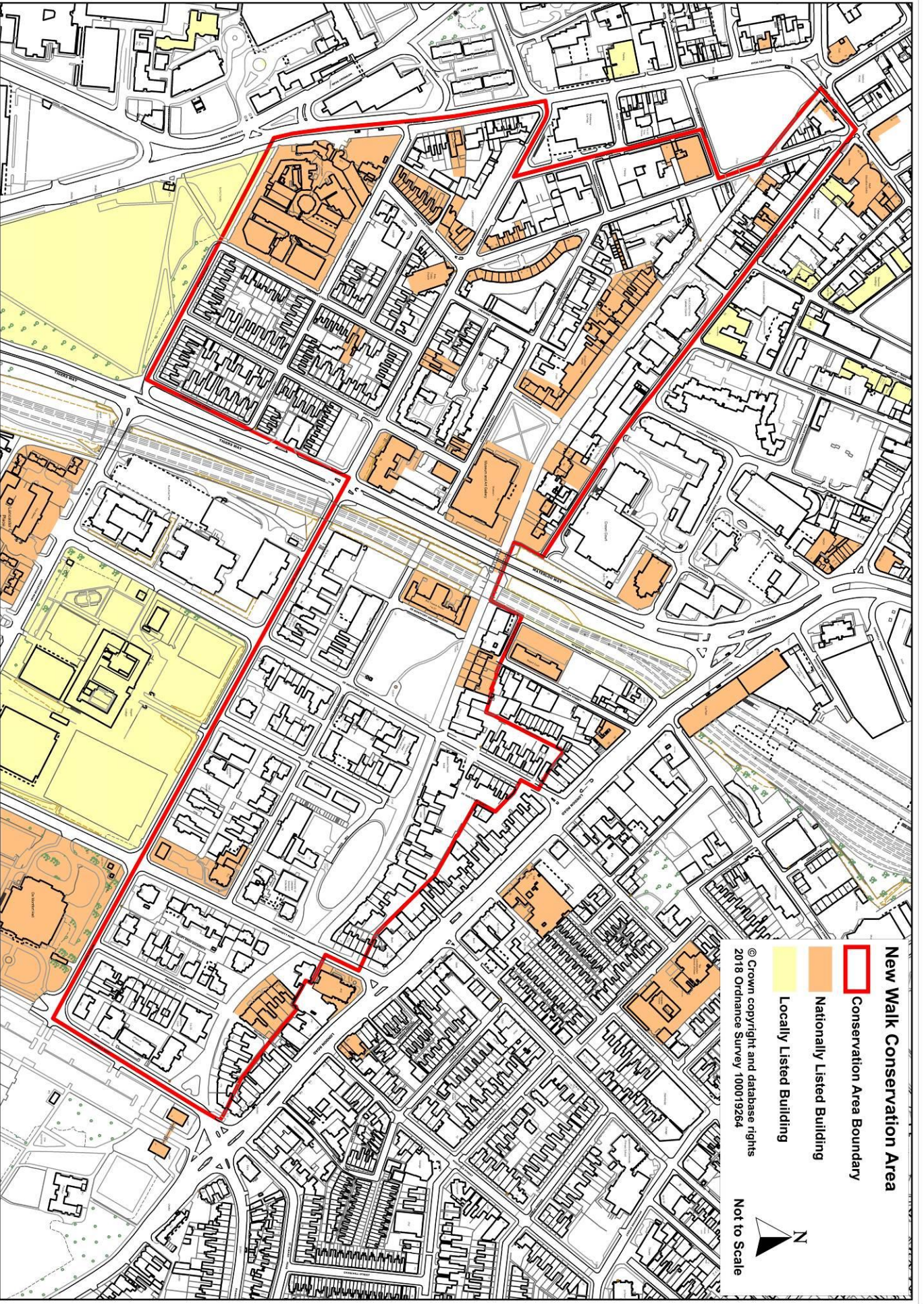
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New Walk Conservation Area

 Conservation Area Boundary

 Nationally Listed Building

 Locally Listed Building

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1. Introduction

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. This draft Management Plan for New Walk Conservation Area sets out Leicester City Council's current approach for preserving and enhancing the Conservation Area. The Management Plan will be reviewed and revised on a five yearly basis.

The Council considers that historic 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.

This document sits alongside the existing Character Appraisal for the Conservation Area. The character appraisal document provides detailed analysis of what is positive and negative in the area, and identifies opportunities for beneficial change or the need for additional protection. The management plan takes forward the issues raised in the character appraisal and provides solutions for enhancing the character of the Conservation Area.

2. Planning Policy Background

2.1. National Policy

The National Planning Policy Framework 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.

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.

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 guidance published by Historic England.

2.2. Local Policy

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.

3. Local Consultation

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.

The earlier public consultation process relating to the development of the various conservation area character appraisal documents included specific questions on potential management issues. Although these sections were subsequently omitted from the final character appraisal documents, the findings have been utilised in the preparation of this management plan document.

A draft version of this document is published for public consultation. The Council seeks to consult those with an interest in the subjects covered by the document. Details of the consultation will be sent to all local heritage and community groups, such as the Friends of New Walk, and efforts will be made to reach a wider audience through local media and the Council's website. Public meetings relating to the draft Management Plan will be arranged. Responses received will help to shape the final version.

4.0 Publicity and knowledge transfer

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 coverage. Ambiguity about restrictions increases the likelihood of inappropriate development occurring and damages the integrity of the conservation area designations.

Given the complexity of legislation relating to heritage designations, such as conservation areas, the Council will produce guidance detailing both the rights and responsibilities of living in such areas for property owners and occupiers. As national legislation on restrictions relating to conservation areas is liable to change, the best medium for guidance is the Council's website, which has the capacity to be easily updated. A summary of the existing planning controls in conservation areas is given in *Appendix 2*.

Another potential issue is the turnover in residency and ownership of properties in the conservation area. 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 G1 Guidance Information

The Council will produce a section on Conservation Area Guidance on its website and will send out a guidance leaflet to properties.

There are a number of existing 'New Walk Conservation Area' signage roundels, but they are located sporadically around the area. To provide greater clarity over the boundaries of the Conservation Area, these signs should be installed at the various entry points.

There are a number of Heritage Interpretation Panels located in the Conservation Area. 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.

The Civic Society and Friends of New Walk arrange some events to promote the heritage of the area, such as walking tours. Such work should be supported, such as through additional publicity. The new Georgian Interest Group presents another potential opportunity for joint-working on events to raise the profile of the heritage in New Walk.

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.

5.0 Development Management

As a result of the demand for development in the City, the character of the Conservation Area is under constant threat of being weakened by unsympathetic or poorly designed and executed new buildings, extensions and alterations. The role of the Council's development management function in overseeing future changes to conservation areas is therefore crucial.

Policy relating to development that impacts on conservation areas is currently contained in a number of strategic documents, as detailed in Sections 2.1 and 2.2.

More detailed local guidance on the development of shopfronts is provided in the *Leicester Shopfront Design Guide* (2017):

<https://www.leicester.gov.uk/media/182603/shop-front-design-guide-feb-2017.pdf>

This includes guidance on signage and security shutters.

Development within conservation areas should be in keeping with local character and this is summarised in the New Walk Conservation Area Character Appraisal.

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 Area.

ACTION G3

Delivering effective development management

The Council will utilise the full range of strategic policy and guidance documents to ensure that development in New Walk Conservation Area is of a standard that enhances the amenity of the local area.

6.0 Building features

Within the Conservation Area there are examples of unsympathetic alterations to the external elevations of buildings. This includes the removal of original chimneys, windows, doors, shopfronts and other detailing, as well as the addition of new wall cladding, porches and satellite dishes. Much of this insensitive development occurred before the Conservation Area was designated and the current regime of planning controls was established.

A notable problem is the replacement of original wooden doors or timber framed sliding-sash windows with poorly suited uPVC. Although such alterations may now be restricted, due to the Article 4 Direction or Listed Building designation, a number of properties have already been altered.

In general, the Council considers that the preferred approach is for the refurbishment of original windows and doors, with replacement considered as an option of last resort. However, where original features have already been inappropriately altered or lost, poorly suited uPVC windows should be replaced with alternative windows that are more in keeping with the original building.

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.

As properties in the Conservation Area are enhanced over time, the Council should proactively work with property owners to encourage them to use traditional materials that enhance the historic structures. Text on the Council website should provide links to further sources of useful information on the use of traditional materials on heritage assets.

ACTION G4
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.

7.0 Street and Traffic Management

New Walk was subject to an extensive public realm restoration scheme between 2000 and 2005. The New Walk Specification of Works document details the materials that are appropriate for repair works to the public realm and should be consulted before ongoing maintenance works take place.

ACTION G5
New Walk Maintenance

Repairs to the floorscape and street furniture on New Walk and its environs should be in line with the specifications detailed in the New Walk Specification of Works document.

A number of issues in the Conservation Area relate to accommodating vehicular traffic, as well as measures required for traffic safety, control and calming. Given that the conservation area was largely developed before cars were invented, there are longstanding issues within them over how car parking and traffic flow can be accommodated within restricted streetscapes.

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.

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 floorscape 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.

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.

ACTION G6
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 area.

Yellow no waiting markings can be visually intrusive. Within the Conservation Area, a more sensitive approach is preferable to reduce the visual impact of these markings.

ACTION G7
No Waiting Markings

Where yellow lines are necessary within New Walk Conservation Area 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.

A detailed audit of the public realm has been undertaken by the Council to identify the best way to minimise street clutter and better integrate street furniture in the Conservation Area. The street audit should be developed with officers from Leicester City Council and other interested parties to ensure they are accurate and the findings feasible. Proposals to remove street clutter will be actioned in the next 12 months.

ACTION G8
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 Area. An Action Plan for reducing street clutter will be prepared and taken forward in the next 12 months.

8.0 Trees

Trees are valued features within the Conservation Area and make an important contribution to the character of the local environment. The value that trees make to the overall composition of conservation areas is acknowledged by the additional controls on tree works following conservation area designation (see Appendix 2).

Trees in the Conservation Area are subject to management in line with Leicester City Council Tree Strategy (draft) and are monitored by specialists from the Trees and Woodlands Team. Where trees in the public realm have been felled and it is possible to replace them, action will be taken by the Council. The next round of tree planting on New Walk is due to take place in the period of October 2018-March 2019.

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.

ACTION G9
Trees

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

9.0 Open Spaces

New Walk Conservation Area contains a number of public open spaces, while Nelson Mandela Park and Victoria Park are on the periphery of it. A package of works to the three parks on New Walk, Museum Square, De Montfort Square and The Oval, will be published for public consultation alongside this document. Plans will be linked to a funding regime that will utilise income from planning gain associated with new development (Section 106 Funding) and form the basis for a New Walk Open Space Development Plan.

There are additional areas of intermediate space on New Walk, such as the bridge over Waterloo Way and the planters at the eastern end of New Walk. It is proposed to work collaboratively with the Friends of New Walk on developing a capital works programme for these spaces.

Issues identified with the management of the two larger public open spaces at the periphery of the Conservation Area, Nelson Mandela Park and Victoria Park, will be forwarded to the Parks Department for consideration in their developing plans for the areas.

ACTION G10
Open Spaces

The Council will develop a New Walk Open Space Development Plan in 2019 and progress capital works to the spaces identified.

10.0 Potential Development Sites

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. Even in less obviously economically challenged areas, 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.

Sites were identified in the New Walk Conservation Area Character Appraisal as having potential for conservation-led regeneration and planning guidance has been prepared which details the opportunities and constraints for potential development. See Appendix 1.

ACTION G10 Potential Development Sites

The Council will utilise the planning guidance for those sites identified as being suitable for conservation led regeneration.

11.0 Local Community

There are a range of existing community groups operating in the New Walk Conservation Area. These include a range of residents' associations, area partnerships and history groups. The wealth of local knowledge that these groups' possess should be prioritised in the ongoing management of these areas and provides opportunities for more proactive processes for enhancement and enforcement. The latter issue could potentially involve heritage wardens, who help to monitor change in the Conservation Area.

ACTION G11 Community Groups

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

12.0 Enforcement Strategy

Changes in the appearance and condition of New Walk Conservation Area 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.

Where appropriate, the Council has the ability to use additional enforcement powers to tackle particular issues within conservation areas. Such powers include Section 215 Notices, Urgent Works Notices and Building Preservation Notices.

ACTION G13 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.

13.0 Article 4 Direction

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). 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.

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. There is an existing Article 4 Direction on the Holy Trinity area of the Conservation Area, but it is proposed that this is revised and extended to cover the entire Conservation Area.

An Article 4(1) Direction for the whole Conservation Area is proposed as follows:

The Direction will restrict permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

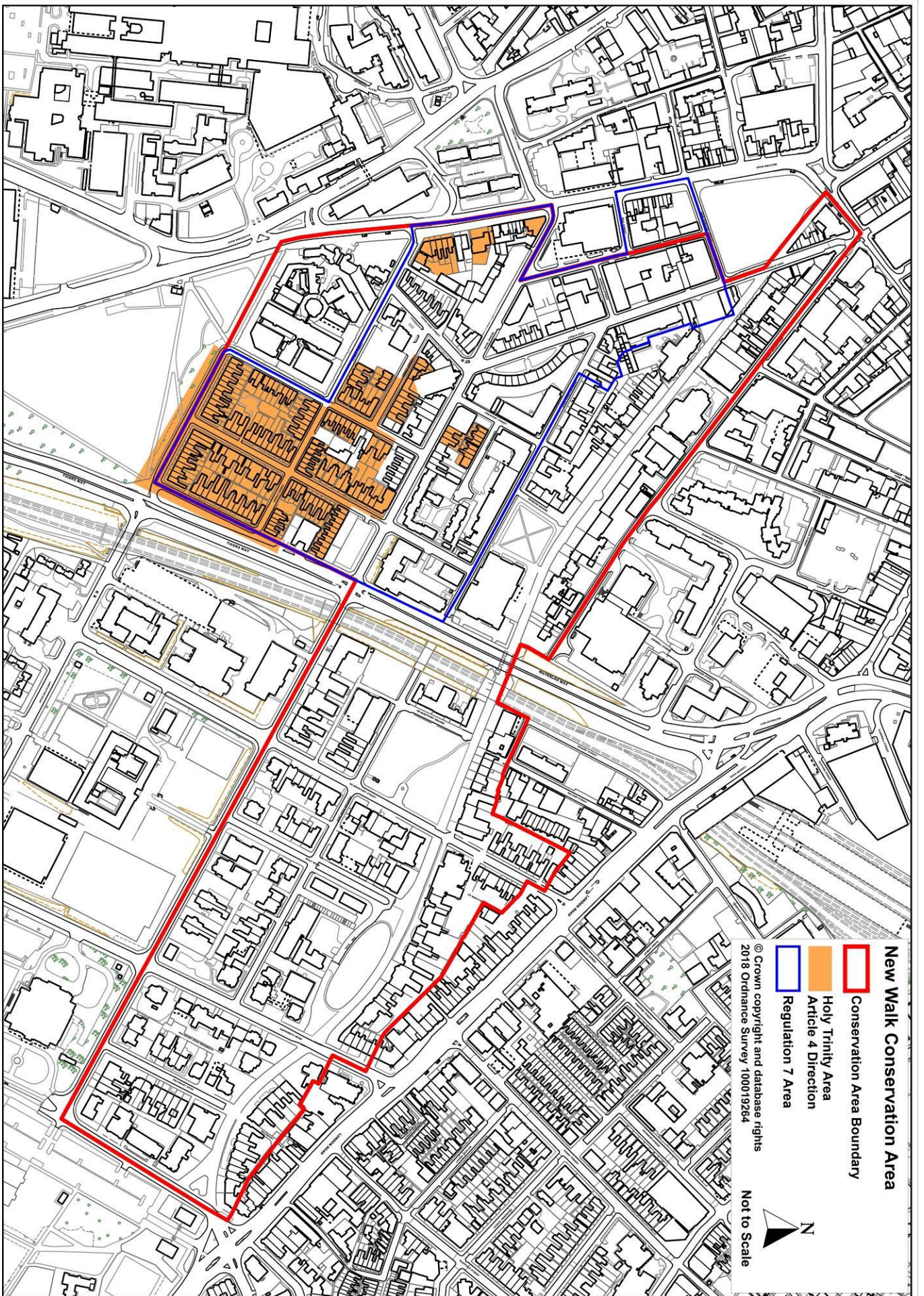
Class D – the erection or construction of a porch outside any external door;

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

ACTION G14**Article 4 Direction**

The Council will consult on a revised Article 4 Direction for New Walk Conservation Area. If confirmed, the Council will monitor the properties in question and provide adequate levels of publicity to ensure its successful application.



14.0 Outdoor Advertisements

All outdoor advertising affects the appearance of the building or place where it is displayed. Leicester City 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.

The Council gained approval from the Secretary of State for a Regulation 7 Direction in June 2018 (see map above). This new 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. Proactive enforcement will take place in relation to any remaining letting boards that are still in place at the start of October 2018.

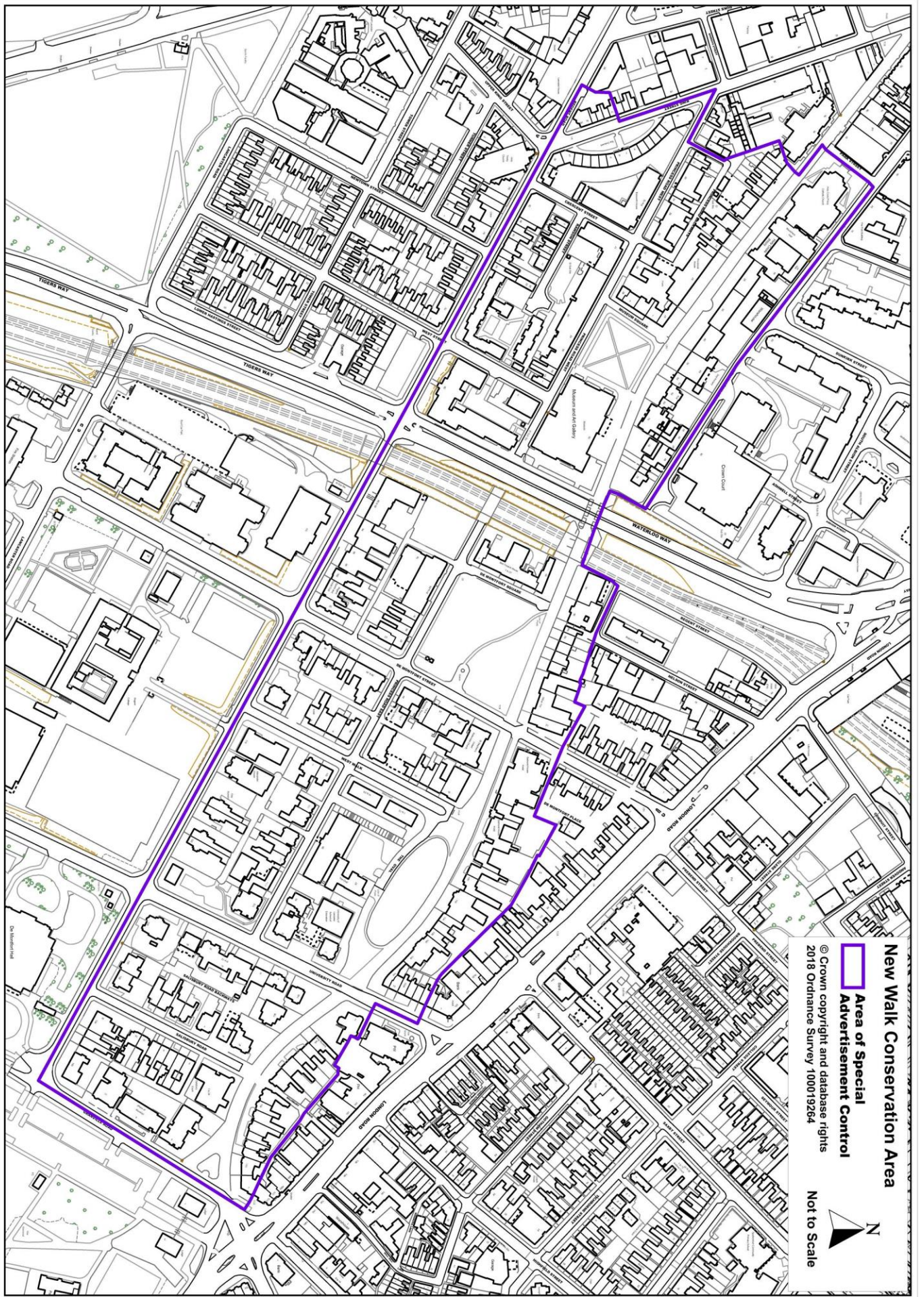
More details are available here: <https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/planning-and-development/to-let-boards-control/>

The Council adopted an Area of Special Advertisement Control for New Walk in 1979. This provides additional restrictions on the size of permitted advertisements on properties, such as fascia signs. The area is shown on the map below. Of particular note, the Council will not support additional signage on the railings that are located along New Walk.

More detailed local guidance on signage on shopfronts is provided in the *Leicester Shopfront Design Guide* (2017):

<https://www.leicester.gov.uk/media/182603/shop-front-design-guide-feb-2017.pdf>

The Council has developed guidance on the installation of A-boards and this can be viewed here: <https://www.leicester.gov.uk/media/177540/a-boards-policy-guidelines.pdf>



15.0 Cycling on New Walk

Unauthorised cycling on New Walk continues to be a significant problem. Although signage was introduced at entry points over a decade ago, the lack of further physical restrictions and the poor quality of cycle infrastructure on adjacent routes serves to allow cycling to remain a concern. Monitoring points have been installed on New Walk and significant capital investment in the cycle infrastructure on London Road and Lancaster Road is due to be delivered in 2019.

The Council is currently developing further options for managing cycling on New Walk itself and these will be subject to public consultation in 2019. Works should not undermine the historic character of New Walk.

16.0 Public Art

There are a number of existing pieces of public art on New Walk. A Management Plan for these assets will be developed in 2019.

There have been management issues with a number of pieces of public art installed on New Walk and any proposals for additional items will have to meet a high standard relating to need, form and ongoing management. Guidance has been produced by Leicester City Council for potential new installations of public art. This can be viewed at: <https://www.leicester.gov.uk/leisure-and-culture/arts-and-culture/public-art/>

As part of the consultation on this document, engagement will take place regarding potential sites for additional pieces of public art in the Conservation Area, as well as proposals for some existing items, such as the ornate lamp column adjacent to New Walk Museum and the Statue of Religion, which is currently in storage.

In addition to the general guidance referenced above, the following framework is proposed for new public art installations on New Walk:

- No more than one new piece of public art every 24 months;
- Proposals will be assessed through a phased process. A brief should be developed. This will be assessed by the Leicester Conservation Advisory Panel and checked by the City Council. A revised brief should then be put out to tender, with artists submitting draft proposals. These will then be assessed by a panel made up of Cllr Clarke (Heritage Champion), Richard Gill (Chair of CAP), a representative from the Friends of New Walk and a City Council Officer. Alongside the commissioning of the artwork, a detailed Management Plan and maintenance schedule will be required.

Monitoring

To assess the effectiveness of measures included in the Conservation Area Management Plan it is important that effective monitoring measures are put in place by the City Council. The following processes will help to ensure that relevant data is collected:

> Document updates

In line with best practice guidance from Historic England, Leicester City Council will review and update the 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 Area Management Plan every five years.

> Photographic record

The Council will produce a dated photographic record of all the street elevations of buildings in Conservation Area. 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.

> Local Communities

The input of other stakeholders, such as local history groups, residents associations and ward councillors, in helping to monitor the management of the Conservation Area 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.

Public realm – All areas which lie between buildings, which public bodies have responsibility for (e.g. highways, footpaths, squares, parks).

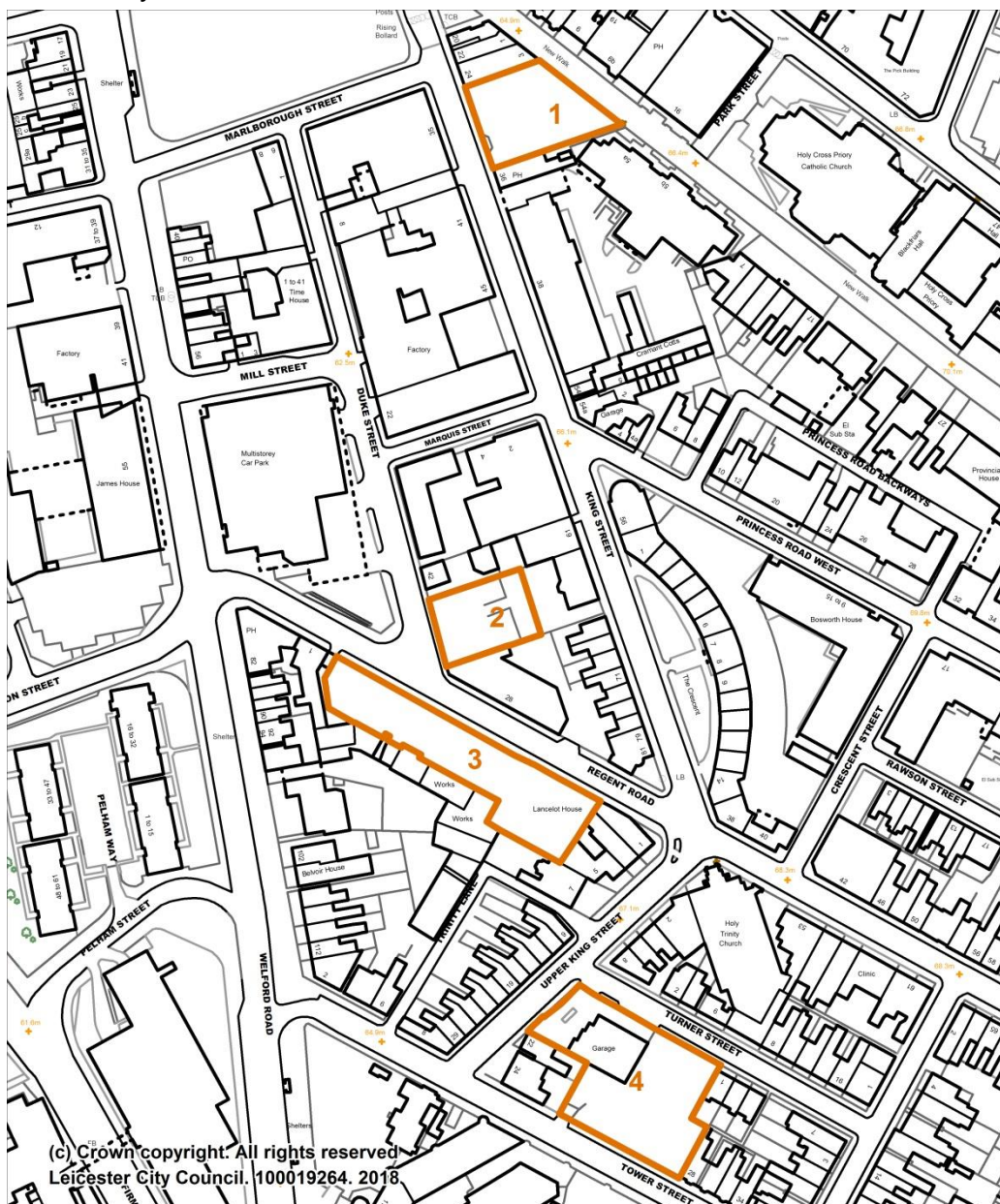
Appendix 1

Guidance for Undeveloped Land

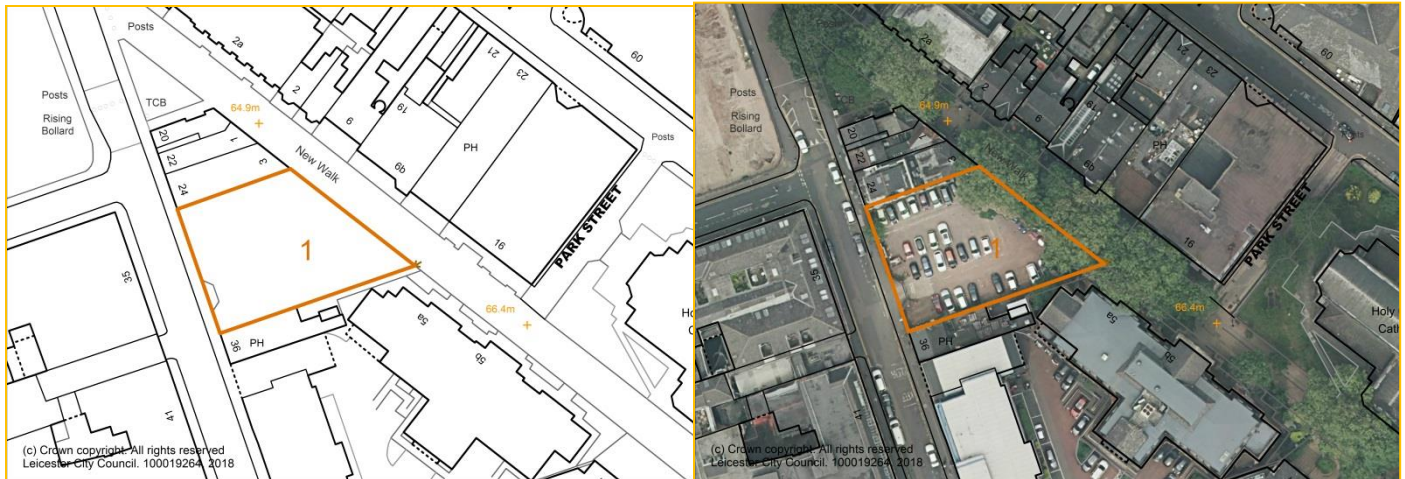
There are a number of key plots of land within the area, identified as being of neutral or negative character that would either benefit from redevelopment with new buildings or better surface treatment. These are:

1. Former Fenwick's Car Park on King Street;
2. Car Park on Duke Street;
3. Car Park on Regent Road;
4. Prison Car Park and Garage site on Tower Street.

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



1 Former Fenwick's Car Park



The land was originally developed with a mixture of residential and workshop uses, as well as a small Catholic Church, in the early 19th century. However, it was one of the few parts of Leicester to be bombed during the Second World War, with the site cleared. Most recently, the site has been used as a car park for the Fenwick's Department Store, which was based in premises nearby on Market Street. Following the closure of the shop in 2017, the site has not seen active use.

The current surface level car park arrangement dilutes the otherwise strong street frontages along this section of New Walk. The existing brick wall and metal railings boundary treatments help frame the space. Coupled with the established line of trees on New Walk, these features help reduce the negative impact of the space on the wider character of the Conservation Area.

Should the site come forward for development:

- Located outside the Roman and Medieval historic core, this area may contain undisturbed archaeological deposits. This must be investigated as part of any scheme;
- Any development on the site should respect the prevailing pattern of development within the area and the scale should be no higher than 4 storeys;
- The urban grain of the area should be respected, with blocks fronting New Walk and King Street separated by a central courtyard garden space.
- A commercial use at ground floor level would be acceptable for this location, with upper floors of either high quality residential or office use the most appropriate.
- A traditional materials palette but a contemporary architectural style that takes inspiration from the wider context would be encouraged.

2 Car Park on Duke Street



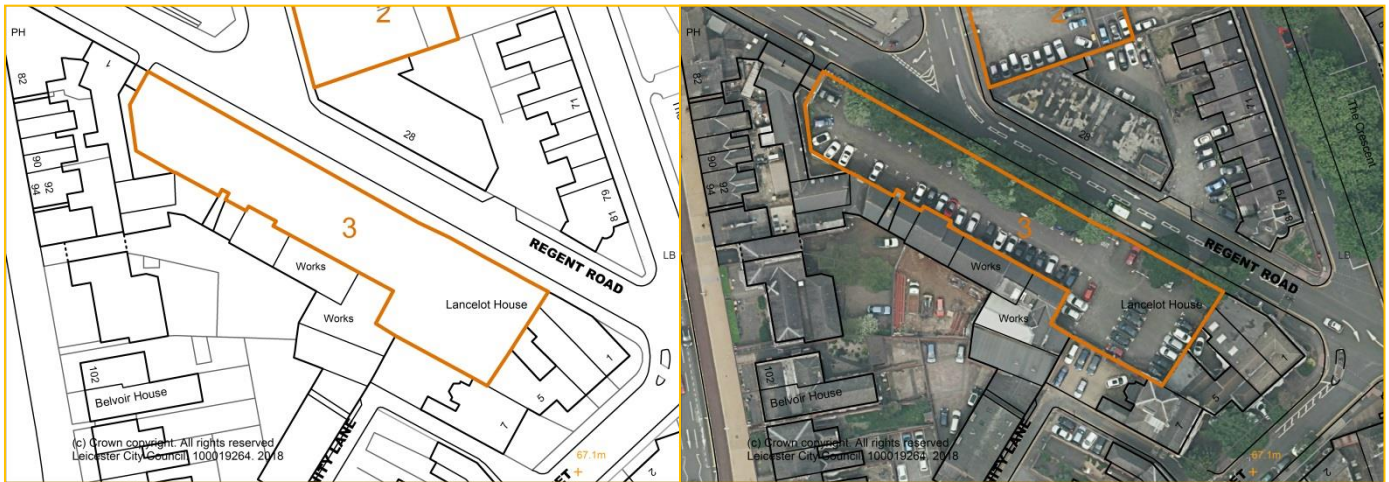
The land was originally developed in the mid-19th century with a mixture of residential and workshop uses, as well as the Holy Trinity Church School fronting onto Regent Road. To the south, the former school and number 30-36 Regent Road were demolished in the early 1970s and replaced with the current office block. The site on Duke Street was cleared in the 1960s and is currently used as a surface level car park, on two levels, in the ownership of the City Council.

The surface level car park arrangement dilutes the strength of the street frontages on Duke Street. Coupled with the other car parks and hard landscaping opposite, it contributes to a looser urban grain around the junction with Regent Road, which is out of character with the wider area. The existing brick wall boundary treatment helps frame the space, but the lack of additional landscaping results in a space that detracts from the wider Conservation Area.

Should the site come forward for development:

- Any development on the site should respect the prevailing pattern of development within the area and the scale should be no higher than 3 storeys;
- The urban grain of the area should be respected, with blocks fronting Duke Street and a potential further block at the rear of the plot separated by a central courtyard garden space.
- A high quality residential or office use for the site is likely to be the most appropriate.
- A traditional materials palette but a contemporary architectural style that takes inspiration from the wider context would be encouraged.

3 Car Park on Regent Road



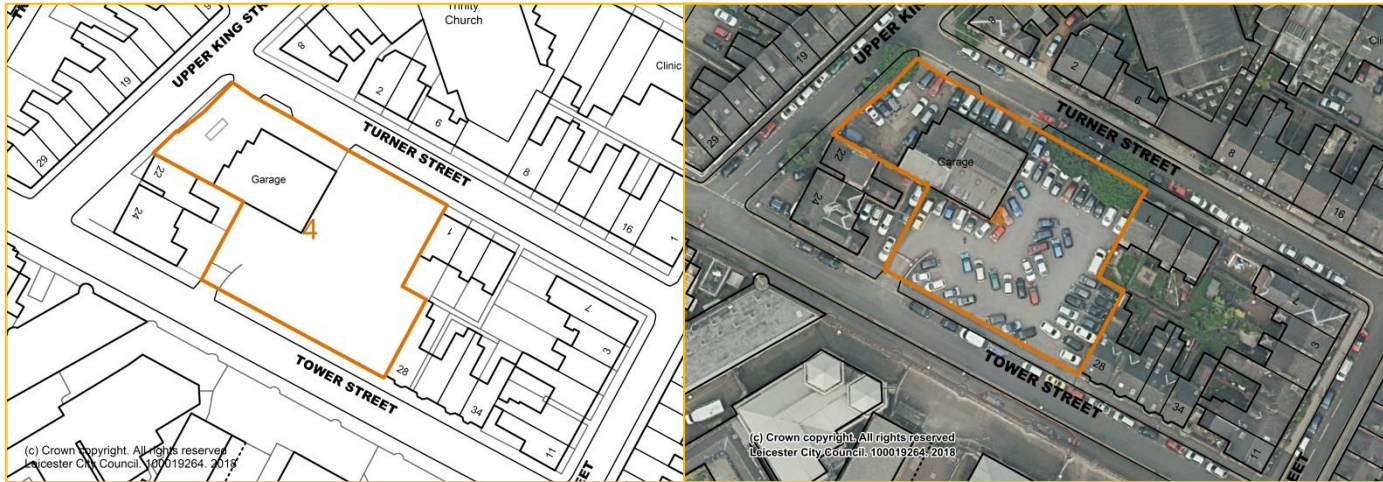
This area of land was first developed circa 1830s with a tight terrace of houses along the street frontage. The houses were cleared in the early 1960s and the site is currently used as public Car Park.

The surface level car park arrangement dilutes the strength of the street frontages on Regent Road. However, the line of semi-mature trees along the front boundary help frame the space and reduce the negative impact of the space on the wider character of the Conservation Area.

Should the site come forward for development:

- Any development on the site should respect the prevailing pattern of development within the area and the scale should be no higher than 3 storeys;
- The urban grain of the area should be respected, with a terrace block fronting Regent Road, with a courtyard garden space to the rear.
- A high quality residential or office use for the site is likely to be the most appropriate.
- A traditional materials palette but a contemporary architectural style that takes inspiration from the wider context would be encouraged.

4 Prison Car Park and Garage site on Tower Street



The site remained undeveloped during the 19th century, as the various lots around saw housing built on them. The site appears to have been used for ancillary uses relating to the prison, which dominates the area to the south. Various smaller buildings were constructed in the early 20th century, before the Garage fronting onto Upper King Street was built in the 1960s. The use of the remainder of the site as a surface level car park for the Prison was agreed in 1971.

The current surface level car parking arrangement dilutes the otherwise strong street frontages along this section of New Walk. The existing brick wall and metal railings boundary treatment on Turner Street helps frame the space. Coupled with the established mature and semi-mature trees on Turner Street and Upper King Street, the northern part of the site sits more comfortably in the Conservation Area. However, the lack of planting, lower boundary wall and level change on Tower Street results in an aspect with a more negative impact on the wider character of the Conservation Area.

Should the site come forward for development:

- This area has been largely undisturbed since the Medieval period. Archaeological deposits may be found here. This must be investigated as part of any scheme;
- Any development on the site should respect the prevailing pattern of development within the area and the scale should be no higher than 3 storeys;
- The urban grain of the area should be respected, with terraced blocks fronting the adjacent streets.
- A high quality residential use would be the most appropriate.
- A traditional materials palette but a contemporary architectural style that takes inspiration from the wider context would be encouraged.

Appendix 2

Advice on 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. Generally the demolition of any building larger than 115 cubic metres requires consent; 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 consent if it is more than 1 metre high, where abutting a highway, or more than 2 metres high elsewhere.

Where a development proposal involves the total or substantial demolition of any building within a conservation area, a separate application must be made to the Council for Conservation Area Consent. This is in addition to any application for planning permission. 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 consent 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 obtain planning permission before making some changes which might normally be permitted outside a conservation area, in order to ensure that any alterations do not detract from the area's appearance. The following development therefore requires planning permission within conservation areas:

- cladding to the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- 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);
- paving over front gardens with non-permeable surfacing of an area greater than five square meters.

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. These are detailed in Section 3 of this document.

Satellite dishes & solar panels

In a conservation area, planning permission 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, 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. 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. In addition, solar panels on roof slopes that face onto the highway may require planning permission relating to the designation of Article 4 Directions. These are detailed in Section 3 of this document.

Tree 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 the Borough's Arboricultural Officer 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. Conservation area designation does not bring any additional restrictions on these types of properties. However, where planning permission is required for works to such properties, due consideration of the conservation area status would be expected.

Appendix 3

Schemes for Conservation Area

Scheme	Cost*	Target completion
Public realm enhancements on King Street/New Walk	£££££	Autumn 2018
Re-painting of metal bollards and posts	£	Winter 2018
Enforcement action on unauthorised signage	£	Winter 2018
Street Clutter Audit works actioned	£££	Autumn 2019
Enforcement action on unauthorised satellite dishes	£	Autumn 2019
Make revised Article 4 Direction	£	Autumn 2019
Cycle infrastructure enhancements on periphery	£££££	Autumn 2019
Museum Square Open Space enhancement	££££	2020
De Montfort Square Open Space enhancement	££££	2021
The Oval Open Space enhancement	££££	2022
Landscape enhancement to planters on New Walk	££££	2020
Highway enhancement works to University Road	££££££	2021
Statue of Religion restoration and relocation	£££	2020
Wall reinstatement works on new Walk	£££	2021
Park Street resurfacing	££££	2021
Salisbury Road resurfacing	££££	2022

Key

* (cost)

£ = <£1000;

££ = £1000 - £5000;

£££ = £5001 - £10,000;

££££ = £10,001 - £100,000;

£££££ = £100,000<

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