

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 19 SEPTEMBER 2017

Title of report	DESIGNATION OF HUGGLESCOTE CONSERVATION AREA
Key Decision	a) Financial No b) Community No
Contacts	Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk Interim Strategic Director of Place 01530 454555 tony.galloway@nwleicestershire.gov.uk Head of Planning and Regeneration 01530 454782 jim.newton@nwleicestershire.gov.uk
Purpose of report	(a) To consider responses to the recent public consultation; (b) To approve designation of the Hugglescote conservation area.
Reason for Decision	Designation of the Hugglescote conservation area would: (a) support the aims of the Council Delivery Plan relating to sustainable development and growth and people feeling proud of their homes and communities and (b) support the council in fulfilling its duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) relating to the designation and review of conservation areas.
Council Priorities	Business and Jobs Designation of the Hugglescote conservation area would contribute toward achieving the Council’s aim of supporting sustainable development and growth. Homes and Communities Designation of the Hugglescote conservation area would contribute toward achieving the Council’s aim of people feeling proud of their homes and communities.

Implications:	
Financial/Staff	In a conservation area, householders would need to apply for planning permission for some works that would otherwise constitute 'permitted development'. In some circumstances a planning application would not attract an application fee. See paragraph 2.1ff below.
Link to relevant CAT	Not applicable.
Risk Management	Not applicable.
Equalities Impact Screening	Not applicable.
Human Rights	Not applicable.
Transformational Government	Not applicable.
Comments of Head of Paid Service	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory
Comments of Deputy Monitoring Officer	Report is satisfactory
Consultees	Public consultation was carried out between 12 June and 21 July 2017, as detailed in section 3 of the report below.
Background papers	www.nwleics.gov.uk/hugglescote
Recommendation	IT IS RECOMMENDED THAT CABINET APPROVES DESIGNATION OF THE HUGGLESCOTE CONSERVATION AREA.

1 BACKGROUND

- 1.1 Council officers have identified a potential conservation area at Hugglescote, centred upon Dennis Street. A conservation area is an area of “special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance”, as defined by section 69 of the 1990 Act. Council officers believe that Hugglescote village meets this statutory definition.

2 IMPLICATIONS

- 2.1 Inclusion of a property in a conservation area would mean that planning permission would be required to demolish a building (depending upon its volume) or to demolish a boundary treatment (depending upon its height and its location). An application for ‘relevant demolition in a conservation area’ would not attract a fee. This requirement does not apply to listed buildings.

- 2.2 Inclusion of a property in a conservation area would mean that planning permission would be required for the following works. A planning application would attract the householder application fee, which is currently £172.

- Extending beyond the side elevation of a dwelling;
- Extending beyond the rear elevation of a dwelling, if that extension would be more than one storey;
- Enlarging a dwelling via an addition or alteration to the shape of its roof;
- Cladding or rendering any part of a dwelling;
- Erecting a building or enclosure beyond the side elevation of a dwelling;
- Installing a chimney, flue or vent pipe on a dwelling, in certain circumstances;
- Installing a satellite dish on a dwelling, in certain circumstances.

- 2.3 Anyone intending to cut down, top, lop or uproot any tree in a conservation area must give the District Council six weeks’ notice of their intention to do so. A notification of this kind would not attract a fee. This requirement does not apply to trees subject to tree preservation orders.

- 2.4 The District Council may remove certain permitted development rights from dwellings in a conservation area, through the service of an Article 4 Direction. An application for planning permission arising from the service of an Article 4 Direction would not attract a fee.

3 CONSULTATIONS

- 3.1 Between 12 June and 21 July the following people and organisations were consulted on the potential conservation area:

- District Councillor Russell Johnson;
- Leicestershire County Council;
- Hugglescote & Donington-le-Heath Parish Council;
- Hugglescote & District Heritage Society and
- Historic England and the seven National Amenity Societies.

3.2 Five publicity posters were displayed in the area as follows:

- At the corner of Dennis Street and Holms Court;
- at the corner of Dennis Street and St John's Close;
- on footpath FP477, adjacent to the graveyard;
- outside 48 Dennis Street and
- on Station Road, outside the former Methodist Chapel.

3.3 The Council's conservation officer met with the Parish Council on the 15 June to discuss the potential conservation area. The public consultation was reported in the Coalville Times on the 16 June.

3.4 Appendix 3 records the consultation responses received; it explains how officers have taken these responses into account in deciding whether to recommend the designation of Hugglescote as a conservation area.

4 PUBLIC CONSULTATION RESPONSES

4.1 Twelve consultation responses were received; seven of these responses were received after the 21 July. Eight respondents were in favour of the proposed conservation area. Two respondents were against the proposed conservation area and two were neither for it nor against it.

4.2 Respondents recommended the inclusion of the Church of St John the Baptist and the Hugglescote Community Centre in the conservation area. These buildings are heritage assets, but they are separated from the proposed conservation area by development that has little architectural or historic interest. Taking into account the consultation responses received, we do not intend to vary the boundary of the proposed conservation area.

4.3 The proposed conservation area boundary reflects best practice and takes appropriate account of the comments received during the public consultation period. It is recommended that the Cabinet approves designation of the Hugglescote conservation area.