

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 7 FEBRUARY 2017

Title of report	MEASHAM CONSERVATION AREA: ADOPTION OF CHARACTER APPRAISAL AND BOUNDARY REVIEW
Key Decision	a) Financial No b) Community Yes
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Purpose of report	(a) To consider the responses to the public consultation on the draft character appraisal and boundary review; and (b) To adopt the character appraisal and boundary review.
Reason for Decision	Adoption of the character appraisal and boundary review 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 relating to the designation and review of conservation areas.
Council Priorities	Business and Jobs Homes and Communities

Implications:	
Financial/Staff	It is proposed to add some properties to the conservation area. As a result, 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 2.1 below.
Link to relevant CAT	Not applicable.
Risk Management	The risks associated with alternative options are detailed in section 4 of the report below.
Equalities Impact Screening	Not applicable.
Human Rights	Not applicable.
Transformational Government	Not applicable.
Comments of Head of Paid Service	Report is satisfactory
Comments of Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	Public consultation was carried out between 31 October and 9 December 2016, as detailed in section 3 of the report below.
Background papers	(a) Draft character appraisal and maps; (b) Draft boundary review and maps; (c) Initial consultation statement.
Recommendation	IT IS RECOMMENDED THAT THE CABINET ADOPTS THE CHARACTER APPRAISAL AND BOUNDARY REVIEW FOR THE MEASHAM CONSERVATION AREA.

1 BACKGROUND

- 1.1 Council officers have prepared a draft character appraisal and boundary review for the Measham conservation area. The character appraisal provides the basis for making informed and sustainable decisions about the future of the area. It may inform decisions on applications for development that would affect the conservation area. It may inform the development of a management plan for the conservation area. It is therefore important that it is kept up to date
- 1.2 The draft character appraisal and boundary review were informed by initial consultation with Councillor Gill Hoult, Measham Parish Council and the Measham Local History Society.

2 IMPLICATIONS

- 2.1 It is proposed to add some properties to the conservation area. 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). An application for 'relevant demolition in a conservation area' would not attract a fee.
- 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, and if refused we are obliged to put a Tree Preservation Order in place.
- 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 on an Article 4 Direction would not attract a fee, and the making of a Direction would put additional costs onto the Council. This is something that will remain under review

3 CONSULTATIONS

- 3.1 Between 31 October and 9 December the following people and organisations were consulted on the draft character appraisal and boundary review:

- The district councillors for Measham North and Measham South;
- Leicestershire County Council and Measham Parish Council;
- Historic England and the seven National Amenity Societies;
- Measham Museum;
- Owners and occupiers affected by the draft boundary review.

3.2 Six publicity posters were displayed in the conservation area as follows:

- At the corner of High Street and Manning Terrace;
- Opposite the corner of High Street and Navigation Street;
- At the corner of High Street and Bosworth Road;
- At the corner of High Street and Chapel Street;
- At the corner of High Street and Queen's Street;
- At the corner of High Street and Leicester Road.

3.3 The public consultation was reported in the Leicester Mercury on the 2 November and in the Coalville Times on the 4 November 2016.

3.4 During the public consultation period, the conservation officer met with the district councillor for Measham North, the parish clerk and a representative of Measham Museum.

3.5 Appendix 3 records the consultation responses received and explains how these responses have been taken into account.

3.6 Ashby Rural District Council's planning registers from 1948 to 1974 were reviewed during the public consultation period. The character appraisal has been revised accordingly; see especially section 4 regarding the redevelopment of the town after c.1910.

4 PUBLIC CONSULTATION RESPONSES

4.1 The public consultation responses were generally supportive. In four cases, owners have objected to the inclusion of their property in the conservation area. In other cases, consultees have requested that additional properties should be included in the conservation area.

4.2 The draft character appraisal and boundary review reflect best practice and take appropriate account of the comments received during the public consultation period. It is recommended that the Cabinet adopts the character appraisal and boundary review for the Measham conservation area.

Appendices

- Appendix 1 Measham conservation area: Revised character appraisal
- Appendix 2 Measham conservation area: Revised boundary review
- Appendix 3 Public consultation responses