

# Coalville Conservation Area Local Development Order



June 2018

## **North West Leicestershire District Council**

### **Coalville Conservation Area**

#### **Local Development Order**

1. This Local Development Order relates to an area within the Coalville town centre and Conservation Area, as indicated by the red line of the map at Appendix A.
2. The Order grants planning / Conservation Area consent, subject to conditions, for the refurbishment or replacement of shop fronts.
3. The Order, and the terms within it, will be active for a period of eighteen months following the date of its adoption, and will expire following this period. The Order will therefore cease to apply on the date of expiry.
4. Development which has started under the provision of the Order will be allowed to be completed in the event that the Order is revoked or revised.
5. Development that has started under the provision of the Order prior to its expiry may be completed following the expiry of the Order.
6. The developments that have taken place under the Order will be allowed to remain in perpetuity, but no developments will be allowed under the terms of the Order following its expiry, without necessary permission/consent having been obtained.

## SHOP FRONT REFURBISHMENT OR REPLACEMENT

### Class A

#### Permitted Development:

The refurbishment, repair or replacement of a shop front at ground floor level

#### **A1. Development is not permitted by Class A if:**

- a) The building is a listed building; or
- b) The building is adjacent to a listed building

#### **A2. Development is permitted by Class A, subject to the following conditions:**

- a) The development shall be carried out in accordance with the "Coalville Frontage Improvement Scheme Design Guide"
  - (i) All materials used shall be in accordance with the guide; and
  - (ii) Chiller cabinets and other cabinets inside the shop should not 'back onto' the shop front

## RAINWATER GOODS, BRICKWORK, AND WINDOWS

### Class B

#### Permitted Development:

The refurbishment, repair or replacement of rainwater goods, brickwork, and windows at first floor level and above

#### **B1. Development is not permitted by Class B if:**

- a) The building is a listed building; or
- b) The building is adjacent to a listed building

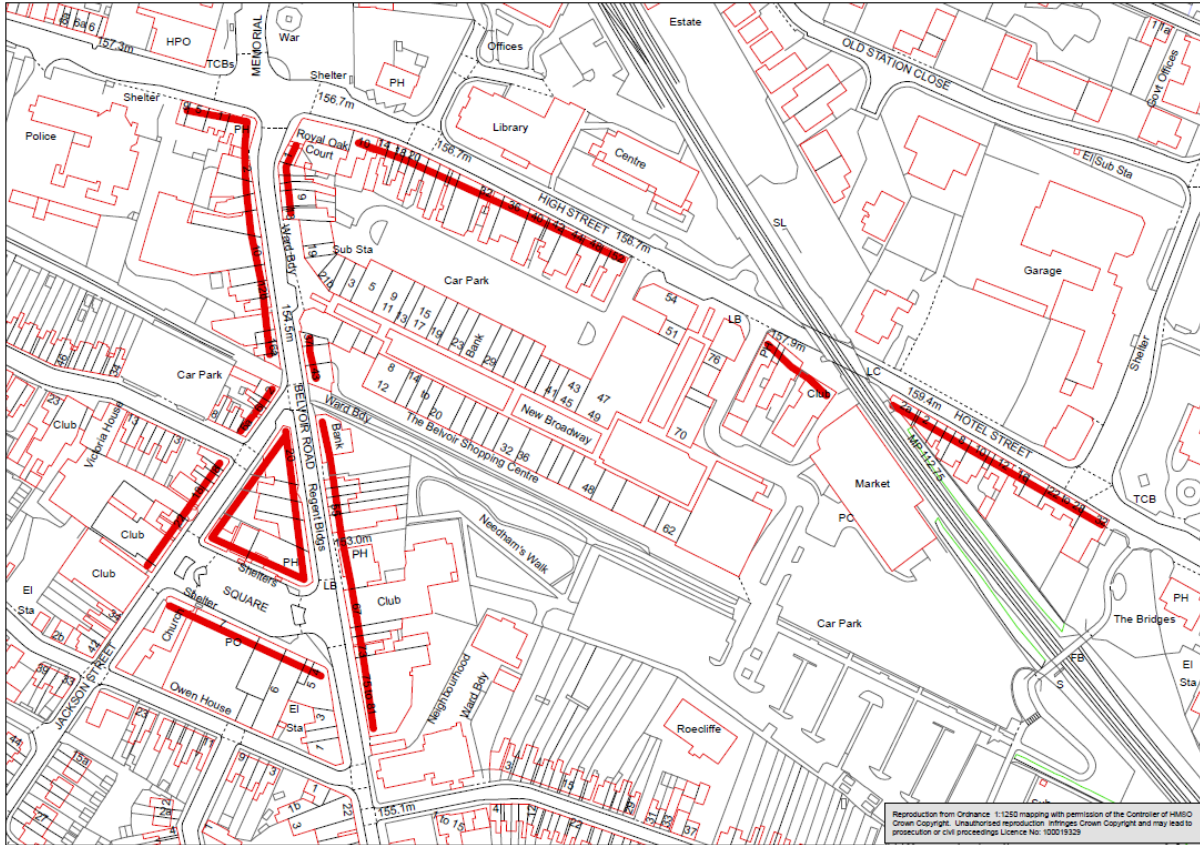
#### **B2. Development is permitted by Class B, subject to the following conditions:**

- a) Paint should not be applied to brickwork; and
- b) Window frames should be timber

## Appendix A:

### Area Covered by Coalville Conservation Area Local Development Order

#### Area covered by the Order



Properties covered by the Order

10 – 52 High Street (evens only)

Stamford & Warrington Hotel to the Constitutional Club

2a – 32 Hotel Street (evens only)

1 – 13 Belvoir Road (odds)

37 – 81 Belvoir Road (odds)

2 Belvoir Road – Monkey Walk Pub (evens)

1 – 9 Ashby Road (odds)

2 – 28 Jackson Street (evens)

Lloyds Bank – Hinckley & Rugby BS (Jackson Street)

Methodist Church – 10 Marlborough Square (evens)

1 – 3a Marlborough Square (odds)

## Appendix B: Notes

1. This Order has been prepared to help with the implementation of the “Coalville Frontage Improvement Scheme (as amended)”
2. If a property owner wishes to make improvements to their shop front, within the terms and conditions of the Order, independently of the grant process, it is allowed by the Order as long as the work complies with the conditions of the Order
3. Before you start work, you should check that what you intend to do is allowed (either by the Order or by other ‘permitted development’). You can do this by contacting Planning & Development: either by telephone 01530 454665/6; or by email [development.control@nwleicestershire.gov.uk](mailto:development.control@nwleicestershire.gov.uk)
4. It is your responsibility to make sure that all other legislation is complied with, which may include Building Regulations.
5. This Order applies only to shop fronts, which for the avoidance of doubt face North-East along Hotel Street / High Street in Coalville (even numbers); 1-9 Ashby Road (odd numbers); both sides along Belvoir Road up to and including Marlborough Square itself; all frontages onto Marlborough Square, and both sides of Jackson Street up to and including Marlborough Square