

<b>Title of Report</b>	<b>HEMINGTON CONSERVATION AREA: ADOPTION OF CHARACTER APPRAISAL AND BOUNDARY REVIEW</b>	
<b>Presented by</b>	Councillor Tony Saffell Planning Portfolio Holder  PH Briefed <input checked="" type="checkbox"/>	
<b>Background Papers</b>	Historic development of Hemington ( <a href="#">link</a> ) Draft documents available on our website ( <a href="#">link</a> )	<b>Public Report:</b> Yes
		<b>Key Decision:</b> No
<b>Financial Implications</b>	There are no financial implications arising from this report.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	Legal Services have reviewed the report. There are no direct legal implications arising from the report.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	There are no direct staffing or corporate implications arising from this report.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	(a) To consider responses to the recent public consultation; (b) To adopt the revised character appraisal and boundary review for the Hemington conservation area.	
<b>Reason for Decision</b>	Adoption of the revised character appraisal and boundary review would 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. It would support the Council in fulfilling the aims of the Council Delivery Plan relating to planning and regeneration.	
<b>Recommendation</b>	<b>THAT THE CABINET ADOPTS THE CHARACTER APPRAISAL AND BOUNDARY REVIEW FOR THE HEMINGTON CONSERVATION AREA.</b>	

## 1.0 BACKGROUND

- 1.1 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) defines a conservation area as an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

- 1.2 The Council has a duty under Section 69(1) of the 1990 Act to determine periodically which parts of its area meet this definition and to designate these areas as conservation areas.
- 1.3 The Council also has a duty under Section 69(2) of the 1990 Act to review periodically the past exercise of this duty and to consider whether any further parts of their area meet this definition and to designate those parts as conservation areas accordingly.
- 1.4 Council officers prepared a draft character appraisal and boundary review for the Hemington conservation area in accordance with Section 69(2) of the 1990 Act. The draft documents were informed by initial consultation with the Parish Council.
- 1.5 Council officers have prepared a revised character appraisal and boundary review following a period of public consultation. The revised character appraisal would provide 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.

## **2.0 CONSULTATIONS**

- 2.1 Between 7 February and the 20 March 2024 the following people and organisations were consulted regarding the draft character appraisal and boundary review:
  - Councillor Carol Sewell (Daleacre Hill);
  - Lockington-Hemington Parish Council and Leicestershire County Council;
  - Historic England and the seven National Amenity Societies;
  - Owners and occupiers affected by the draft boundary review
- 2.2 The Council's Conservation Officer held a drop-in session at the Jolly Sailor public house on the 28 February 2024. The Conservation Officer met with Lockington-Hemington Parish Council on the 14 March.
- 2.3 Six publicity posters were displayed in the conservation area, as follows:
  - On the north side of Church Lane, near to footpath L76;
  - On the west side of Hemington Hill, near to footpaths L79 and L82;
  - On Main Street, at the junction with the Horse Shoes;
  - On the west side of Main Street, near to the Jolly Sailor PH;
  - On Main Street, opposite the junction with Grange Farm Close;
  - On the south side of Lockington Lane, at the play area.

## **3.0 PUBLIC CONSULTATION RESPONSES**

- 3.1 Two consultation responses were received as follows.
- 3.2 An occupier of Grange Farmhouse objected to the removal of Grange Farm Close from the conservation area. The occupier said that "the farmhouse is very much in keeping with its age ... developing a nice cottage feel to the area". They said that "this has followed through to the detached properties and ... the whole area looks in keeping, with a courtyard effect".
- 3.3 It is proposed to remove Grange Farm Close from the conservation area, for the reasons outlined in section 1 of the boundary review. The boundary review recognises

that the farmhouse “contributes positively to character”. However, the “detached properties” (2 to 6 Grange Farm Close) do not reflect the character of the conservation area in terms of their age, density or layout.

- 3.4 An occupier of Kelham’s Court objected to the addition of land to the conservation area. The occupier described the land as “functional” and said that it “does not have any special architectural or historic interest”. They said that the addition of the land for “administrative” purposes “does not appear to follow Historic England’s guidance”.
- 3.5 It is proposed to add land to the conservation area, for the reasons outlined in section 4 of the boundary review. In 2011 the local planning authority granted planning permission for the alteration of farm buildings to form five dwellings (11/00172/FUL). It is proposed to add land to the conservation area to reflect the boundaries that appear on the ground following that development.
- 3.6 Historic England (2019) *Conservation area appraisal, designation and management* says that the conservation area boundary should run “around rather than through a space or plot”. It says that the boundary should “generally be defined by physical features” and hence it should avoid (e.g.) “running along the middle of a street”. Hence amendment of the conservation area boundary to reflect the boundaries that appear on the ground does follow Historic England’s guidance.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	Adoption of the revised character appraisal and boundary review would support the Council in fulfilling the aims of the Council Delivery Plan relating to planning and regeneration.
Policy Considerations:	The adopted local plan recognises that the Council has a “key role in the conservation of heritage assets” and that this role includes “undertaking conservation area appraisals” (paragraph 11.12).
Safeguarding:	No considerations made.
Equalities/Diversity:	No considerations made.
Customer Impact:	No direct impact identified.
Economic and Social Impact:	No direct impact identified.
Environment, Climate Change and Zero Carbon:	No direct impact identified.
Consultation/Community/Tenant Engagement:	Please refer to section 2.0 above.
Risks:	If the character appraisal and boundary review are not adopted, then the Council may not fulfil its relevant duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. If the character appraisal and boundary review are amended prior to adoption, then they may not reflect best practice or take appropriate account of the public consultation responses received.

Officer Contact

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