

Draft Coalville Conservation Area Local Development Order



Consultation draft: December 2024

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 permission, subject to conditions, for the refurbishment or replacement of shop fronts at ground floor level.
3. The Order grants planning permission, subject to conditions, for the refurbishment, repair or replacement of rainwater goods, brickwork and windows at first floor level and above.
4. The Order, and the terms within it, will be active following the date of its adoption, and will expire on 31 January 2026.
5. 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.
6. Development that has started under the provision of the Order prior to its expiry may be completed following the expiry of the Order.
7. 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 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

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:

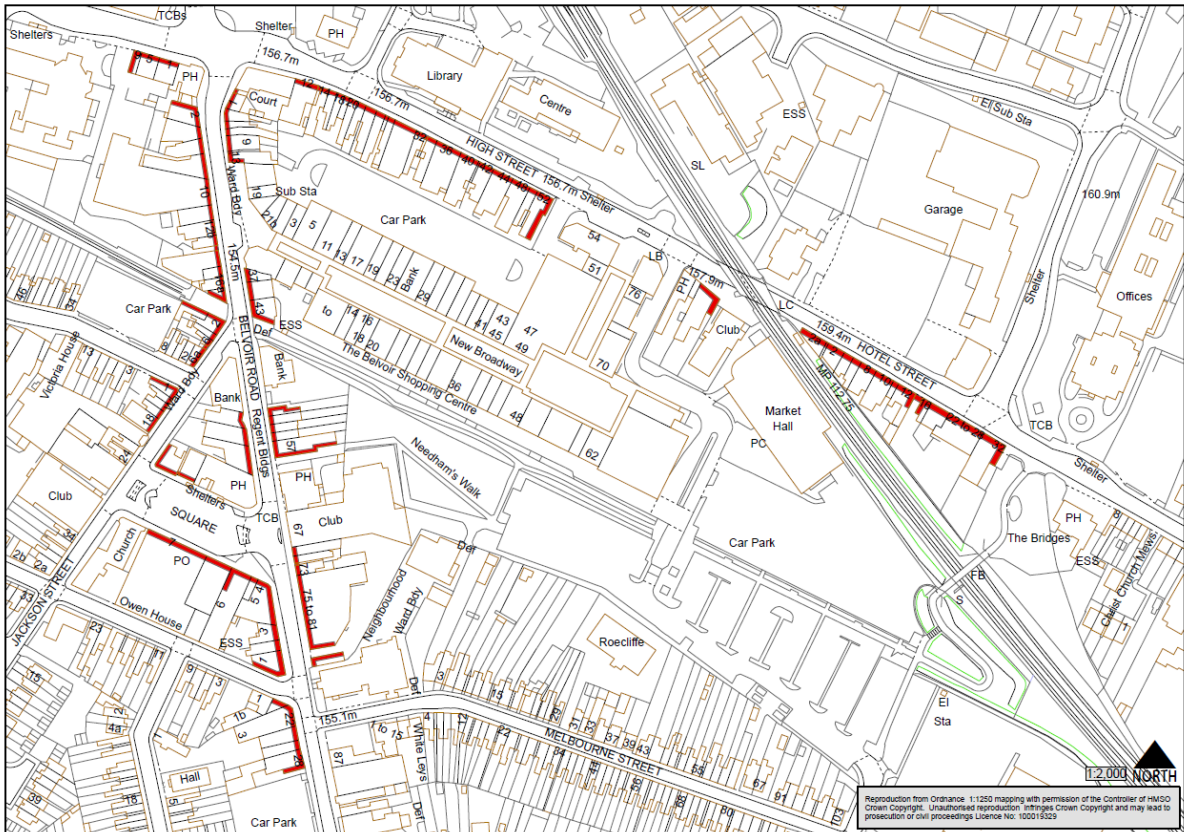
- a) The building is a listed building; or
- b) The building is adjacent to a listed building

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

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

Appendix A:

Area covered by Coalville Conservation Area Local Development Order



Properties covered by the Order

10 – 52 High Street (evens only)

74 High Street (even only)

2a – 32 Hotel Street (evens only)

1 – 13 Belvoir Road (odds)

37 – 43 Belvoir Road (odds)

49 – 59 Belvoir Road (odds)

69 – 83 Belvoir Road (odds)

2 Belvoir Road – 18 Belvoir Road (evens)

22A Belvoir Road – Regent Buildings (evens)

Lombard House – Stafford House, Belvoir Road

Exchange Buildings – 28 Belvoir Road (evens)

1a Owen Street (odd)

1 – 9 Ashby Road (odds)

2 – 16 Jackson Street (evens)

1 Margaret Street (odd)

7– 10 Marlborough Square

2 – 3a Marlborough Square

Appendix B: Notes

1. This Order has been prepared to help with the implementation of the 'Coalville Frontage Improvement Scheme'.
2. If a property owner wishes to make improvements to their shop front at ground floor level, 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. If a property owner wishes to make improvements to their property at first floor level and above, 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.
4. 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
5. It is your responsibility to make sure that all other legislation is complied with, which may include Building Regulations.