

# Greyfriars Conservation Area Management Plan

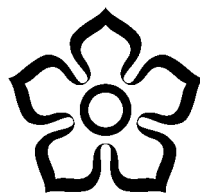
**Supplementary Guidance**

**Planning Policy and Design  
Adopted November 2014**



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# GREYFRIARS CONSERVATION AREA MANAGEMENT PLAN



Leicester  
City Council

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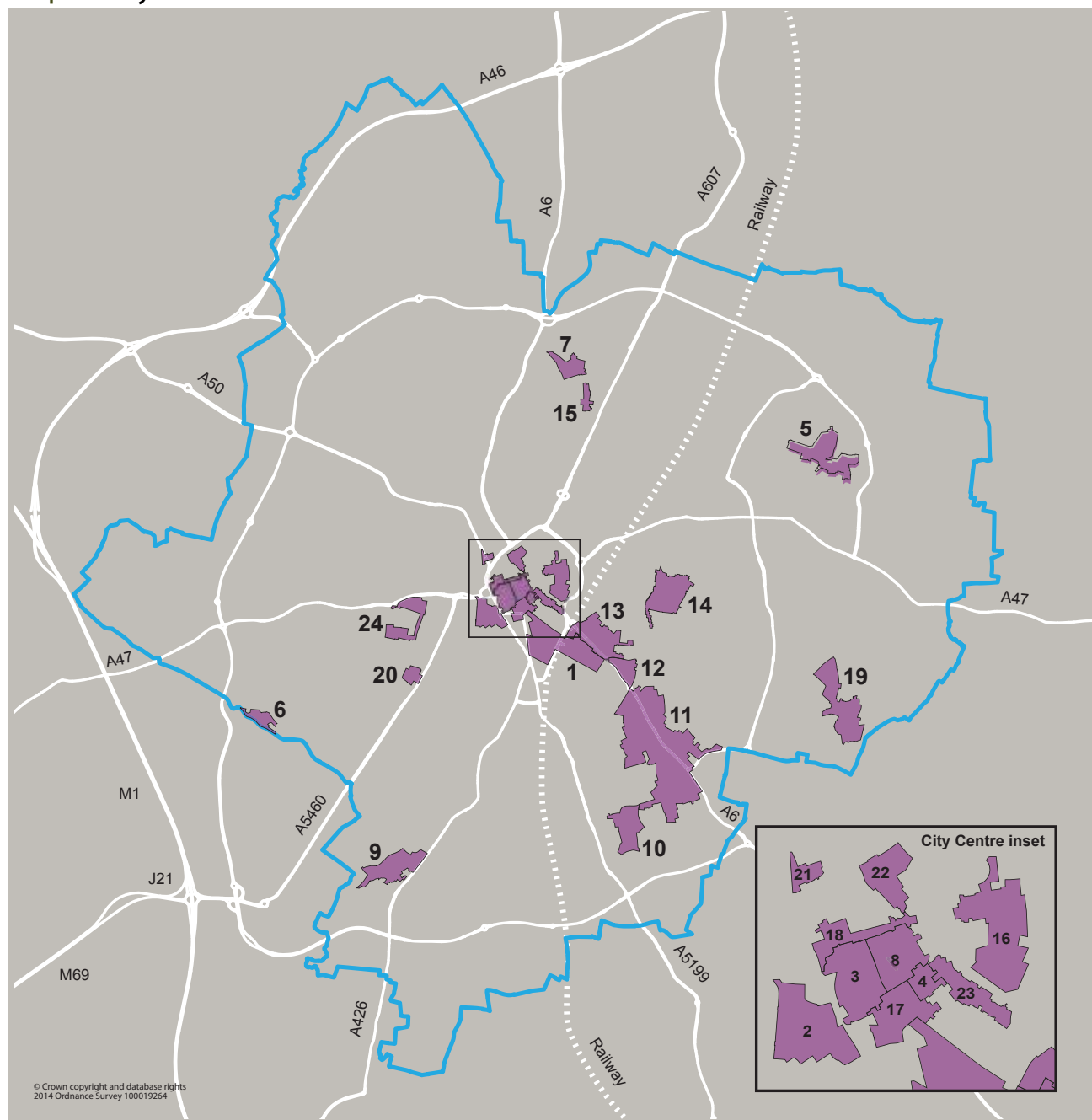
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**Map 1. City of Leicester Conservation Areas**

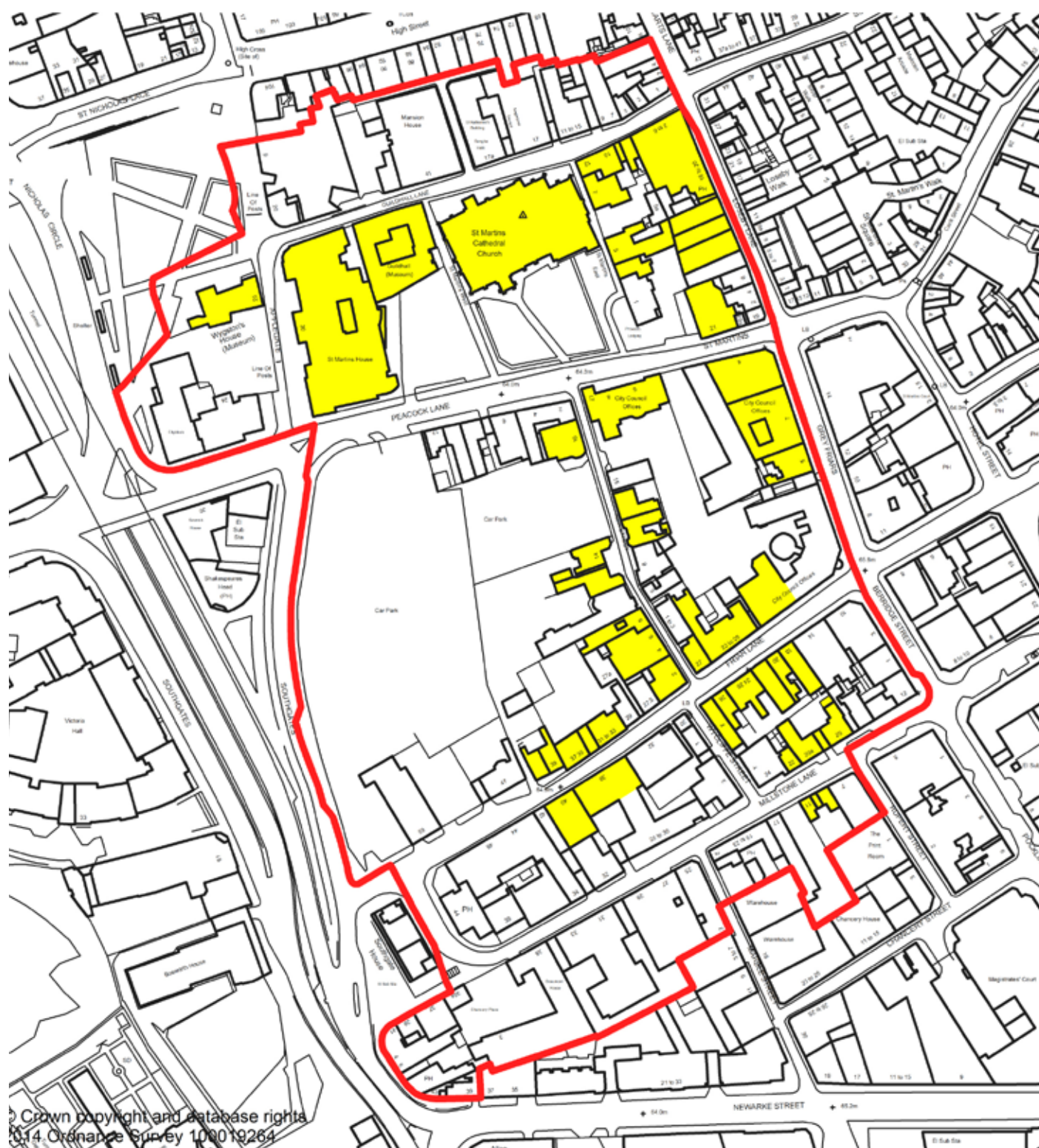


**Map 1. City of Leicester Conservation Areas**

- |                       |                       |                      |
|-----------------------|-----------------------|----------------------|
| 1. New Walk           | 9. Aylestone Village  | 17. Market Street    |
| 2. Castle Gardens     | 10. Knighton Village  | 18. High Street      |
| 3. Greyfriars         | 11. Stoneygate        | 19. Evington Village |
| 4. Town Hall Square   | 12. Evington Footpath | 20. Ashleigh Road    |
| 5. Old Humberstone    | 13. South Highfields  | 21. All Saints       |
| 6. Braunstone Village | 14. Spinney Hill Park | 22. Church Gate      |
| 7. Belgrave Hall      | 15. Loughborough Road | 23. Granby Street    |
| 8. Market Place       | 16. St. George's      | 24. West End         |



Map 2. Greyfriars Conservation Area



Conservation area boundary



Listed buildings



Not to scale

## 1.0 Introduction

1.1 Change within conservation areas can be incremental or quite sudden. Without careful management this can result in the loss of the special character for which the conservation area was first designated. However, if handled successfully, the management of a conservation area can be used to promote beneficial change allowing the character and area in general to be greatly enhanced.

1.2 This management plan has been prepared in the context of the reappraisal of the Greyfriars conservation area. This has been undertaken following the recent significant changes in the area, both physical and historical.

1.3 The remains of Richard III were discovered in the conservation area in September 2012, which has resulted in the profile of the area being raised to an international level. This, along with the discovery of the Friary, where he was buried, has also resulted in a reassessment of the historic significance of the area.

1.4 Following the discovery of the remains of Richard III, the opening of the visitor centre and in preparation for the reinterment of the remains in the Cathedral significant physical alterations have taken place within the area, primarily to the public realm, but also to the building stock.

1.5 Given the public interest these changes are likely to continue for some time to come, resulting in increased pressure for change and development in the area. This management plan will help to inform and ensure that new development, in any form, will result in positive benefits for the area.

1.6 In March 2013 the City Council was successful in its round one bid for a Heritage Lottery Fund Townscape Heritage Initiative. On submission of a successful round two application it is hoped that around £1.6 million pounds will be available over five years for building repairs and restoration, encouraging new businesses and residents into the area, a programme of community projects and public realm improvements. This management plan forms part of the round two submission and will be used to help shape and control works in the area ensuring that the project is not only successful during its lifetime and but also that the good work undertaken is properly managed in the long term to create a sustainable, vibrant, beautiful place.





1.7 The management plan will set out the vision for the conservation area and the context of the wider policy and strategic framework in which it sits. It will then set out guidance for implementation of the policies to the wider conservation area, along with consideration as to whether further local controls could be introduced to bring additional powers in regulating development. The management plan will also identify opportunities for enhancement more generally, before focussing on key sites in the area and outlining some basic design guidance.

This document should be read in conjunction with the Greyfriars Conservation Area Appraisal (available at [www.leicester.gov.uk](http://www.leicester.gov.uk)).





## 2.0 Our vision

Our vision is to create a vibrant, high quality, well maintained, mixed use, safe and attractive Conservation Area, which acknowledged its historic character as its unique attraction. It is to allow the area to realise its potential as a historically important destination that recognises and celebrates its heritage assets.

Over the next five years the conservation area should be transformed to become a vibrant, beautiful, historic destination.

This work has already begun with the improvements to streets including Guildhall Lane, Peacock Lane and Applegate. Spaces, such as Cathedral Gardens, have been transformed. The Richard III visitor centre and Cathedral Quarter are starting to bring an identity to the area. The visitor centre also demonstrates the successful renovation and re-purposing of an existing building combining both contemporary design and historic architecture.

This newly revealed historic character will attract visitors, businesses and residents to live work and enjoy the area bringing a sense of pride and well-being; this will generate interest in the historic environment. This sense of pride, wellbeing and interest will in turn attract more people to enjoy the area, and this continuing cycle will lead to long term sustainable heritage led regeneration.



## 3.0 Policy context

This document supplements and expands on national and local planning policy. Its purpose is to help building owners, their agents and architects along with planning professionals interpret and apply statutory requirements, national and local planning policy in the Greyfriars Conservation Area.

### Statutory Designation

A conservation area is designated by the local council, but has national protection. It is designated because it is an area where the character or appearance is considered worthy of preservation or enhancement. Policy is weighted towards enhancement (see below). All planning applications in a conservation area are considered on the basis of whether the proposal preserves or enhances the character and appearance of the area.

Alongside the greater weight in given to character and appearance in planning applications local authorities should publish proposals for management of the area, outlining plans which preserve or enhance the area.



### National policy

The overall aims and objectives of national policy are to promote sustainable development. National policy recognises that the historic environment, including conservation areas, has a key part to play in creating sustainable places. National policy places greater weight on enhancement, and asks local authorities to look for opportunities for development to enhance conservation areas.

### Local policy

Locally policy makes a commitment to seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets. It supports the sensitive reuse of high quality historic buildings and spaces, promotes the integration of heritage assets and new development to create attractive spaces and places, encourages contemporary design rather than pastiche replicas, and the protection and where appropriate, enhancement of historic public realm. Particular importance is given to the integration of the historic environment with new development through encouraging heritage-led regeneration.

For a full break down of relevant statutory protection, national and local planning policies please refer to appendix A.

## 4.0 Planning application considerations

It is unrealistic to expect that no-one will ever want to make changes or introduce new development into a conservation area. In fact it is often the ability to adapt and change these areas to make them suitable for modern needs which keeps them alive and stops them deteriorating. Where development takes place in these areas it is important that any change is carefully and intelligently managed. Much of this is done through the implementation of statutory powers and applying national and local planning policy in planning process decision making.

This section provides guidance how the national and local policies should be applied within the Greyfriars Conservation Area. The key development management proposals are summarised with a more detailed commentary on how each proposal should be applied below.

### Development management proposals (DMP)

The following will be key material considerations when assessing planning and listed building consent applications in the Greyfriars Conservation Area;

1. Important views and vistas within, into and out Greyfriars Conservation Area will be protected.
2. Historic features should be retained. Where historic features have been lost they should be reinstated, where possible.
3. New development should respect the character of the Greyfriars Conservation Area as identified in the Greyfriars Conservation Area Character Appraisal.

For the breakdown of guidance on how these proposals should be implemented see as follows:

#### DMP1: Important views and vistas within, into and out of Greyfriars Conservation Area will be protected

- Key views should not be blocked, over sailed or interrupted.
- Special consideration needs to be paid to how these views are terminated.
- New development will be expected to look at opportunities to enhance key views or create new views by framing key buildings or features.

These views include the ones identified on the townscape character appraisal map in the Greyfriars Conservation Area Appraisal (map 10).





## **DMP2: Historic features should be retained. Where historic features have been lost they should be reinstated where possible.**

It is often the cumulative effect of small changes which damage the character of a conservation area the most. Alterations, which individually seem of little consequence, can cause significant harm to the areas appearance. One of the main instances of inappropriate alterations is the removal of historic fabric and replacement with poor modern features which have little regard to the heritage of the area.

Generally, features of historic note or significance should be repaired in the first instance. If they are beyond repair then they should be replaced on a like for like basis. Like for like means same materials, design and level of craftsmanship.

Below is a list and advice on what would be acceptable in the Greyfriars Conservation Area when considering common alterations;

### **Windows**

- Historic windows should be repaired in the first instance; it is possible to achieve significant thermal performance improvements through good repairs.
- Where historic windows can be demonstrated to be beyond repair then they should be replaced on a genuine like for like basis. Double glazing or alternative modern materials such as aluminium or uPVC is not normally appropriate.
- Where modern windows have reached to end of their useful life then replacement should be with sensitive traditional windows appropriate for the individual property.
- Where modern windows are being replaced it is reasonable to expect that there is no decrease in thermal performance. For example if the windows are currently double glazed then new double glazing which provides a similar u-value can be investigated. However a balance needs be struck between the historic appearance and thermal efficiency, this may require looking at bespoke solutions for individual properties rather than off-the-shelf products.
- If modern windows have been installed without the relevant planning or listed building consent then any replacement should be an appropriate historic replica of the original windows. There should be no expectation that there would be the same thermal efficiency in the replacement windows as the unauthorised windows (see also 5.0).

### **Doors**

- Historic doors should be repaired in the first instance; it is possible to achieve significant performance improvements through good repairs.
- Solid, heavy doors are a feature of the area, their replacement with glass or other visually lighter doors is not normally appropriate.
- If doors are considered too heavy to be opened easily then opening mechanisms or internal doors or draft lobbies which would allow for historic doors to propped open during office/opening hours should be considered.



### Shop fronts in the commercial character area

- Historic shop fronts should be repaired in the first instance; it is possible to achieve significant improvements through good repairs.
- Regarding the installation of new shop fronts in existing shops. Leicester City Council has prepared shop front guidance, this can be found at <http://www.leicester.gov.uk/business/grants/shop-front-grant-scheme/>. (Please note that the shop front grant scheme is not currently available in this area).

### Shop fronts in the rest of the conservation area

- Shop fronts are unlikely to be appropriate for the majority of buildings in the area. If looking to change existing buildings to retail premises then careful consideration needs to be given as to how to use the existing frontages in imaginative ways to create a retail frontage.
- There may be an opportunity, where modern garage/car openings have been installed, for the introduction of sensitively designed shopfronts.

### Signage

- Existing shop fronts should utilise traditional signage zones, normally the fascia. For more information see Leicester City Council's Shop Front Guidance.
- Traditional signage should be used throughout the area, for example hand painted timber fascias, brass plaques, glass etching or traditional signwriting in fanlights etc.
- It may be possible to take advantage of architectural features to incorporate signage.
- Hanging signs should be traditional swinging style signs and should be limited to buildings on narrow streets or where elevational signs are not appropriate, and only where the business needs to attract walk in customers, for example shops, pubs or restaurant.



- The use of window vinyl's, perspex plaques or plastic fascia's, bus stop style projecting signs, internally illuminated box signage, light boxes, flags or other modern forms of signage is not appropriate.
- Signage illumination should be kept to a minimum. Small, discreetly placed LED trough lighting can be used effectively, as can halo lit fret cut lettering.

### Roof covering

- Historic roofs should be repaired in the first instance; it is possible to achieve significant improvements through good repairs.
- Where roofs have reached the end of their natural life then replacement on a genuine like for like basis should be undertaken.
- Where traditional materials, such as Welsh or Swithland slate, which are no longer quarried in significant quantity, are used then best efforts need to be made to source new or reclaimed materials. Where it can be demonstrated that there are no identical materials available then alternative sources of the natural materials (for example Spanish slate) can be used provided they do not compromise the character of the building or area.
- Modern materials such as concrete or composite tiles are not appropriate on historic buildings.



### Chimneys

- Removal of chimneys will not normally be appropriate
- Where chimneys are structurally unsound then they should be carefully dismantled and rebuilt on a genuine like for like basis.
- Given the character of the buildings in the area there are often issues with the height of chimneys and their instability due to wind loading. If it can be demonstrated this is a genuine problem then chimneys can either be braced with metal rods or reduced in height. Both solutions need to be designed in a sensitive manner as not to compromise the character of the building or area.

### Boundary treatments

- Historic boundary treatments should be repaired in the first instance; it is possible to achieve significant improvements through good repairs.
- The replacement of existing poor boundary treatment is encouraged (see Opportunities for Enhancement).
- Boundary treatments should respect the character of the area.
- Generally either well laid low brick boundary walls with a traditional bond and traditional capping, historically appropriate iron railings or a combination of the two are appropriate.
- Bespoke solutions are likely to be more appropriate than off the shelf "heritage features".





## Brickwork

- Where brick work needs repointing it should be done in a mortar which matches the historic mortar. It should be weaker than the brick, normally a lime mortar. Hard mortar such as a Portland cement is not suitable.
- Joints should match the historic detail of the individual building. Generally in the Greyfriars area it should be flush pointing, gently brushed back to expose the brick arrises.
- Where bricks have spalled or have lost their integrity then they should be cut out and replaced. Mortaring over the face of them is not an appropriate repair.



## **DMP3: New development should respect the character of the Greyfriars Conservation Area.**

- Given the tight urban grain of the conservation area there is little opportunity for large scale new development. There are a number of gap sites where new development may be appropriate; there is more detailed guidance for these sites under the opportunities for enhancement section of the management plan. However there some general principles which are applicable across the conservation area for any new development from small extensions to larger new build;
- All new development should be informed by a sound understanding of the historic context and character of the area, both immediate and wider. This should be demonstrated through a heritage statement and the design and access statement which accompanies an application (where required by planning legislation).
- New development should respect and reflect the character of the area; this does not mean necessarily directly copying. High quality contemporary design is encouraged.
- New development should respect the massing and scale of the area. This is generally three to four to five stories (four modern stories) and three to four bays per building. There is a varied roofline, generally pitches punctuated by chimneys, gables, parapets etc. which should be reflected in the massing of any new development.
- Traditional materials should be used. The area is predominantly red brick with welsh slate and timber joinery.
- Proportions should reflect adjacent buildings and/or the surrounding area, for example modern floor to ceiling heights are significantly lower than historic floor to ceiling heights. Buildings should have a vertical, not horizontal architectural emphasis.

This list is not exhaustive. If you would like any further advice please contact the Conservation Team. Contact details can be found at the end of this document.

### 5.0 Compliance and Monitoring

Enforcement is important to the success of any management plan. Ensuring that permitted works have been executed properly and that any unauthorised works are investigated and dealt with appropriately is important in maintaining and been seen to maintain the character of an area. Part of this work is pro-active monitoring of the area to identify any breaches and also to gather baseline evidence which can be used as evidence in any action.

#### Compliance and monitoring management proposals

- Every three years photo surveys of individual buildings and the area will be undertaken from the public realm to be able to monitor and provide evidence to enforce against unauthorised work
- In the next 12 months training will be undertaken with the Leicester City Council Street Wardens to enable them to be able to spot breaches in the area and report them back to the enforcement team. This training will be undertaken every two years.
- In the next 24 months a system of heritage wardens, including young people who use the area will be trained to help identify any breaches in the area and the correct reporting procedure to the enforcement team.

Where breaches have been investigated then the City Council will use statutory powers where appropriate including;

- Urgent works notices
- Repairs notices
- Prosecution
- Stop notices
- Listed Building Enforcement Notices
- Planning Enforcement Notices
- S215 notices

These will be used in line with Leicester City Council's enforcement policy.



## 6.0 Opportunities for enhancement

Throughout the conservation area there are opportunities for pro-active enhancement. These generally fall into three types of enhancement, improvements to building frontages, addressing gap sites and improving the public realm. The key enhancement proposals are summarised below with a more detailed commentary on how each proposal should be implemented below.

### Enhancement management proposals

1. Opportunities should be taken to improve and restore public facing elevations of buildings to help retain and enhance the historic character of the area. Funding opportunities, including the Townscape Heritage Initiative, should be sourced to help instigate these improvements. Key improvements are;

- Encouraging and facilitating repair and restoration of historic frontages
- Improvements to vehicle accesses
- Restore inappropriate modern windows with historically sensitive windows
- Removal or relocation of general clutter, for example CCTV, satellites, comms equipment and wires to elevations or locations not readily visible in public views.
- Modern boundary treatment should be removed or replaced with traditional boundary treatments

2. In the next five years redevelopment of gap sites should be pro-actively encouraged with the preparation of design guidance to help de-risk and bring forward appropriate development. Key gap sites include;

- New Street car park
- Rear of 10-14 New Street
- Land between 59-47 Friar Lane
- Chancery Place
- Southgates bus depot site

3. In the next five years a public realm strategy for the area should be drawn up and begin to be implemented. The strategy will identify improvements to both public and private spaces which make up the public realm. The strategy should be prepared in conjunction with the planning, economic development and highways teams along with other relevant stakeholders in the area. Funding opportunities, including the Townscape Heritage Initiative, should be sourced to help instigate these improvements.





## General opportunities

Repair and restoration of historic frontages. The conservation area in general is suffering from a general lack of care, particularly from New Street southwards. Many buildings are suffering from a lack of long term maintenance and repair. This is reflecting on the overall appearance of the area, which is starting to look tired and unloved. This is detracting from its historic character as all people are seeing is a rundown area rather than the beautiful high quality architecture and notable townscape. It is hoped that on receipt of a successful stage 2 submission of the Heritage Lottery funded Townscape Heritage Initiative that the City Council and partners will be able to pro-actively target funding to buildings and areas which are most in need of repair and restoration to help reverse the current decline.

## Vehicle Access

Current vehicle accesses into buildings and parking areas behind are generally very poor. There is a mix of roller shutter, modern garage doors and openings. In some cases the historic gates exist but are in poor condition. There is also little indication within the public realm where vehicle access is, or where it is appropriate. The following should be encouraged;

- Replacement of poor doors and shutters with appropriate timber doors
- Repair existing historic entrance gates.
- Protect original granite sets which lead into vehicle entrances across pavements
- Take opportunities to introduce setts to demark vehicle entrances within the public realm.



## Window restoration

Windows make up a significant proportion of the elevations of most buildings. Modern insensitive windows can completely change the character of the building, and by association the character of the area. Although there are currently limited issues with replacement windows in the Greyfriars Conservation Area it is important that those which have modern windows are encouraged to replace them to ensure that the cumulative harm is minimised. The following should be encouraged;

- Removal of UPVC and poor modern windows and replacement with more historically sensitive windows.
- Repair of existing historic windows
- Key properties should be targeted as part of the Townscape Heritage Initiative to encourage restoration and repair.



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## Removal of general clutter

The detritus of modern life often manifests itself as clutter on the external elevation of building. This is a significant problem in the Greyfriars Conservation Area, although the Council has recently removed a significant amount of redundant street furniture and signage. Whilst CCTV cameras and satellite dishes on public elevations generally need planning permission in the area, comms equipment and wiring do not, unless the building is listed, and sometimes then it is a moot point. It is particularly difficult in the Greyfriars Conservation Area as the predominant Georgian style architecture has little in the way of architectural detailing or relief which can conceal wiring or other clutter. Opportunities should be taken to help building owners and occupiers to;

- Remove redundant wiring and relocate live wiring and equipment internally or to non-public facades.
- CCTV cameras should be located in visually unobtrusive positions. Associated equipment should not be visible. Any CCTV signage needs to be sensitively designed and located.
- Satellite dishes should be located on non-public elevation, and not be visible in public views. If this is not possible, alternative methods of receiving the information/data should be used (cable or broadband).
- Agents' boards, advertising and commercial signage should be removed. Where it is required, for example to indicate business premises then it should be sympathetically designed (see page 13).
- Key properties should be targeted as part of the Townscape Heritage Initiative to encourage removal of the clutter and restoration of the facades.



## Boundary treatments

Although the Conservation Area is very densely developed there are still a significant amount of boundaries demarked by fences, walls and other types of enclosure. Many of these are relatively modern and done with more thought to security than the overall character of the area. The introduction of more modern secure boundaries has exacerbated the feeling of being unsafe and is likely to have increased the perception of risk in the area. It is possible to use boundary treatments which are both secure and respect the character of the area.

- Key properties should be targeted as part of the Townscape Heritage Initiative to encourage replacement of poor boundary treatments with more appropriate treatments.
- Boundary treatments should respect the character of the area.
- Generally either well laid low brick boundary walls with a traditional bond and traditional capping, historically appropriate iron railings or a combination of the two are appropriate.
- Bespoke solutions are likely to be more appropriate than off the shelf "heritage features".

## Gap sites

Again, although the conservation area is densely developed there are still a number of “gap sites” which have a detrimental effect on the densely developed character. Over the next five years design/development guidance will be developed for any of the sites identified below, which have not already been the subject of an approved planning application. As an interim measure basic design principles are set out below for each of the identified sites, these will form the structure of any overall design/development guidance;

### New Street car park

- This is the only historically undeveloped site in the conservation area. It is an important historic remnant of the former character of large houses with large gardens. This should be protected.
- There is limited opportunity for significant built development and this site should not be viewed as a traditional development site.
- In the short to medium term there is an opportunity to improve appearance as car park including boundary treatment improvements, marking out, resurfacing and planting
- In the longer term, if car park use ceases, then there is an opportunity for communal amenity space either public or private, reintroducing eighteenth century garden character.
- In the shorter term, when the car park is not used or has a limited use (weekends, holidays) there may be an opportunity for public archaeology or as events space.

### Rear of 10-14 New Street

- There is limited opportunity for new build
- Retention of the garden area key to new development, including the tree which should be retained.
- A courtyard form of development may be appropriate
- The character of new development should be that of a collection of traditional outbuildings, i.e. clearly secondary buildings
- The massing and scale should reflect secondary nature of development 1 – 2 storeys.
- High quality contemporary design which reflects the historic context is encouraged
- Traditional construction materials should be used.
- Clear visual and physical relationship of no 14 with New Street car park site should be retained.





- There is likely to be significant archeological deposits in this area. When investigating viability, site layouts and foundation design, this needs to be taken into account.

### **Chancery Place, Millstone Lane**

- Opportunity for public realm improvements (see public realm private spaces)
- Opportunity for frontage development
- Carrying on back edge of building line
- Create internal courtyard
- Same depth as 35-35a
- Scale appropriate for adjacent buildings (3 storeys)
- Red brick should be the dominant construction material
- High quality contemporary design which reflects the historic context is encouraged
- Warehouse style architectural language should be used

### **Southgates bus depot site (if existing consented scheme is not built)**

- Opportunity to reinstate back edge of pavement building line
- Red brick should be the dominant construction material
- Traditional materials should be used throughout
- High quality contemporary design which reflects the historic context mixed with well executed more traditional architecture is encouraged
- Historic plot widths should be respected with this articulated in the facade design.
- Draw on domestic style architectural influences found elsewhere in the conservation area, (predominantly Georgian domestic and Victorian Gothic domestic).
- Massing should respect the character of the conservation area, which is generally two to five stories of individually designed buildings.
- The street frontage buildings should be dominant with smaller built form moving back into the site, this is to reflect the historic perimeter blocks character of larger frontage properties and smaller extensions, stables and workshop to the rear.
- Opportunities should be taken to enhance and frame existing views, as well as create new views looking both into and out of the conservation area. These should use key focal points such as the Cathedral Spire or the Spire of St Mary de Castro.



- Opportunity should be taken on the Southgates frontage to create a visually high quality and interesting streetscape which truly reflects the character of the area. This frontage will be the “shop window” into this important historic area.

### Public realm

A public realm strategy is being prepared for the THI area. The rest of the Greyfriars Conservation Area has recently had new public realm works undertaken and this has made substantial visual improvements to the area. It is important that the historic character is retained whilst respecting the citywide public realm strategy. There is an opportunity in this area to improve both public spaces and highway, as well as private spaces to the front and side of buildings. As part of the wider public realm strategy and its implementation the following things need to be considered;

### Lighting

- Where appropriate architectural lighting to enhance key buildings and landmarks should be used. Opportunity should be taken to utilise architectural lighting to help wayfinding and navigation of the area. These should be identified and form part of the citywide architectural lighting strategy
- The current light levels and lighting furniture should be reviewed. As part of the ongoing maintenance and replacement of lighting within the city a solution should be agreed for the area and implemented.

### Street clutter

- Whilst an initial decluttering exercise has been undertaken by the Council, a further audit of existing street signage and furniture should be undertaken to identify what is redundant and can be removed, what can be relocated and what can be improved. Working with highways colleagues this should be implemented within the next five years.
- A pedestrian priority zone (PPZ) should be introduced, subject to statutory consultation. This will retain the same level of on street car parking, but the street signage and road marking will indicate where to park, rather than where not to park. This will enable the removal of the double yellow lines and a significant amount of street signage.
- Enforcement of traffic regulations in the area should be a priority both before and after the introduction of the PPZ.



### Street furniture

- Rationalise and install standardised street furniture designed with the sensitivity of the area in mind but which compliments city centre public realm

### Street trees

- Identify suitable locations. Opportunity should be taken to use street trees to help wayfinding, navigation and traffic management.
- Plant and manage suitable species.

### Surfacing

- Within the public realm strategy identify suitable materials which respect the historic character of the area, fit with the wider city public realm strategy and are suitable for the level of traffic and use in the area.

### Highways maintenance

- Draw up programme for highway improvement in conjunction with key stakeholders
- Identify funding sources for public realm improvements including Townscape Heritage Initiative funding where restoration is proposed.
- Draw up maintenance agreement to ensure that any new public realm or highways work is protected in the long term. It should include agreements with statutory undertakers to ensure all surfaces are restored following works.

### Private spaces

- Key properties should be targeted as part of the Townscape Heritage Initiative to encourage restoration and improvement of private spaces which form part of the public realm.





### 7.0 Additional local powers

As part of the overall enhancement and management of the conservation area the use of additional local powers will be considered, including;

**Article 4 directions** – this can require works which are normally permitted development to require a planning application. Full policy considerations are applied to proposals. If the proposals do not comply with policy then the application can be refused.

**Local Listed Building Development Orders (LLBDO)** – this allows local authorities to identify common works which would normally require listed building consent and no longer require them to apply for listed building consent, but only if they are carried out in accordance with the details on the order.

**Heritage Partnership Agreements (HPA)** – this where an agreement is reached with the local authority, listed building owner(s) and any other partners, to agree a long term plan for the development of the property. This means agreed works do not require listed building consent, anything not covered in the HPA will require listed building consent.

**Special Area of Advertisement Control** – this can require works which are normally deemed consent to require advertisement consent. Full policy considerations are applied to proposals. If proposals do not comply with policy then the application can be refused.

#### Local Powers management proposals

##### 1. Article 4 Directions

The need for an article 4 direction will be reviewed every 12 months during the delivery of the Greyfriars Townscape Heritage Initiative and every five years thereafter, unless it becomes clear that one is required earlier.

##### 2. Local Listed Building Development Orders

In the first 12 months of the Greyfriars Townscape Heritage Initiative a survey will be carried out to assess whether there are any properties or group of properties which would benefit from a Local Listed Building Development Order. If this is found to be the case a Local Listed Building Development Order will be prepared and implemented within two years.

##### 3. Heritage Partnership Agreement

In the first 12 months of the Greyfriars Townscape Heritage Initiative the City Council will engage with the Cathedral to investigate the opportunity of implementing a Heritage Partnership Agreement relating to the non-ecclesiastical buildings in the Greyfriars Conservation Area. If it is decided to proceed with the HPA this should be in place within five years.

##### 4. Special Area of Advertisement Control

Within 12 months a Special Area of Advertisement Control will be implemented in part or all of the Greyfriars Conservation Area, depending on assessed need.



## Contacts

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### Greyfriars Townscape Heritage Initiative Team

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## Appendix A Relevant Statutory and Policy information

The Planning (Listed Building and Conservation Areas) Act 1990 allows local authorities to designate conservation areas. These are areas of special architectural or historic interest the character or appearance of which it is desirable to “preserve or enhance”.

Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of the conservation areas they have designated.

The statutory protection requires planning authorities to ensure that any new development which requires planning permission preserves or enhances the character and appearance of the conservation area.

The Enterprise and Regulatory Reform Act 2013 requires any demolition in a conservation area (over 115m<sup>3</sup> or where demolishing boundary walls) to require planning permission.

The Planning (Listed Building and Conservation Areas) Act 1990 can be found at;

<http://www.legislation.gov.uk/ukpga/1990/9/section/59>

The Enterprise and Regulatory Reform Act 2013, schedule 17, which specifically refers to heritage, can be found at;

<http://www.legislation.gov.uk/ukpga/2013/24/schedule/17>

## National Planning Policy Framework

Policy number	Description
127	Conservation areas should justify their status
128	Provision of information on significance by applicants
129	Assessment of significance by local planning authorities
130	Evidence of neglect
131	Desirability of sustaining and enhancing heritage assets, the positive contribution heritage assets make and new development making a positive contribution to local character
132	Impact of proposed developments on designated heritage assets
133	Developments which result in substantial harm or total loss of a designated heritage asset
134	Developments which result in less than substantial harm to designated heritage assets
136	Local planning authorities should not permit the loss of the whole or part of a heritage asset without ensuring new development will proceed.
137	Local planning authorities should look for opportunities for new development to enhance conservation areas
138	Loss of building or other element within a conservation area
139	Non-designated assets of national archaeological interest
140	Enabling development

For more details the complete national planning policy framework can be found at;  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

English Heritage Historic Planning Practice guide can be found at;  
<http://www.english-heritage.org.uk/publications/pps-practice-guide/>

English Heritage draft planning practice guidance can be found at;  
<http://www.english-heritage.org.uk/publications/guidelines-and-standards/consultations/>

## Local Planning Policy

Leicester City Council Local Development Framework: Core Strategy key policies for the Greyfriars Conservation Area are;

Core Strategy	
Spatial objectives	Description
7	High standard of design in new development
9	To develop a strong and vibrant city centre
10	To preserve and enhance Leicester's heritage
Policy Number	Description
CS2	Climate change and flood risk
CS3	Designing quality places
CS4	Strategic Regeneration Area
CS6	Housing strategy
CS8	Existing Neighbourhoods
CS10	Employment opportunities
CS12	City Centre
CS16	Cultural Strategy
CS17	Biodiversity
CS18	Historic environment

Saved local plan policies	Description
UD06	Landscape Design
BE10	Shopfront Design
BE11	Shopfront Security