



Wigston All Saints Conservation Area Development Control Guidance

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1.0 Introduction

- 1.1 This document has been produced in tandem with the Conservation Area Appraisal written for Wigston All Saints. Its purpose is to provide guidance to prospective developers by clearly setting out the key issues which will influence the Local Planning Authority's decision on any application.
- 1.2 Conservation Area designation is not intended to 'pickle' an area by preventing all new development. This guidance therefore seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area.
- 1.3 This guidance should be read in conjunction with the Conservation Area Appraisal for the area and the supporting policies in the adopted Local Plan / Local Development Framework.

2.0 Consultation

- 2.1 This document was subject to public consultation before being considered by the Full Council of the Borough Council on 18 December 2006. Following an appraisal of the Conservation Area, changes were made to the boundary, which come into effect on 15 January 2007.

- 2.2 A 'Report of Consultation' has been produced by the Borough Council which summarises all the representations received during the public consultation exercise which accompanied the production of this document.

3.0 Submission of applications

3.1 ***Outline planning applications***

Outline applications for development within the Conservation Area will not be accepted unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the Conservation Area can be judged.

3.2 ***Full planning applications for new buildings***

These will need to include sufficient detail by which the full impact of the proposals on the character and appearance of the area can be judged. This will need to include consideration of the issues raised in the Conservation Area Appraisal (especially the 'Key Characteristics' Section) and a design statement which clearly sets out how the proposal is felt to preserve or enhance the character and appearance of the area.

3.3 ***Listed building consent***

This is required for any works which affect the architectural or historic interest of the interior or exterior of any listed building and any building constructed before 1 July 1948 which stands within its curtilage. Applications must include a statement which demonstrates an understanding of the aspects of the building to be affected, describes why the work is needed, explains why any alternative options were discounted and considers how the damage to any historic fabric will be minimised.

3.4 ***Conservation area consent***

This is required for the demolition of any unlisted building within the Conservation Area. In order to justify the works, a statement may need to include consideration of: the importance or otherwise of the building to the character and appearance of the area; the structural condition of the building and the works necessary to repair or convert the building; details of why the building is incapable of beneficial reuse; and details of the recording of the building to be demolished. Where a building is to be replaced by a new structure, consideration of how the building will contribute to the character and appearance of the area will need to be included in the Design Statement which accompanies any planning application.

4.0 Demolition

4.1 Listed Buildings (including their outbuildings and lodges) and Significant Local Buildings will enjoy a general presumption against their demolition.

4.2 The demolition of such buildings will only be approved where it can be proved that:-

- The building is structurally unsound and repairs would involve the significant loss or alteration of the original structure and any elements of particular historic interest; or
- It cannot continue in its current use, and it is not capable of being converted to a suitable new use in its current form; and
- The building has been offered for sale on the open market at a sensible market price for at least six months and that no reasonable offer has been received; and
- Any proposed replacement building will make an equal or greater contribution to the character and appearance of the area.
- demolition would not result in a long term cleared site to the detriment of adjacent listed buildings or the Conservation area

4.3 The demolition of other buildings will be approved provided that:-

- The building makes either a negative or insignificant contribution to the character or appearance of the area
- Any replacement building or feature will preserve or enhance the character and appearance of the Conservation Area. Any application for a replacement building must be accompanied by a design statement which describes how the new building respects the 'Key Characteristics' of the area as defined in the Conservation Area Appraisal.
- To avoid unsightly gaps in the Conservation Area, a condition will be imposed on any grant of Conservation Area Consent which prevents the demolition taking place until a contract has been let for the redevelopment of the site.
- The building is carefully dismantled so that the building materials are either salvaged for re-use or recycled (in line with RWS Policy 7).

5.0 Protection of open spaces

5.1 This area formed the southern core to Wigston Magna village and includes some of the most historically and architecturally important buildings in the Borough. The area is focused on the junction of Newgate End and Moat Street where the largely fourteenth century All Saints Church (Grade I) forms a local feature. The quiet back water of Newgate End, with its older vernacular brick properties, some of which retain their large curtilages, gives some indication of the original character of the village. However, much of the frontage to Moat Street and Bushloe End which would once have displayed a similar character has been infilled during the nineteenth and twentieth centuries. The curtilage of the Manor House extends westwards to Launceston Road where it forms part of the western boundary of the Conservation Area. The survival of this orchard together with the substantial trees which have been retained around the more modern building of the Menphys Centre and Pochin's Close contributes to the semi-rural character of the Conservation Area as seen from Launceston Road and this area forms a significant urban open space.

- The Local Planning Authority will resist proposals for the development of the area of orchard adjoining the Manor House and defined in the Proposals Map (0.4 ha (1 acre)) which forms a significant urban open space. **(See Landscape Proposal 9 in the Local Plan).**

5.2 Numbers 42-44 Bushloe End are Grade II* listed buildings. The eighteenth century cottage and the framework knitting workshop to the rear were occupied by a Master Hosier and illustrate the character of Wigston's industrial past. The buildings and their contents, which have survived unchanged since before the First World War, are now preserved as the Framework Knitter's Museum.

- The Local Planning Authority will seek to enhance the setting of the Framework Knitters' Museum. Development which would detract from the special character and the setting of the Grade II* Listed Buildings will be resisted. **Local Plan proposals relating to listed buildings are set out at paragraph 4.32 of the Local Plan.**

5.3 Gas Lane has an informal and rural feel which is created by the combination of hedges and trees which enclose it, and the unmetalled

surface of the a lane itself. It is important that this 'unmade' feel is retained.

- The Local Planning Authority will work with and encourage the Highways Authority and statutory undertakers to ensure that appropriate surfacing materials are used in the area.

6.0 The design of new buildings

6.1 There are very few potential development sites in the Conservation Area, the major one (at the end of Newgate End) having already been developed. The remaining possible sites are the Menphys Centre and the rear of the British Legion building. Proposals for the development within the curtilage of the Manor House and No.10 Newgate End or on the corner green space on Bushloe End will be resisted (see 5.0 Protection of Open Space).

6.2 To be acceptable, the design of any new building will need to respect the character and appearance of the Conservation Area by:-

- Being of an appropriate mass, form and scale to complement the mainly two storey residential properties
- Respecting any well-defined building lines.
- Having interesting roof forms and producing an interesting skyline silhouette.
- Using materials which either reflect those found on the traditional buildings in the area or produce an acceptable and exciting contrast.
- Respecting prevalent architectural detailing such as bay windows, window and door surrounds and decorative eaves and responding to the differences in detailing between terraces where a development covers more than one street.
- Creating positive street corners with active frontages on all elevations.
- Providing a Design Statement as part of a Planning Application which sets out the rationale behind the design of the buildings.

6.3 Infill development (defined as the insertion of one or more new buildings within a continuous street façade or frontage) will be permitted as long as its design has regard to the prevailing character and quality of the surrounding townscape. The design of this type of development should respond to:

- established building and boundary lines and the local scale of development
- prevailing overall heights, storey heights and the massing of adjacent buildings
- characteristic frontage or plot widths
- roof profiles and silhouettes of adjoining buildings

- colour, type, source and texture of facing, roofing and paving materials
- distinctive forms or architectural detailing prevalent in the immediate area
- average dwelling size and net residential densities
- existence of set piece or otherwise unified architectural compositions or significant building groups

6.4 High standards of energy efficiency will also be encouraged in new buildings and the possibility of on-site generation of energy from renewable sources should be explored. The visual impacts on the Conservation Area, however, must be carefully considered and any energy efficiency/generation measures must not adversely affect the character or appearance of the Conservation Area.

7.0 Alterations and extensions

- 7.1 Alterations and extensions should normally be confined to the rear or least important elevations unless the result would sustain or improve the architectural character of the building in its setting. Planning permission will be granted for proposals which:-
- Respect the prominent building line
 - Do not destroy symmetry of balanced elevations or groups
 - Do not lead to terracing
 - Do not interfere with key architectural features of the composition.
 - Are subordinate and appropriate to the form of the main building and either of the same materials as the main building or provide an appropriate contrast.
 - Serve to reinstate missing traditional features, such as doors, windows, front porches and other decorative features
 - Use traditional and, where appropriate, reclaimed or recycled building materials
 - Explore the opportunity to implement energy efficiency measures

8.0 Works to Listed Buildings

- 8.1 Works which affect the special architectural or historic interest of a Listed Building require Listed Building Consent. This applies to works to the main building, any outbuildings or boundaries (built before 1 July 1948) and the interior of any building. The acceptability of works to Listed Buildings is governed by relevant local and national planning policy.

9.0 Significant Local Buildings

9.1 The buildings identified as Significant Local Buildings in the Oadby and Wigston Local Plan and in the Conservation Area Appraisal make a positive contribution to the character and appearance of the area. In order to protect these properties and their boundaries from unsympathetic alterations, consideration will be given to making Directions under article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995.

9.2 'Article 4 Directions' effectively remove householders' permitted development rights. The types of development which might be controlled would include:-

- painting, cladding or rendering of building facades
- insertion or replacement of doors and windows
- removal or replacement of boundary walls and fences
- alteration of roof profiles and replacement of roofing materials

10.0 Proposals affecting the setting of the Conservation Area

- 10.1 Development will not be permitted which, although not within the conservation area, will have an adverse effect upon the area's special character or appearance, including intruding into any significant vista or view into, out of, within or across the area which is identified in the Conservation Area Appraisal.