

**Knighton Neighbourhood Forum**  
**Conservation and Heritage Policies**  
**Draft Version 2 – 31<sup>st</sup> October 2019**

**1. Introduction**

Development will only be allowed where it avoids harm to designated and non-designated heritage assets. Development proposals that conserve or enhance the historic environment will be supported.

Designated heritage assets

Designated heritage assets and their settings (including Listed Buildings and the Conservation Areas) will be protected to ensure that they are conserved and enhanced in a way that reflects their significance and contribution to the historic environment.

Development that would result in substantial harm will only be supported in exceptional circumstances. Where less than substantial harm would result, this will be weighed against the public benefits of the scheme.

Non-designated heritage assets

Developments that would impact non-designated heritage assets will be considered in a balanced way. Development will be allowed where the benefits of the scheme outweigh any harm in the context of the significance of the heritage asset.

Applicants must submit a Heritage Statement where development has an impact on designated or non-designated heritage assets in accordance with Historic England best practice.

**2. Development in Conservation Areas**

Proposals for development within the Stoneygate and Knighton Conservation Areas will be supported where they pay special attention to preserving or enhancing the character and appearance of the areas. All proposals in Conservation Areas that are likely to affect the significance of the Conservation Area and its setting should:

- Demonstrate an understanding of the impact of the proposal on the significance of the area using a Heritage Statement based on available evidence;
- In the case of alterations and extensions, use building styles, materials, built form and details which are sympathetic to the original building and surrounding area;
- In the case of new buildings, use traditional, locally distinctive building styles, scale, massing, materials and details such as chimneys, brickwork, windows and doors, that are consistent with surrounding buildings;
- Seek to improve negative features where opportunities arise;
- Avoid demolition or destruction of heritage assets within Conservation Areas. Proposals to demolish a building will need substantial justification proportionate to the significance of the asset. Public benefit will need to be demonstrated to outweigh any damage or loss;
- In the case of material alteration or demolition, undertake appropriate recording of the property, to a recognised standard, prior to demolition or material alteration taking place.

Leicester City Council will be encouraged to review the existing Conservation Areas with a view to expanding them. The City Council will also be encouraged to seek Article 4 directions on new and existing Conservation Areas.

### **3. Listed Buildings and their Settings**

New development that affects a listed building or its setting will be supported where it is of high quality, sympathetic design and materials, and appropriate scale. Proposals that affect listed buildings and their settings, in particular, any vistas or long-distance views of the buildings, will be required to demonstrate that development would not harm the special architectural or historic interest of these buildings.

### **4. Locally Listed Buildings**

Locally Listed Buildings and Structures are identified in Appendix x of the Neighbourhood Plan. Locally listed buildings and structures are non-designated heritage assets, which should be afforded some protection when planning applications are submitted.

Planning applications for development that would lead to the demolition or loss of a locally listed building will be assessed in relation to the scale of harm or loss and the significance of the asset against the benefits of the scheme. Development involving locally listed buildings will be allowed where:

- The loss of any asset is justified by a statement that sets out the significance of the asset and the impact of development in sufficient detail to allow an adequate assessment.
- Development is sympathetic to the building or structure concerned and propose its creative reuse and adaptation
- Development uses locally distinctive: materials, architectural detailing, scale and massing.

Leicester City Council will be encouraged to pursue Article 4 Directions on locally listed buildings and structures in order to ensure greater control over their loss or inappropriate development.

Where planning permission is proposed for the demolition of a locally listed building or structure it should be demonstrated that it is impractical to retain the building, in whole or in part. If permission is granted in whole or in part the developer should undertake appropriate recording of the property, to a recognised standard, prior to demolition taking place.

### **5. Areas of Special Townscape Character**

The Areas of Special Townscape Character at Portland Enclave and South Knighton as identified on the policies map have a special character, local distinctiveness and sense of place that should be protected.

New development within an Area of Special Townscape Character which requires planning permission will be allowed where it does not have a negative impact or result in the erosion of the distinctive character by reason of:

- The loss of or alteration to any property which contributes positively to the character of the area;
- The impact of any new buildings on the special townscape character area, including its buildings and open spaces;
- Development that adversely impacts on the homogeneity of existing development;
- The scale, massing, siting, layout, design or choice of materials used in any new building or structure being incongruous;
- The ratio of buildings and plots being incongruous;
- The proposed use being incompatible with the well-established residential character of the area;
- The anticipated levels of traffic, parking and other activity resulting in adverse impacts.