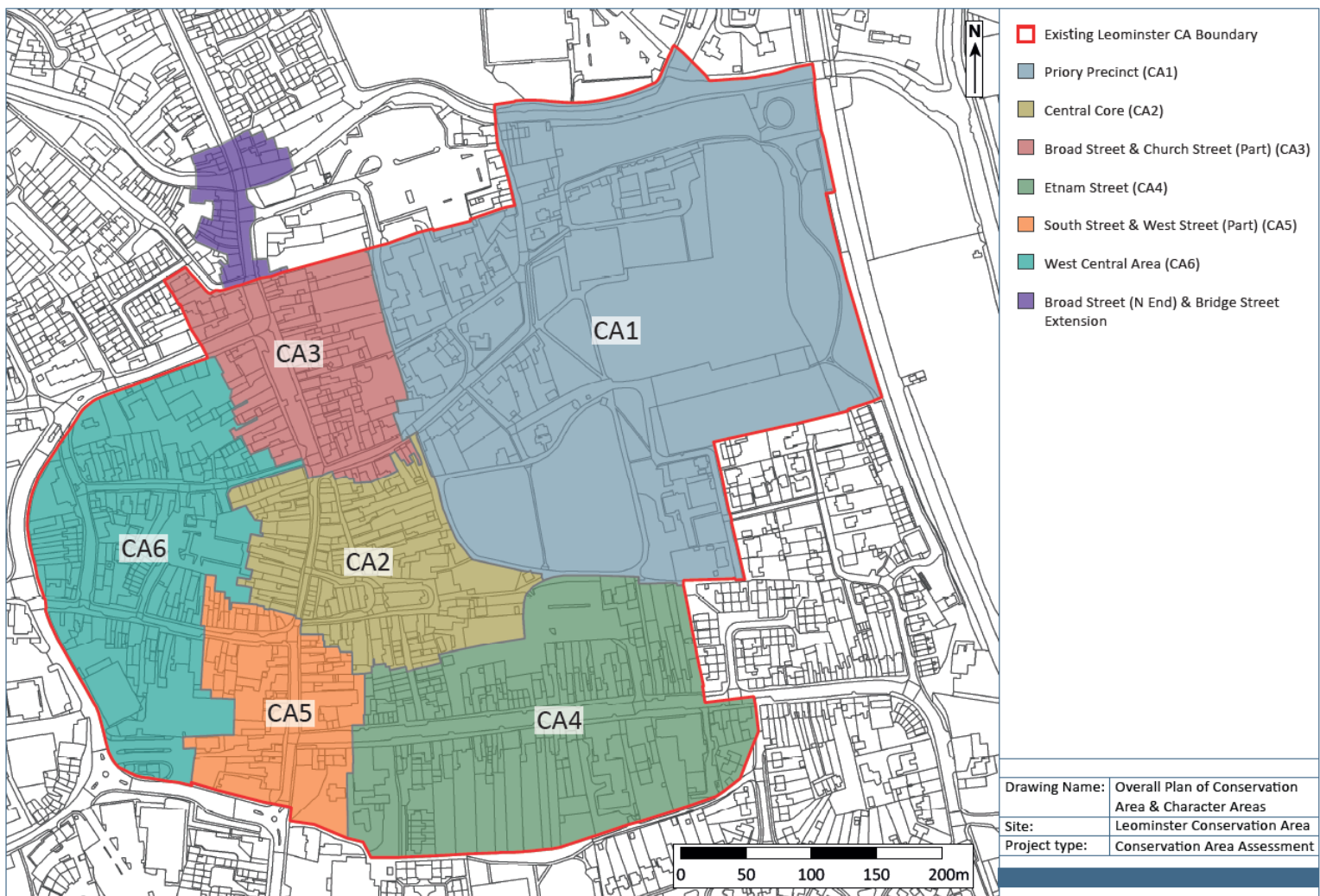


CONSULTATION DOCUMENT

Consultation on Draft Conservation Area Appraisal
and potential extension to
Leominster Conservation Area.



Date Issued: 15 August 2022

Date Response Required: 26 September 2022

This document affects your Property

Leominster Conservation Area

Purpose of this Document

The aim of this document is to advise you;

- That Leominster Town centre was designated as a Conservation Area on 02 May 1969,
- The Leominster Town Centre Conservation Area has recently been reviewed.
- It is proposed to extend the conservation area,
- What this means to you as a building owner; and,
- How you can participate in the consultation exercise.

Conservation Areas

A Conservation Area is designated because of the special quality of an area's historic built environment, and the aim of having a conservation area is to preserve or enhance this special quality. They are covered by planning legislation to preserve or enhance their character or appearance. Conservation Area status strengthens a Local Authority's control over demolition, minor development, advertisements and the protection of trees within the designated area.

Leominster Town Centre Conservation Area

Leominster Town Centre was designated as a Conservation Area on the 2 May 1969, as it exhibits a remarkable range of building types, suggesting a complex social structure.

Indeed in recognition of the special architectural quality of Leominster Town Centre, Herefordshire Council partnership with Historic England and Leominster Town Council have launched the Leominster Heritage Action Zone which will run until March 2024 and seek to invest a share of £95 million of public money into the town to enable repairs within the core of the Conservation Area.

For further details in respect of the Leominster Heritage Action Zone

<https://www.herefordshire.gov.uk/history-lives/high-street-heritage-action-zone>.

Leominster Town Centre was first designated as a Conservation Area in 1969. There are currently 64 conservation areas in Herefordshire. They vary in size from tiny hamlets to villages to country house estates, market towns, and include Hereford's historic centre. Maps of all the conservation areas can be found on the Herefordshire Council website:

<https://www.herefordshire.gov.uk/conservation-1/conservation-areas/3>

The Leominster Town Centre Conservation Area has been reviewed and a draft Conservation Area Appraisal has been prepared which is currently out for consultation and your views are sought on the document. The Draft Conservation Area Appraisal can be viewed on the Herefordshire Council website.

www.herefordshire.gov.uk/lcaa

The overall purpose of this Conservation Area Appraisal is :

- To clearly define the special interest of the Leominster Town Centre Conservation Area; and
- To identify those elements which contribute to its special interest in terms of archaeology, built heritage and natural environment.

During the appraisal the boundary of the existing Conservation Area was reviewed. General considerations underlying proposals to change conservation area boundaries include the following:

- To include areas of special architectural or historic interest that would contribute to the character of the conservation area;
- To include areas of the landscape that form an integral part of the historic built environment and contribute to the character of the conservation area;
- To exclude neutral or intrusive areas that do not contribute to, or, detract from, the character of the conservation area;
- To exclude areas of the landscape that do not form an integral part of the historic built environment;
- To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads, lanes or public footpaths, and to maintain coherence of the boundary.

A small group of buildings of special architectural or historic interest that would contribute to the character of the conservation area has been identified. This is the area identified in purple on the map on the cover. This would form an extension to the northern end of the conservation area to include the northern portion of Bridge Street, extending northwards of the junction with Vicarage Street up to the Kenwater Bridge, and the southernmost end of Bridge Street as far as Paradise Court. This area retains its historic coherence and distinctiveness as an area of medieval and post-medieval urban development, representing a northern extension of the historic core of the town linking it to the Marsh, an outlying suburb of medieval origin.

This proposed extension to the Conservation Area contains a significant number of Grade II listed buildings of 18th/early 19th century date (all three-storeys high, brick-built and mostly stucco-clad) lining the west side of Broad Street, including Pinsley House (early to mid-18th century) and Nos. 31-45 (Odd Nos). Immediately north of the Kenwater are several substantial 16th-18th century houses of brick, masonry and timber-framed construction (mostly of two storeys) flanking the southern end of Bridge Street, including Kenwater House, of late 17th/early 18th century date.

Details of all the listed buildings in Leominster can be found on the Historic England on-line map.

<https://historicengland.org.uk/listing/the-list/map-search>

The majority of the Conservation Area will remain unchanged from its original designation, and as such there will be no change to those buildings. However the draft Conservation Area Appraisal will hopefully aid and inform those building owners wanting to make changes to their property. The only change is the small extension identified in purple on the cover map. A full description of the character of the Conservation Area is included in the Draft Appraisal.

www.herefordshire.gov.uk/lcaa

What should I do if I want to carry out alterations to my property ?

Owners of buildings within a Conservation Area are still able to make certain small changes to their unlisted domestic buildings, under what is termed “permitted development rights” without the need for planning consent and over which the Local Authority has no control. Small changes in themselves may have little impact on individual properties, but where the Conservation Area contains a number of unlisted single residential properties, the cumulative effect of such changes can result in the gradual erosion of the quality of a Conservation Area.

The Council Website has guidance on Planning and development restrictions in a conservation area that you may find useful.

<https://www.herefordshire.gov.uk/conservation-1/conservation-areas/2>

Guidance on the requirement for planning permission is also available on the Council Website.

<https://www.herefordshire.gov.uk/planning-services/apply-planning-permission>

Nonetheless, Listed Buildings require Listed Building Consent for alterations, whilst commercial properties (including commercial properties with flats above) do not benefit from the same permitted development rights as solely domestic properties. If you are unsure if your building is listed, the Historic England online map provides further details.

<https://historicengland.org.uk/listing/the-list/map-search>

How can you comment / engage in this process?

Your views on the Draft Conservation Area Appraisal and the extension to the conservation area are sought during a 6 week consultation period, from 15 August to 26 September 2022.

Comments received after this time may not be considered.

If you would like to make any comments please complete the Consultation Response Form.

www.herefordshire.gov.uk/lcaa

Consultation Response Forms should be submitted preferably by email to the following address.

By e-mail DutyOfficerHeritageBuildingEnquiries@herefordshire.gov.uk

Built Heritage Team, Economy & Environment Directorate, Herefordshire Archive and Record Centre, Fir Tree Lane, Rotherwas. Hereford, HR2 6LA

If you have any further queries further details can be obtained from the Built Heritage Team at the e-mail above or during the drop-in events to be held at the Town Council Offices on 26 August 2022 and 14 September between 10:00 and 17:00, or the 2 virtual events to be held via ZOOM on 8th September and 14 September from 1800 to 1900. Details of how to access the online events are www.herefordshire.gov.uk/lcaa.