



### **Cabinet Member for Housing and Communities**

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#### **Time and Date**

11.00 am on Friday, 17th March, 2023

#### **Place**

Diamond Rooms 1 and 2 - Council House

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#### **Public Business**

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes** (Pages 5 - 8)
  - a) To agree the minutes of the meeting held on 5 December 2022
  - b) Matters arising
4. **Local Listing Nominations - Process Review** (Pages 9 - 14)

Report of the Director of Streetscene and Regulatory Services
5. **Local Listing Nomination - Allesley Hotel, Birmingham Road, Allesley**  
(Pages 15 - 26)

Report of the Director of Streetscene and Regulatory Services
6. **Local Listing Nomination - Former Coronet Cycle Works, Far Gosford Street** (Pages 27 - 34)

Report of the Director of Streetscene and Regulatory Services
7. **Local Listing Nomination - St Columba's Church** (Pages 35 - 42)

Report of the Director of Streetscene and Regulatory Services
8. **Local Listing Nomination Report - 42 Britannia Street** (Pages 43 - 50)

Report of the Director of Streetscene and Regulatory Services
9. **Local Listing Nomination Report - Former Paris Cinema, Far Gosford Street** (Pages 51 - 60)

Report of the Director of Streetscene and Regulatory Services

10. **Local Listing Nomination Report - Charles Ward and George Eliot Building** (Pages 61 - 68)  
Report of the Director of Streetscene and Regulatory Services
11. **Local Listing Nomination Report - No. 1 New Union Street** (Pages 69 - 76)  
Report of the Director of Streetscene and Regulatory Services
12. **Local Listing Nomination Report - Optical Art Mural, Bull Yard** (Pages 77 - 84)  
Report of the Director of Streetscene and Regulatory Services
13. **Local Listing Nomination Report - Sir Guy and the Dun Cow Sculpted Relief** (Pages 85 - 92)  
Report of the Director of Streetscene and Regulatory Services
14. **Outstanding Issues**  
There are no outstanding issues
15. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

#### **Private Business**

Nil

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Julie Newman, Chief Legal Officer, Council House, Coventry

Thursday, 9 March 2023

Note: The person to contact about the agenda and documents for this meeting is Usha Patel Governance Services Officer, Email: [usha.patel@coventry.gov.uk](mailto:usha.patel@coventry.gov.uk)

Membership: Councillors R Bailey (Shadow Cabinet Member), L Bigham (By Invitation), M Lapsa (Shadow Cabinet Member), S Nazir (Deputy Cabinet Member) and D Welsh (Cabinet Member)

#### **Public Access**

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#### **Usha Patel**

**Governance Services Officer, Email: [usha.patel@coventry.gov.uk](mailto:usha.patel@coventry.gov.uk)**

**Coventry City Council**  
**Minutes of the Meeting of Cabinet Member for Housing and Communities held at**  
**10.00 am on Monday, 5 December 2022**

Present:

Members:                                   Councillor D Welsh (Chair)  
  Councillor R Bailey (Shadow Cabinet Member)  
  Councillor M Lapsa (Shadow Cabinet Member)  
  Councillor S Nazir (Deputy Cabinet Member)

Employees Present:

Law and Governance                U Patel, C Thomson  
  
Planning and Regulation        R Back, D Butler, C Styles

## **Public Business**

### **13.     Declarations of Interest**

Councillor R Bailey and Councillor S Nazir declared an ‘Other Interest’ in the matter the subject of Minute 15 below headed “Householder Design Guide Supplementary Planning Document (SPD) Public Consultation”. As they were both present in the meeting by invitation, Councillor Bailey in his role as Shadow Cabinet Member and Councillor Nazir in her role as Deputy Cabinet Member, and not in a decision making capacity, they remained in the meeting.

### **14.     Minutes**

The minutes of the meeting held on 28 July 2022 were agreed and signed as a true record. There were no matters arising.

### **15.     Householder Design Guide Supplementary Planning Document (SPD) Public Consultation**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which sought authority to consult for a seven week period on the draft Householder Design Guide Supplementary Planning Document (SPD).

SPDs add further detail to the policies in the Local plan but cannot introduce new policy. They provided additional information and are a material consideration when determining planning applications. This SPD would give residents design guidance when adapting, extending and improving their properties and, upon adoption, would replace the existing Householder Design Guide.

The current Householder Design Guide was adopted in 2013, and residents considering alterations to their properties would benefit from up-to-date guidance regarding what is expected in order to receive a successful planning determination.

The draft Householder Design Guide is a comprehensive review and updating of the previous document and would provide clear guidance for residents when making applications, as well as to officers when determining planning applications.

Regulations 11 to 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs; including a minimum statutory public consultation period of four weeks. The Council's recently adopted Statement of Community Involvement set a local standard that SPDs should be consulted on for six weeks, therefore this would be adhered to.

It was also a legal requirement, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), to consider whether or not a Strategic Environmental Assessment (SEA) of the SPD should be undertaken. The process for determining whether an SEA would be required is called screening and this would determine whether a plan would have significant environmental effects. The screening opinion that was undertaken, as attached at Appendix 2 of the report, concluded that no SEA was needed as the SPD elaborated on existing policy. This screening report must be consulted on so that three statutory bodies (Historic England, Natural England and the Environment Agency) could respond. For this reason, it made sense to make the screening report publicly available for comment at the same time as the SPD was being consulted on.

An Equalities Impact Assessment (EIA) was also undertaken, as attached at Appendix 3 of the report. This would also form part of the public consultation.

Responses would be analysed, and the SPD amended accordingly, before submitting to Cabinet for final adoption. In line with legislation, the Cabinet report would include a statement setting out the details of the consultation, a summary of the main issues raised and how they had been addressed.

It was noted that SPD consultations would normally be six weeks long. However, as this consultation would run over the Christmas period, an additional week was proposed, making a seven week consultation period.

**RESOLVED that the Cabinet Member authorises a seven week public consultation on the draft Householder Design Guide Supplementary Planning Document.**

**16. Outstanding Issues**

There were no outstanding issues.

**17. Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

**David Butler, Head of Planning Policy and Environment**

The Cabinet Member reported that this was David Butler's last meeting before moving to a new role at a different authority. The Cabinet Member and Members present thanked David for all his hard work and wished him well for the future.

(Meeting closed at 10.20 am)

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## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

All Wards

**Title:**

Local Listing Nominations – Process Review

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**Is this a key decision?**

No - although the proposals affect more than two electoral wards, the impact is not expected to be significant.

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**Executive summary:**

The City Council has an established nomination process for the nomination of additions to the Local List of Heritage Assets, available to the public via the authority's website at [https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

The report reviews this established process, seeking to ensure that the route to, and assessment of, nominations may be best managed in line with available Council resource and planning policy.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Endorse the revision to the Local Listing process.
- 2) Delegate authority to Head of Planning Policy and Environment, to finalise the details and publication of the updated Local Listing nomination process.

**List of Appendices included:**

N/A

**Background papers:**

City of Coventry Local List of Heritage Assets – criteria  
[https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

**Other useful documents**

N/A

**Has it or will it be considered by scrutiny?**

No - However, the role of Locally Listed Heritage assets in the planning system was presented to Scrutiny Panel 6<sup>th</sup> October 2022

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No



## **Report title:** Local Listing Nominations – Process Review

### **1. Context (or background)**

- 1.1 Locally listed buildings are buildings and sites within the local planning authority's area which make a positive contribution to its local character and sense of place because of their heritage value.
- 1.2 Whilst these buildings or sites may not be nationally designated, the Local List identification of these sites and their significance then merits consideration in future planning decisions.
- 1.3 Coventry City Council have maintained a Local List of Buildings of Special Architectural and Historic Interest since (at least) June 1974. The list has evolved over time as nominations have been considered and if endorsed, placed onto the register.
- 1.4 The creation and maintenance of a Local List is a way to identify and celebrate historic buildings and sites which enrich the area, this identification and publication of designations also contributes to the Coventry Plan in the promotion of Coventry as a visitor destination and centre for the arts and culture.
- 1.5 The nomination process establishes key criteria for the consideration of inclusion to the Local List, in order that a nomination be valid and proceed to further stages of evaluation, applicants must demonstrate the nominations alignment with the articulated criteria.
- 1.6 Further to these criteria being met, the process states that nominations will be considered by officers alongside views being sought from the public. Further to this process a recommendation is made to Cabinet Member for consideration and decision making upon the nomination.
- 1.7 The process is seen to present robust assessment criteria for nominations, seeking that distinct local heritage value be articulated through several points of consideration. However, the process also currently presents challenges in respect of the allocation of specialist resource, where the requirement to proceed to public consultation of all applications which meet the stated criteria, thereby introducing processes which may impact upon wider organisational priorities.
- 1.8 The following recommendations are therefore made, in order that the process remains deliverable amongst wider organisational priorities, to maintain the positive role of Local Listing designations in the city.

### **2. Options considered and recommended proposal**

- 2.1 In order to resolve resource impacts, the City Council could choose to close the route to nomination of Locally Listed heritage assets, however this is not recommended in the interests of promoting and respecting the local heritage of the city and the alignment of this with the Coventry Plan.
- 2.2 The recommendation is to maintain the currently available route to nomination of new Locally Listed Heritage Assets, however subject to a minor revision in policy. This being that the Urban Design and Heritage manager is required to review and approve the appropriateness of undertaking the consultation processes, prior to views being sought and decision-making phases being enacted. As a result of the revision, nominations may be considered in line with

available resource requirements, and alongside planning policy and strategic considerations, ahead of public consultation.

### **3. Results of consultation undertaken**

3.1. N/A

### **4. Timetable for implementing this decision**

4.1 The decision will be implemented immediately, with an updated process to be published at the earliest opportunity.

### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

5.1. Financial Implications

The recommendation will have no financial impact, however, allow the authority to better manage resourcing requirements in respect of maintaining a live nomination process.

5.2. Legal Implications

There are no legal implications associated with this report.

### **6. Other implications**

6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

6.2. **How is risk being managed?**

There is no risk identified associated with the recommendation

6.3. **What is the impact on the organisation?**

The recommendation will allow for improved future resource management of the Local Listing process.

6.4. **Equalities / EIA?**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. **Implications for (or impact on) climate change and the environment?**

There is no direct impact from the recommendations of the report.

6.6. **Implications for partner organisations?**

None

**Report author(s):**

Chris Styles  
Head of Planning Policy and Environment

**Service:**

Planning and Regulation

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<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Public report Cabinet Member Report

Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

Bablake Ward

**Title:**

Local Listing Nomination – Allesley Hotel, Birmingham Road, Allesley

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**Is this a key decision?**

No

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**Executive summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of the former Allesley Hotel, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Part-endorse the nomination for Allesley Hotel, Birmingham Road, to be added to the local list, for the reasons set out in the report.
- 2) Delegate authority to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the designation

**List of Appendices included:**

Appendix One - Allesley Hotel Local Listing Nomination – public consultation report

**Background papers:**

- Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

City of Coventry Local List of Heritage Assets – criteria

**Has it or will it be considered by scrutiny?**

No

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

**Report title:** Local Listing Nomination– Allesley Hotel

**1. Context (or background)**

- 1.1 A public nomination for addition to the local list of the Allesley Hotel has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of the Allesley Hotel, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is located within the Allesley Village Conservation Area, identifying the context local to the nomination to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. As such, the established Conservation Area within which the nomination is located, affords the nomination additional considerations within the planning system. It should also be noted that the nomination is located in the local setting of a number of Grade II Listed Buildings and structures.
- 1.4 The Coventry Local Plan (2011-2031), most directly within policy HE2, builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance.
- 1.5 The site does not benefit from any current consented planning application on site, the most recent formal planning application made on site being that of ref 2010/1930 seeking to construct a vehicle access from Pickford Way, this application however was withdrawn.
- 1.6 Further to public consultations invited on the nomination during August and September 2022, five responses were received regarding this nomination, of these responses three object to the proposal for local listing whilst two are supportive.
- 1.7 In respect of those objecting to the received nomination, challenge is submitted regarding the properties historic origins and family associations noted in the consultation report for comment, whilst some misunderstanding of process is evident in assertions that the City Council had been promoting the local listing rather than duly consulting upon the received public nomination.
- 1.8 Also contained within representations made upon the nomination, are several comments around the aims of the received local listing nomination in respect of frustrating any future development proposals and complaints to the City Council regarding activities on site. These points are taken as comments, however, are not material in establishing a recommendation in respect of the building's heritage value.
- 1.9 The nomination received by the authority for assessment for inclusion to the local list of heritage assets was valid, and therefore progressed to public consultation stage aside internal review, the findings from consultations demonstrated a balance toward objection to the nomination, however it should be noted that it is understood that a number of those objecting are appointed consultants of a party with commercial interest in the site.
- 1.10 Whilst the nomination received referred to the entirety of the Allesley Hotel, the undertaken assessment has found that only the more historic element of the property which immediately

fronts the Birmingham Road is worthy of consideration for addition to the local list of heritage assets, finding the more modern elements to the sites interior as currently having a negative impact upon the quality of the Conservation Area.

- 1.11 The property is understood to have undergone significant change in the late 19<sup>th</sup> century, and as such significant loss of character and fabric from prior to this period has occurred. However, the property may retain elements prior to this period and has since delivered its own distinctive frontage onto Birmingham Road in its re-modelled form from this period.
- 1.12 Internal works undertaken at the point of its conversion to a hotel use are understood to have further eroded some of the internal historic interest, notwithstanding this, some features of historic of interest are observed to remain.
- 1.13 In conclusion it is accepted that the buildings evolution has eroded some of its historic interest, however the frontage and form of the property is nevertheless seen to make its own distinctive contribution to the character of the wider Conservation Area, alongside which, further research in establishing the architectural history and family connections of the property may yield a further richness to the story of the site and property, and indeed therefore to the understanding and appreciation of the wider Conservation Area.
- 1.14 In recognition of this, the element of the former hotel fronting the Birmingham Road are seen as a worthy addition to the local list of heritage assets, however later extension elements to the site's interior are not assessed to meet the necessary criteria for local listing. It is therefore suggested that a local listing designation be limited to the elements of built form contained within the red line as identified in plan area at 1.15.

1.15



## **2. Options considered and recommended proposal**

- 2.1 The City Council could choose not to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination, this is not recommended.
- 2.2 The recommendation is to partially endorse (as shown at 1.15) the nominations addition to the local list of heritage assets, and delegate to the head of planning policy and environment to finalise details of the designation.

## **3. Results of consultation undertaken**

- 3.1 Of the representations received in support of the local listing nomination, no additional evidence was presented on which inform the assessment of the nomination.
- 3.2 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below :



- Representations noted the evolution of the building and challenge the age and value of the property seen on site today with today. The property seen today has evolved from earlier forms, whilst the sub ground arrangement is understood to respond to an earlier building footprint, the above ground arrangement has evolved to a later arrangement, which is understood to have been constructed between 1896 and 1904.
  - Responding to this point it is accepted that the nomination has undergone significant change, and indeed earlier iterations are now understood to be subsumed into a later arrangement, this observation is agreed with and given weight in the recommendation.
- The interior of the building is also noted to have been significantly altered with loss of historic interest.
  - Similarly, officers accept that with redevelopment of the property both between 1896 -1904 and indeed during the mid 20<sup>th</sup> Century upon conversion to a hotel use, internal historic features have been eroded. This is also given weight in the making of a recommendation, however it should be noted that items of historic architectural interest are seen to remain, whilst there may be opportunity that some fabric of earlier built forms still remain within the standing building.
- Loss of historic landscape setting of the of the property, to a great extent being no longer legible.
  - Officers accept that the designed landscape within which the former building(s) on site were located has largely now been lost and is unable to be read, this erosion is considered in the making of recommendation on the nomination.
- Family associations being predominantly to William Issac Illfie, the publisher of the Coventry Evening Telegraph, rather than the more historically notable son Edward Magur Illfie the Conservative Member of Parliament.
  - The family associations to the property and the Illfie family are recognised, and whilst officers accept that the property may be to a greater extent associated to a less notable member, the association to the family is seen to contribute toward the social history of the city and therefore given due weight in the recommendation.
- The property cannot be said to be in keeping with that of properties in this part of the Conservation Area, many of which are 18<sup>th</sup> Century in date and retain much of their original character.
  - Officers accept that the period of development of the frontage of the former Allesley Hotel differs from some notable properties within the Conservation Area and this is considered in establishing a recommendation, however the frontage of the nomination has itself been a distinctive contributor to this element of the Conservation Area since its inception.
- Heritage value further lost due to damage of internal features having taken place due to break ins and vandalism on site
  - It is accepted that further erosion of the fabric condition of the property is understood to have recently taken place through unauthorised access, furthermore the general condition of the site and now vacant buildings may be said to be negatively impacting upon the quality and character of the Conservation Area.
- Challenge to links with local architect Harry Quick.
  - To date no definitive link to the notable local architect has been determined which may have attributed additional weight in favour of the nomination, as such this element of consideration is removed from the making of recommendation.
- Assertion that the property is a neutral / negative contributor to the Conservation area, notably in respect of insensitive and inappropriate rear extensions.

- o Officers concur that the entirety of the Allesley Hotel does not meet the level of historic interest to warrant Local Listing designation, modern extensions to the interior of the site are not deemed worthy of designation

#### **4. Timetable for implementing this decision**

- 4.1 The decision will be implemented immediately, with designations being applied to planning data at the earliest opportunity.

#### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

##### **5.1. Financial Implications**

The local listing designation will increase workload in relevant future planning applications by engagement with the conservation officer, however this is within the department's current capacity.

##### **5.2. Legal Implications**

There are no legal implications associated with this report.

#### **6. Other implications**

##### **6.1. How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

##### **6.2. How is risk being managed?**

There is no risk identified associated with the recommendation

##### **6.3. What is the impact on the organisation?**

Should the nomination be endorsed, the planning policy team will highlight the designation on public planning resources, thereafter, the development management team will consider affects upon the designation in any forthcoming development proposals.

##### **6.4. Equalities / EIA?**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

##### **6.5. Implications for (or impact on) climate change and the environment?**

There is no direct impact from the recommendations of the report.

##### **6.6. Implications for partner organisations?**

None

**Report author(s):**

Chris Styles  
Head of Planning Policy and Environment

**Service:**

Planning and Regulation

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Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission:</b> (officers and members)				
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Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

Allesley Hotel. 73 Birmingham Road Coventry



Figure 1. Allesley House c1900



Figure 2. Allesley Hotel 2022

## Assessment – Discussion

According to the Philpot Files<sup>1</sup> the Allesley Hotel is believed to have its origins in the Elizabethan period.

In the latter part of the 19<sup>th</sup> century Allesley House lay within four acres of land, containing several outbuildings and a cottage. In the early 1900's there is evidence that the building was altered.

These works were carried out by one of its more well-known owners, William Isaac Iliffe, who founded the Midland Daily Telegraph in 1891 (which later became the Coventry Evening Telegraph) , he was also a public servant, Conservative Member of Parliament and successful businessman in Coventry.<sup>2</sup> William Iliffe bought the whole of the Allesley Estate in 1909, his main residence was [Allesley Hall](#) with the estate containing Allesley House which later became the Allesley Hotel. Allesley House was re-fronted by Iliffe in the mock Tudor style for his son Edward,

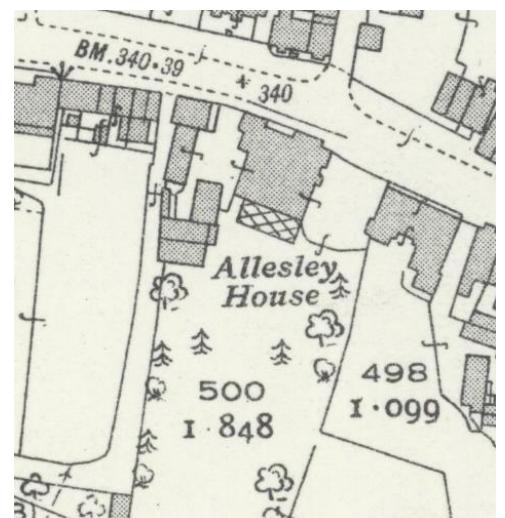


Figure 3: 1939 25" OS Map showing Allesley House

<sup>1</sup> History of Allesley by Leonard Philpot (Allesley and Coundon Wedge Conservation Society) 2009 Vol. 2 pg. 103

<sup>2</sup> [https://www.gracesguide.co.uk/Iliffe\\_and\\_Sons](https://www.gracesguide.co.uk/Iliffe_and_Sons)

who lived there in the early 20<sup>th</sup> century. Edward went on to become Lord Iliffe, 1st Baron Iliffe, inheriting and expanding his fathers' businesses.

Photographic and map evidence show the front elevation of the building was substantially altered in the early 20<sup>th</sup> century, however retaining the proportions of the Elizabethan house.

The property became a hotel following the second world war, at which point it is believed that the stables, the last remaining historic outbuildings, were demolished.

Allesley Hotel contributes to a collection of properties in the conservation area which contribute to the wider character. Views terminate at Allesley Hotel from Butchers Lane on the opposite side of the road, a mostly pedestrian route leading downhill from a modern housing development in the north of the village.

The main elevation contains a three-storey projecting central gable with barge boards and finials under a clay tile roof orientated north/south, which is flanked by a pair of two-storey bays of an east/west orientation, each with a pitch roof. Brick built to the first floor, the main bay contains a large, 12-pane window, with top hung casements with leaded lights and some stained glass. The window has sloping stone sills; and is secured by the original low railings. Above is a mock Tudor frame containing rendered panels with a projecting wooden bay to the first floor. Flanking alternate ground and first floor windows are projecting bays, with a modern flat roofed addition at ground floor level. The east elevation is unadorned, creme rendered with two sash windows visible on the upper level of the rear bay. There are a number of tall chimneys. The west return has a single storey shed with hipped roof on the corner and joining into the two storey east/west gable ended range. Similar in style to the front, it contains some mock Tudor panelling to the first floor. Extending from the mock Tudor range is a range of the same period in a slightly different, yet complimentary style. It is grander than the east side suggesting this would have formed part of the entrance to the building.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** Allesley Hotel is a prominent building within Allesley Village, situated in the heart of the old village, on one of the main roads out of the city. The building, in line with its prominent siting, was home to Lord Edward Iliffe, son of William Iliffe, one of the most well-regarded businessmen in the city and owner of the Midland Daily Telegraph Newspaper.

**Artistic:** Because of its architectural and historic significance; its situation and size the Allesley Hotel contributes positively to the appearance of the street scene and other listed buildings within Allesley Conservation Area. Architecturally it forms one of a suite of buildings, all of a similar style built by or for the Iliffe family, including Allesley House and the Chace Hotel (Dr Charles Iliffe).

It is possible that the architect of the building may have been Harry Quick, a well know Coventry Architect who also built Allesley Hall, further investigation would be needed to confirm this.

**Community:** The Allesley Hotel plays a key role in the identity of Allesley village Conservation Area, its imposing front is highly visible on the Birmingham Road and makes a strong contribution to the appearance of the Conservation Area and is a historical reminder of the status and wealth of Allesley village the building is widely recognised in the community in its landmark role.

**Evidence:** The hotel is sited within one of the only remaining medieval suburbs of Coventry, written records suggest the building origins date to the Elizabethan period. Written evidence tells the history Allesley and its

occupants providing understanding of how the people of Coventry lived, and the status and economic development of Allesley in relation to the rest of the city.

**Age:** Possible Elizabethan origins, with early 19<sup>th</sup> century alterations, and mid-20<sup>th</sup> century additions.

**Rarity:** The prominent building is individual in style and status sitting comfortably surrounded by listed buildings and can be said to make a positive contribution to the character and group value of the building within Allesley Conservation Area.

**Integrity:** Elizabethan origins, with early 19<sup>th</sup> century alterations, and mid-20<sup>th</sup> century additions. Whilst some modern interventions have taken place the designed aesthetic of the property remains evident and intact.

**Coventry's identity:** The building contributes to the understanding Coventry's long history and the life of wealthy and influential members of society and exists as a reminder of their successes. Allesley is one of the few surviving early modern suburbs of Coventry and as such aids understanding of the city's historic development.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/locallist>

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## Public report Cabinet Member Report

Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination – Former Coronet Cycle Works, Far Gosford Street

---

**Is this a key decision?**

No

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**Executive summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of No 84-88 Far Gosford Street, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Endorse the nomination for the Former Coronet Works, Far Gosford Street to be added to the local list, for the reasons set out in the report.
- 2) Delegate authority to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the designation

**List of Appendices included:**

Appendix One - Former Coronet Works – public consultation report

**Background papers:**

- Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it or will it be considered by scrutiny?**

No

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

**Report title:** Local Listing Nomination – Former Coronet Cycle Works, Far Gosford Street

**1. Context (or background)**

- 1.1 A public nomination for addition to the local list of the former Coronet Cycle Works, Far Gosford Street has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is situated within the Conservation Area of Far Gosford Street, designated by the City Council on the 21<sup>st</sup> October 1992, identifying the context local to the nomination to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. As such, the established Conservation Area within which the nomination is located, affords the nomination additional protections within the planning system.
- 1.4 The Conservation Area Appraisal identifies buildings which positively contribute to the special character within section 4 'summary of special interest', in this current policy assessment, nos. 84-88 has been identified within the Conservation Area Appraisal as a building which makes a positive contribution to the character of the Conservation Area, and further highlighted as a 'landmark', furthermore, the appraisal identifies the property as a proposed addition to the local list.
- 1.5 In addition, the Coventry Local Plan (2011-2031), most directly within policy HE2, builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance. In application of HE2 both designated Conservation Areas, Locally Listed Buildings and non-designated heritage assets are afforded considerations in the planning balance.
- 1.6 The most recently considered planning application on site is that of planning ref 2017/0134 – 'Change of use to HMO and rear first floor extension, and associated condition discharge applications. These works are understood to have been completed, and therefore no consented planning application in regard to the nomination exists which may bring about change from the situation seen today, aside from that which may be undertaken where planning controls do not apply.
- 1.7 The nomination for assessment for inclusion to the local list of heritage assets was valid, and therefore progressed to public consultation stage aside internal officer review, whilst the findings from public consultation were limited, those received were positive in respect of adding the property to the local list of heritage assets.
- 1.8 Examination of local policy identified that the building has also been assessed within the Conservation Area Appraisal for Far Gosford Street and noted as a positive contributor to character and acting as a landmark in townscape, furthermore the appraisal continues to include the nomination within its own recommendations for local listing, this nomination therefore aligns with established heritage policy in the city.

1.9 Further to the findings of the public consultation, overview of planning, and planning policy context and review of the submitted information, the addition to the local list of heritage assets of the nomination is recommended. Nos. 84-88 Far Gosford Street which demonstrates a strong link to the cities identity, whilst previous assessments of the buildings contribution to character and landmark status are endorsed.

## **2. Options considered and recommended proposal**

2.1 The City Council could choose not to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.

2.2 The recommendation is to endorse the nominations addition to the local list of heritage assets, and delegate to the head of planning policy and environment to finalise details of the designation.

## **3. Results of consultation undertaken**

3.1 Further to public consultations invited on the nomination during August and September 2022, two responses specific to this nomination were received, both supporting the nominations promotion to the local list of heritage assets.

3.2 Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :

- Supporting the nomination, the Coventry Society noted the buildings links to the City's important motoring heritage and propose that such links should be recognised in the local listing strategy in the city.
  - Officers agree with the importance of recognition of this key element of the City's industrial development and assign weight in support of the nomination accordingly.

## **4. Timetable for implementing this decision**

4.1 The decision will be implemented immediately, with designations being applied to planning data at the earliest opportunity.

## **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

5.1. Financial Implications

The local listing designation will increase workload in relevant future planning applications by engagement with the conservation officer, however this is within the department's current capacity.

5.2. Legal Implications

There are no legal implications associated with this report.

## **6. Other implications**

6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

**6.2. How is risk being managed?**

There is no risk identified associated with the recommendation

**6.3. What is the impact on the organisation?**

Should the nomination be endorsed, the planning policy team will highlight the designation on public planning resources, thereafter, the development management team will consider affects upon the designation in any forthcoming development proposals.

**6.4. Equalities / EIA?**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

**6.5. Implications for (or impact on) climate change and the environment?**

There is no direct impact from the recommendations of the report.

**6.6. Implications for partner organisations?**

None

**Report author(s):**

Chris Styles  
Head of Planning Policy and Environment

**Service:**

Planning and Regulation

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<b>Contributor/approver name</b>	<b>Title</b>	<b>Service Area</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

Coronet Works, 87 Far Gosford Street, Gosford Green, Coventry, CV1 5DP



Figure 1. The Former Coronet Works whilst operating as a Lloyds Bank Branch circa 2013



Figure 2. The Former Coronet Works photographed in the 1970's before the rear section was removed

## Assessment – Discussion

Built circa 1898 as a factory for the assembly of motor cars, the building contributes to an understanding of the notable beginnings of Coventry's motor industry. It connects us both to the people who worked in this developing industry and to the evolution of the motor car itself. A host to many early motor manufacturers In 1898 a group of new motor manufacturers moved into workshop units, the most famous of these being Humber. By 1906 only Humber remained and had taken over the majority of the building. After a fire destroyed most of the rear of the building, Humber began to vacate the works. They moved into new premises in Stoke in 1908, whilst the building appears on a 1906 Ordnance Survey map as 'Coronet Works'.



Figure 3. Image from 1906 following the fire at the Humber Motor Works, showing building pre-ground floor extension and rear section loss.

By 1912, many motor marques had ceased training and the building became a bank branch in the 1920's, the building remained in this use, most recently as a Lloyds Bank branch, which closed in 2016

The building makes a notable contribution to the identity of Far Gosford street, occupying a position of prominence at the eastern point of the conservation area, aside Sky Blue Way. It is an example of a late 19th century factory building, composed of three stories, with a projecting shop front at ground level (note Fig3), built c1912. Fronting Far Gosford Street, there are five windows on the ground floor, with a further three fronting Sky Blue Way which are separated by an entrance door in a chamfered arrangement addressing the junction of the two roads. The first and second floors consist of ten windows facing the street, with sets of two facing toward

Gosford Green. The central frontage of the building extends outwards slightly, featuring a gabled profile, this contained feature formally articulated the original entrance at ground floor level. The building is of brickwork construction, with white rendering over, and whilst there has been some modern replacement window types, a positive proportion of timber sash window types remain.

The building sits aside a number of locally listed properties, and is seen to make a positive contribution to the character of the conservation area, whilst providing a positive townscape response to the junction with Sky Blue way and beyond to the green space of Gosford Green to the East, notable in the evolution of the building is the loss of the rear section (as pictured above in the 1970's).

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** The former Coronet works holds a strong association with the cities role in the development of the motor industry, and industry which would go on to form a key part of the cities modern identity.

**Artistic:** Whilst the ground floor extension to the building has eroded some of the designed formality of the elevation, its design and architectural features are still available for appreciation, whilst fenestration remains largely in keeping with the period of development.

**Community:** 87 Far Gosford Street plays a key role in the identity of Far Gosford Street, marking arrival to the conservation area from the junction with Sky Blue way, the building is widely recognised in the community in its landmark role.

**Evidence:** This physical building itself is an important resource for understanding the development of the motor industry in the city, associated with a number of manufacturers including Humber.

**Age.** Circa 1898.

**Rarity.** The building is individual in style and status in the conservation area of Far Gosford Street, and in this primacy delivery a gateway response to a key point of arrival. The property is therefore singular in this role and status in the local context.

**Integrity.** Whilst some modern interventions have taken place the designed aesthetic of the property remains evident and intact, later ground level additions (circa 1912) at street level are present. Notable in the building's evolution is the loss of the rear section (shown in figure 2) which has eroded the buildings eastern elevational response, however the elements remaining on site retain historic interest with little elevational modifications evident.

**Coventry's identity.** The building contributes to the understanding of Coventry's rich motor industry heritage and as such aids understanding of the cities modern development.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/localist>





## Public report Cabinet Member Report

Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

Radford Ward

**Title:**

Local Listing Nomination – St Columba’s Church

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**Is this a key decision?**

No

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**Executive summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of St Columba’s Church, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Endorse the nominations for St Columba’s Church to be added to the local list, further to the reasons set out in the report.
- 2) Delegate authority to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the designation

**List of Appendices included:**

Appendix One - St Columba's Church Local Listing Consultation Report

**Background papers:**

- Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it or will it be considered by scrutiny?**

No

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

## **Report title:** Local Listing Nomination – St Columba’s Church

### **1. Context (or background)**

- 1.1 A public nomination for addition to the local list of St Columba’s Church has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of the nomination, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The Nomination is not located in any designated Conservation Area, however sited to the Northwest of the Coventry Canal Basin which is included within the Coventry Canal Conservation Area, the location is also outside of the designated City Centre area (CCCAAP). The building therefore may only benefit from policy HE2 of the Coventry Local Plan should it be recognised as a non-designated heritage asset.
- 1.4 Policy HE2 builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance, where part 1(e) further states that “*Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry’s heritage and are positively identified on the Coventry Historic Environment Record*”
- 1.5 The most recent planning application on site ref 2017/0559 – ‘Alteration and extensions to the main church building including new front entrance with ramped access and replacement pitched roof’.
- 1.6 The Church demonstrates links to Coventry’s population growth at a time of industrial expansion in the city, whilst the architectural design of the Church is worthy of note, being constructed in the inter-war period. A later flat roofed extension toward St Nicholas Street has eroded some of the architectural quality of the initial design, St Columba’s Church’s architectural approach remains largely appreciable and therein a positive reference to this period of the city’s development.
- 1.7 The designation of local listing to the property is therefore seen as appropriate, further to evident community links, surviving architectural interest and absence of an existing conservation policy base which may ensure due consideration is applied in future planning judgements.

### **2. Options considered and recommended proposal**

- 2.1 The City Council could choose not to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2 The recommendation is to endorse the nominations addition to the local list of heritage assets, and delegate to the head of planning policy and environment to finalise details of the designation.

### **3. Results of consultation undertaken**

- 3.1 Further to public consultations invited on the nomination during August and September 2022, two responses were received, both being supportive of the nomination being placed on the local list of heritage assets, discounting in assessment those comments received from the nominee, no additional information base on which to further inform the nomination upon was gained through this process.

### **4. Timetable for implementing this decision**

- 4.1 The decision will be implemented immediately, with designations being applied to planning data at the earliest opportunity.

### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

#### **5.1. Financial Implications**

The local listing designation will increase workload in relevant future planning applications by engagement with the conservation officer, however this is within the department's current capacity.

#### **5.2. Legal Implications**

There are no legal implications associated with this report.

### **6. Other implications**

#### **6.1. How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

#### **6.2. How is risk being managed?**

There is no risk identified associated with the recommendation

#### **6.3. What is the impact on the organisation?**

Should the nomination be endorsed, the planning policy team will highlight the designation on public planning resources, thereafter, the development management team will consider affects upon the designation in any forthcoming development proposals.

#### **6.4. Equalities / EIA?**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

#### **6.5. Implications for (or impact on) climate change and the environment?**

There is no direct impact from the recommendations of the report.

#### **6.6. Implications for partner organisations?**

None

**Report author(s):**

Chris Styles  
Head of Planning Policy and Environment

**Service:**

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<b>Contributor/approver name</b>	<b>Title</b>	<b>Service Area</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission:</b> (officers and members)				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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### Context

St Columba's United Reform Church, St Columba's Close, Coventry



Figure 1. Primary elevation as viewed from St Columba's Close



Figure(s) 2. St Columba's Church Interior



### Assessment – Discussion

Submitted for consideration of inclusion on the local list, St Columba's Church was opened in October 1931, following fundraising to establish a base for Presbyterian worship in the city.

The building was designed by Spalding and Myre's Architects of London, who it is understood specialised in the delivery of non-conformist chapels and Baptist churches. The church is of dark red brickwork façade with a tiled roof over, incorporating architectural features which include arched stepped recession elements, dormer windows and an unusual, steeply pitched roof form derived in part from the use of an angular footprint arrangement.

Sited on St Columba's Close, the church is neighboured by high-rise post-war development to the south, and a two-storey sheltered housing scheme to the north. To the east and west the site fronts onto public highway, where approaching St Nicholas Street a later flat roofed extension is seen set beyond a small area of landscape and associated hardstanding.

### Assessment – Criteria

Assessing St Columba's Church against the established criteria for inclusion on the local list of heritage assets, the following observations and comment is made:

**Historic:** Inter-War place of worship development example, with notable association to population growth in support of local industry.

**Artistic:** Of restrained architectural design, notable points of interest include recession arched brickwork formations and use of former windows delivering additional levels of natural lighting into the large open void

worship space within. The restrained architectural narrative continues to the interior with clearly understandable structural forms available to view.

Community: Further to growing engineering, textile and mining industries in the city, the Church is associated to the population increase of the city to support manufacturing expansion, notably related to those arriving from Scotland, and serving as a base for Presbyterian worship.

Age: Opened October 1931.

Rarity: Understood to be designed uniquely for the site, the church is unusual in form and architectural design, with no known equivalent present in the city.

Integrity: Intact, however some elements of degradation noted. Unsympathetic 1960's flat roofed rear extension detracts for overall architectural integrity seen today.

Coventry's Identity: St Columba's Church contributes to the narrative of Coventry's identity through enriching the story of community and population growth in the city in the inter-war period of the 20<sup>th</sup> century. Architecturally it is a notable example in the city of development of this type in the inter-war period.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/locallist>





## Public Report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – 42 Britannia Street

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**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of No 42 Britannia Street, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nomination for 42 Britannia Street to be added to the local list, for the reasons set out in the report.

**List of Appendices included:**

Appendix One - 42 Britannia Street – Public consultation report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## **Report title: Local Listing Nomination – 42 Britannia Street**

### **1. Context (or background)**

- 1.1 A public nomination for addition to the local list of 42 Britannia Street has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of the nomination, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The Nomination is not located in any designated Conservation Area, however, is located to the East of the Locally Listed Binley Oak Public House, the location is also outside of the designated City Centre area (CCCAAP). The building therefore may only benefit from policy HE2 should it be recognised as a non-designated heritage asset, alongside considerations of setting in respect of the neighbouring Binley Oak Public House.
- 1.4 Policy HE2 builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance, where part 1(e) further states that “ Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry’s heritage and are positively identified on the Coventry Historic Environment Record”
- 1.5 The site does not benefit from any current consented planning application on site, with applications being historic in respect of a single storey rear extension and first floor storeroom.
- 1.6 Articulated in the report for consultation the properties links to the development of the Hillfields area of the city can be established, alongside which, the association to the former use as a Co-Operative premises links the property further with the economic development of the area. The property is noted as needing significant repair, erosion of some elements of architectural interest have also taken place to the façade, notably throughout the ground floor of the property fronting Britannia Street.
- 1.7 The property does not individually benefit from any heritage policy basis in the city aside that which may be engaged through policy HE2 of the Local Plan, however considerations of setting to the neighboring Binley Oak Public House would be considered in any planning balance assessment.
- 1.8 The erosion of architectural detail and form at lower levels of the façade, limited contribution to wider local character, alongside the already established consideration of ‘setting’ to the neighboring Binley Oak Public House, together suggest that the nomination is not promoted to the local list of heritage assets.

### **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.

- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, informed by the above assessment alongside public consultation findings.

### **3. Results of consultation undertaken**

- 3.1 The nomination for the assessment of inclusion to the local list of heritage assets was valid, and therefore progressed to public consultation stage aside internal review, the findings from this public consultation were limited and did not demonstrate a weight of opinion for or against the building's inclusion to the local list of heritage assets.
- 3.2 Further to public consultations invited on the nomination during August and September 2022, two responses have been received regarding this nomination, of these responses one objects to the proposal for local listing whilst one is in support.
- 3.3 Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below:
- Supporting the nomination, the Coventry Society noted the properties links to the Co-Operative Society and the Society's importance in the cities social and economic history, further demonstrating this, historic photography is supplied showing the nomination in this use.
    - Accepting the properties former use and links to the Co-Operative Society, officers assign weight to the nomination in respect of its historic links to the social and economic development of the area.
- 3.4 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below:
- An objection to the nomination states that the site should be repurposed or demolished to make way for residential development.
    - Officers note this aspiration; however, the representation does not add further information to the evidence base on which to make recommendation, whilst the local listing assessment process is unable to promote future uses.

### **4. Timetable for implementing this decision**

- 4.1. The decision will be implemented immediately.

### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

- 5.1. Financial implications  
There are no financial implications associated with this report.
- 5.2. Legal implications  
There are no legal implications associated with this report.

### **6. Other implications**

- 6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

**6.2. How is risk being managed?**

There is no risk associated with the recommendations.

**6.3. What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

**6.4. Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

**6.5. Implications for (or impact on) climate change and the environment**

There is no direct impact from the recommendations of the report.

**6.6. Implications for partner organisations?**

None

**Report author:****Name and job title:**

Chris Styles

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Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
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Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

42 Britannia Street, Coventry, CV2 4FR.



Figure 1. 42 Britannia Street – Elevation fronting Britannia Street



Figure 2 (combined). Example architectural detail



## Assessment – Discussion

Submitted for consideration of inclusion on the local list, 42 Britannia Street was constructed circa 1902 and appears on the ordnance survey plan of 1905. Built as a retail premises, it forms part of the story of the expansion of the Hillfields area of the city and exhibits a decorated Edwardian architectural style.

Constructed in a red facing brick matching to the local context, the property features characterful arched window treatments with keystone details, arched timber sash widows and stone cills, whilst a primary feature of the façade is the Dutch style gable, painted which and containing a decorative date motif, extensions to the east are also noted to be constructed in the 1930's. Developed close to the locally listed Binley Oak Public House, the property contributed to the establishment of the local centre which played an important community role in the history of the Hillfields area.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** Example of retail commercial development in the period of expansion of the Hillfields district of the city.

**Artistic:** Decorative early Edwardian property, with notable Dutch style gable and feature motif, aside arched window heads, stone cills and timber sash windows, constructed in a red brick façade recognizable in type to that used widely in the local area.

**Community:** 42 Britannia Street contributes toward articulation of the development of the Hillfields area and is seen as one of several buildings marking a local centre, serving the wider community. The property has most recently operated as a second hand retail premises for J.G. Supplies, and Britannia Street Trading.

**Evidence:** This physical building itself contributes toward an understanding of the development of the Hillfields district.

**Age.** Circa 1902 (evident date motif)

**Rarity.** The property articulates a period of development of the local area by being clearly defined in an Edwardian architectural style, whilst there are a number of examples properties of similar development periods in the city, the disposition to residential development delivers some additional interest through an understanding of commercial patterns and establishment of local centres in the area.

**Integrity.** It is understood that the property is largely original in elevational form to Britannia Street, however the installation of retail shutters to the Western section of the ground floor has imposed change to the façade. The property is in need of significant repair with sections of lost brickwork, loss and rot noted in eaves detailing and notable areas of vegetation overgrowing the property

**Coventry's identity.** The building contributes to the understanding of Coventry's development pattern in the Hillfields area. The property is also set close to the locally listed former Binley Oak Public House which has strong connection to the city's football club.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/locallist>





## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – Former Paris Cinema, Far Gosford Street

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**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of the former Paris Cinema on Far Gosford Street, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nomination, for the reasons set out in the report.

**List of Appendices included:**

Appendix One – Former Paris Cinema – Public consultation report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## Report title: Local Listing Nomination – Former Paris Cinema, Far Gosford Street

### 1. Context (or background)

- 1.1 A public nomination for addition to the local list of the Former Paris Cinema on Far Gosford Street has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is situated within the Conservation Area of Far Gosford Street, designated by the City Council on the 21<sup>st</sup> October 1992, identifying the context local to the nomination to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. As such, the established Conservation Area within which the nomination is located, affords additional protections within the planning system.
- 1.4 The Conservation Area Appraisal identifies buildings which positively contribute to the special character within section 4 ‘summary of special interest’, in this current policy assessment, no 150 Far Gosford Street is not identified as being a positive contributor to the identified special interest, however the building is identified as an ‘opportunity for enhancement’ to the Conservation Area, stating aspirations to “*restore the elevation of the former cinema at No 150 in a style appropriate to the Conservation Area*” and “*improve or redevelop the buildings at 151-153 as they are having a negative effect on a key location within the Conservation Area*”.
- 1.5 In addition, the Coventry Local Plan (2011-2031), most directly within policy HE2, builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance. In application of HE2 both designated Conservation Areas, Locally Listed Buildings and non-designated heritage assets are afforded special consideration in the planning balance.
- 1.6 The most recently considered planning application on site is that of planning ref 2021/1734, presented to planning committee on the 15<sup>th</sup> September 2022 and resolved to approve subject to S106 agreements. Within this application the façade of the nominated building is proposed to be retained alongside the site being redeveloped for commercial and student accommodation purposes.
- 1.7 Within the assessment of this application, the nomination site also benefits from recent oversight by Historic England with findings summarised in the planning officers report, stating that HE concluded that the existing building occupying the plot is of negligible heritage significance and that little or no fabric of the original cinema building survives, HE therefore raised no objection to the demolition of the building (minus the façade) as was proposed. Similarly, the City Council’s Conservation Officer raised no objection to redevelopment proposals subject to appropriate conditions.
- 1.8 Examination of local planning policy context has established that the building has previously been assessed as not making a positive contribution to the special character of the conservation area whilst also identifying that the site offers an opportunity for enhancement to the

Conservation Area through restoration of the façade toward Far Gosford Street, the City Council's Conservation team does not disagree with these conclusions which are contained within the Conservation Area Assessment.

- 1.9 Furthermore, through recent examination of the building through the planning system alongside assessment of planning application ref 2021/1734, Historic England reached similar conclusion in not raising objection to the buildings loss with retention of the façade fronting Far Gosford Street.
- 1.10 Further to these findings, alongside public representations received, inclusion to the local list is not recommended to the Cabinet Member, as the designation would not introduce any additional planning controls in addition to those already afforded by the building's location within the existing Conservation Area of Far Gosford Street, furthermore conclusions identified within the established Conservation Area Appraisal are seen to remain applicable.

## **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, informed by the above assessment alongside public consultation findings.

## **3. Results of consultation undertaken**

- 3.1. Further to public consultations invited on the local listing nomination during August and September 2022, three responses specific to this nomination were received, with a fourth supporting response received from the nominee for the listing at the Coventry Society.
- 3.2. Of the three responses received aside from the nominee, two supported the buildings nomination, noting the contribution to local identity and therefore advocating its retention / re-use, whilst the remaining response stated that the site should undergo redevelopment.
- 3.3. Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :
  - *Association to local architect – J.H Gilbert*
    - The association of the property to a local architect who is understood to have also delivered other arts and cultural buildings in the City is noted by the assessing officer, accepting that this link adds weight to the nomination, through evidencing links to local community and artistic narratives.
  - *Association to historic film culture in the city and being owned by Oscar Deutsch – Founder of the Odeon Cinema chain*
    - Established links of the property to the founder of nationwide Odeon Cinema chain are noted, and similarly given weight in the assessment of the nomination.
  - *Aspiration to re-utilise the building to support local film industry*
    - Whilst noting this aspiration, the assessment of local listing nomination process is unable to promote any future use of properties.

- *Loss of cultural identity in the city, should the nomination not be protected*
    - Officers note the link to historic cultural uses of the film industry in the city which may be seen to contribute to wider identity, therefore concurring with the respondent that this association adds weight which should be considered in the nomination.
  - *Resistance to further student accommodation proposals on site*
    - The nomination assessment is not associated to any redevelopment proposals on or adjacent to the site which may be submitted to the local planning authority, therefore these comments are discounted from assessment of the nomination.
- 3.4 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below :
- *Siting the vacant nature of the building, promotion of site for social housing, social supermarket or healthcare provider.*
    - Whilst noting this aspiration, the assessment of local listing nomination process is unable to promote any future use of properties.
- 3.5 Also contained within representations made upon the nomination, are a number of comments on the maintenance of heritage and cultural uses in Coventry alongside resistance to student accommodation proposals, however these comments did not raise additional site-specific information upon the nomination which may inform this individual assessment of local listing.

#### **4. Timetable for implementing this decision**

- 4.1. The decision will be implemented immediately.

#### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

- 5.1. Financial implications  
There are no financial implications associated with this report.
- 5.2. Legal implications  
There are no legal implications associated with this report.

#### **6. Other implications**

##### **6.1. How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

- ##### **6.2. How is risk being managed?**
- There is no risk associated with the recommendations.

- ##### **6.3. What is the impact on the organisation?**
- There is no direct impact from the recommendations of the report.

##### **6.4. Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

**6.5. Implications for (or impact on) climate change and the environment**

There is no direct impact from the recommendations of the report.

**6.6. Implications for partner organisations?**

None

**Report author:****Name and job title:**

Chris Styles

Head of Planning Policy and Environment

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<b>Contributor/approver name</b>	<b>Title</b>	<b>Service Area</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
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Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

Former Empire nightclub (formerly Crown Cinema, Paris Cinema and Riley's American Pool & Snooker Club), located at 151 Far Gosford St, Coventry CV1 5DU.



Figure 1. The Paris Luxury Continental Cinema in 1958



Figure 2. Current situation

## Assessment – Discussion

The Empire Nightclub on Far Gosford Street was formerly the Crown Theatre/Cinema, and then the Paris Cinema.

The Crown Theatre opened on August Bank Holiday Monday 1912 and the architect was J.H. Gilbert. It had a decorative façade, which was topped by a centrally placed crown. It was licenced to screen pictures and had at first only had a temporary licence for accompanying music. Seating was provided for 558, but the cinema was so successful, that in April 1913, it was extended to seat 771.

On 1st June 1925 it was taken over by Oscar Deutsch (his first cinema) who later built up the Odeon chain. It only remained under Deutsch's control for a while as it was sold as a going concern in 1928. It was temporarily closed in October 1940 by air raid damage.

In October 1957 it was closed again for modernisation and re-opened on 1st March 1958 with Eva Bartok in "Her Crime Was Love" with the film's star appearing 'in person'. It was now known as the Paris Luxury Continental Cinema, later shortened to Paris Cinema.

After several operators and openings and closures over the years, it finally closed on 21st November 1981. The building lay derelict and suffered damage by fire in 1991. However, by mid-1999 it had re-opened as a Laser Quest centre, then Riley's American Pool & Snooker Club. More recently it became the Empire Nightclub. Recent relocation plans for the Empire to move into Hertford Street, have left the building vacant.

## Assessment – Criteria





## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – Charles Ward and George Eliot Building

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**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of The Charles Ward and George Eliot buildings, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nominations for the Charles Ward and George Eliot Building to be added to the local list, for the reasons set out in the report.

**List of Appendices included:**

Appendix One - Charles Ward and George Eliot buildings Local Listing Public Consultation Report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## Report title: Local Listing Nomination – Charles Ward & George Eliot Building

### 1. Context (or background)

- 1.1 A public nomination for addition to the local list of The Charles Ward and George Eliot buildings has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022. The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of the nomination, further to an examination of the findings of public consultation, review of planning context, and desktop research findings.
- 1.2 The Nomination is located immediately to the boundary of the Hill Top Conservation Area, with a small element of the nomination shown within the defined boundary of the Conservation Area, the site is also directly within the setting of the Grade II listed Coventry Central Baths. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 Given this immediate proximity, and part inclusion within the Conservation Area, alongside the immediate setting of the Grade II Coventry Swimming Baths, these structures would currently benefit from Conservation Officer oversight in any forthcoming planning application.
- 1.4 Policy HE2 of the Local Plan builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance, where part 1(e) further states that “ *Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry’s heritage and are positively identified on the Coventry Historic Environment Record* ”
- 1.5 The most recent planning application in respect of the nominated buildings is that of 2021/2316 – ‘Advertisement consent for 1no Fascia banner advertisement’. Previous to this the buildings have also had applications made in respect of the addition of signage, and notably approved external alterations to elevations and lobby entrance at the Charles Ward Building.
- 1.6 The nomination for assessment of inclusion to the local list of heritage assets was valid, and therefore progressed to public consultation stage aside internal review, the findings from this public consultation were limited, however demonstrated a balance in favour of the addition to the Local List.
- 1.7 Whilst the nomination is inclusive of the two buildings, there are distinct differences in both scale and architectural elevational arrangement between the George Eliot and Charles Ward buildings. The more modestly scaled Charles Ward Building demonstrates a larger secondary scale and more overt gridded elevational arrangement than is seen in the case of the larger, seven storey George Eliot building.
- 1.8 Historic England’s ‘making of a modern city’ notes the architectural arrangement to be “*clad with glass and painted steel panels, set between regularly spaced projecting steel I-beam mullions*”. The Charles Ward building currently offers some continuity in architectural arrangement to that of the Priory building to the West, and formerly to that of the James Starley building which was consented for demolition and introduction of Starley Gardens aside Cox Street.

- 1.9 The George Eliot building meanwhile, demonstrates a divergence from this elevational treatment, employing a tighter gridded arrangement which delivers a greater sense of verticality, and indeed variation in materiality delivering a more solid form in sections of the design. More recent single and two storey extensions of red brick are also present which are not seen as being of heritage value are noted to have been added toward the inner courtyard of the campus.
- 1.10 It is also noted that the Charles Ward Building delivers a greater elevational interface with the Grade II Listed Coventry Swimming Baths, whilst significantly contributing to the enclosure and definition of the pedestrian route connecting Priory Street to Cope Street.
- 1.11 The nomination is for consideration of both the Charles Ward building and the George Eliot building to be added to the local list of heritage assets, of these two buildings, the Charles Ward building is seen to demonstrate a clearer narrative to the architectural design principles of the campus, alongside which the George Eliot building is noted as having some erosion of design through later extensions.
- 1.12 Both buildings benefit from a historic narrative in respect of the campus in the context of the wider post-war regeneration of the city, however a large proportion of this narrative may be seen to be in the social principles embedded in situating a place of academic learning in the core of the city.
- 1.13 Both elements of the nomination are also situated in the direct setting of the nationally listed Grade II Coventry Central Baths and/or directly bounding the Hill Top Conservation Area, as such when the planning system may be engaged in future in respect of any proposed development, oversight inclusive of conservation specialisms is an established requirement.
- 1.14 The nomination is therefore not recommended to be endorsed, finding, on balance, that the existing neighbouring designations establish due conservation oversight in the planning system, alongside some erosion of quality of the structures, and the consideration of the social narrative contribution of the wider campus.

## **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, following assessment and public consultation findings.

## **3. Results of consultation undertaken**

- 3.1. Further to public consultations invited on the nomination during August and September 2022, three responses were received in respect of this nomination, one stating that the site should be utilised for educational use, alongside another, whilst supportive of local listing noting the recent decision against the national listing of the properties.
- 3.2. A subsequent representation post consultation period has also been received from Coventry University expressing concern regarding any constraint the designation may introduce upon future development and operational plans. However, this representation did not contribute toward any additional evidence base on which to inform a recommendation upon the nomination.

#### **4. Timetable for implementing this decision**

4.1. The decision will be implemented immediately.

#### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

5.1. Financial implications

There are no financial implications associated with this report.

5.2. Legal implications

There are no legal implications associated with this report.

#### **6. Other implications**

6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

- Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

6.2. **How is risk being managed?**

There is no risk associated with the recommendations.

6.3. **What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

6.4. **Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. **Implications for (or impact on) climate change and the environment**

There is no direct impact from the recommendations of the report.

6.6. **Implications for partner organisations?**

None

**Report author:****Name and job title:**

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## Context

George Eliot and Charles Ward Building, formerly Coventry Art College, Cope Street, Coventry



Figure 1. North entrance of former Art College from Cope Street., known today as The Charles Ward building.



Figure 2. North entrance, looking east along Cope Street



Figure 3. Final construction phase of the former Lanchester College of Technology in the 1960's known today as The Charles Ward building.

## Assessment – Discussion

Coventry College of Art, Cope Street, Coventry (now George Eliot Building and Charles Ward Building, Coventry University) - a three-storey block of 1954 and a seven-storey block of 1960. They were designed by Donald Gibson in co-operation with the Director of Education, the Art College Principal and the Parks Superintendent. The lower block was built during Gibson's time with W. G. Sealey and J. C. Barker assisting. The 7-storey block was built during Arthur Ling's time as City Architect. Work on the taller block was delayed at the request of the Ministry of Education and then designated part of the Technical College. As a result, the College of Art lacked the space and facilities to operate satisfactorily and was finally re-housed in its present building in Gosford Street in 1968.

It is part of the first post-war phase of buildings for further education in the city. It features in Gibson's early plans and the models for the civic area on display in the glass box in the Architects Department and is an example of Coventry's post-war modern vernacular architecture.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** It demonstrates the city's commitment to art education after the Second World War. In terms of illustrative interest, it was and is part of the complex of modern buildings designed for the Technical College (now Coventry University).

**Artistic:** It is an example of a post-war Coventry vernacular - simple, elegant and functional. The low block was built with precast steel components; its strong frame allowed the addition of a third storey a few years after completion. The taller block was built with precast concrete elements - floors, staircases, columns, and beams - which allowed construction in record time.

**Community:** The buildings helped to shape the artistic identity of a generation of art students like the Pop Art painter Roger Jeffs, who has recalled its formative influence on his generation in the early 1960s.

**Evidence:** Plans for city centre, early 1950s, History Centre. Documents in History Centre (Art College 1 and 2); Booklet on Opening of College of Art in Cope Street. Coventry University Archive: Dick Hosking papers. Leamington Museum and Art Gallery: Dick Hosking biographical album.

**Age.** This was part of the first phase of civic buildings in Coventry. See: 'Coventry College of Art': a 5-year plan', Coventry Evening Telegraph 10 August 1950; Coventry Standard, 23 July 1954; Coventry Evening Telegraph, 7 December 1957.

**Rarity.** It is probably the very first post-war purpose-built art college in England and a rare survivor of a building type which flourished in the 1960s and early 1970s in the aftermath of the Coldstream Report on art education. Most of the art colleges of this period in cities elsewhere have now been demolished or drastically altered.

**Integrity.** The low block was given a third storey in the late 1950s, and a guard rail later added to the roof. The area at the base of the 7-storey block has been partly infilled.

**Coventry's identity.** Contributes to the understanding of the large scale redevelopment of the city post war, notably in external appreciation from junction of Little Park Street and New Union Street.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/localist>



## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17th March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – No. 1 New Union Street

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**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of No. 1 New Union Street, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nomination for No. 1 New Union Street to be added to the local list, for the reasons set out in the report.

**List of Appendices included:**

Appendix One - 1 New Union Street Local Listing Consultation Report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## **Report title: Local Listing Nomination – No. 1 New Union Street**

### **1. Context (or background)**

- 1.1 A public nomination for addition to the local list of No. 1 New Union Street has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of No. 1 New Union Street, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is situated at the junction of New Union Street and Little Park Street, within the City Centre area identified as 'The Civic Area' in the Area Action Plan, with principles for the Civic Area established in policy CC14 of the AAP.
- 1.4 No specific aims of this policy refer to property subject to the nomination, however the location is highlighted in Figure 13 as 'indicative building plot' and 'Key Corner / Focal Point' on approach from Junction 5.
- 1.5 There are no current planning consents in place at the location, with the most recent consent being 2004/2733 – 'Display of internally illuminated fascia sign'.
- 1.6 The nomination is not currently afforded any additional protections in the planning system, whilst the architectural style employed both in built form and, moreover stylistically in signage and shop front design are assessed as being of some historic interest.
- 1.7 A local listing designation however is unable to preserve the buildings current use, to which key elements of the nomination are grounded within, and indeed preservation of such elements in situ may inhibit future uses of the property.
- 1.8 Furthermore, the nature of the nomination being in respect of a singular element of a wider and cohesive terraced form introduces some ambiguity in any such designation being applied, where remaining elements of the terrace known as 'The Union Buildings', key to the assessment in regard to elements of historic interest in architectural design, would not be included in such a designation.
- 1.9 As such, whilst conservation conclude that some elements of historic interest exist at No. 1 New Union Street, the local listing designation of the received nomination, is not recommended as the most appropriate process by which to respond to these elements.

### **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, following assessment and public consultation findings.

### **3. Results of consultation undertaken**

- 3.1 Further to public consultations invited on the nomination during August and September 2022, two responses provided views on this nomination, both responses being supportive of local listing.
- 3.2 Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :
  - Supporting the nomination, the Coventry Society note that “ *Salts is part of a terrace, which is mostly in a fairly original state, and it makes more sense to list the whole terrace* ”.
    - Officers accept that the received nomination includes only part of a terrace formation, however in assessing the nomination are unable to extend the nomination area past that which has been received for consideration. Weight is however given in the consideration of the nomination by officers to the point raised and wider legibility of such a designation.

### **4. Timetable for implementing this decision**

- 4.1. The decision will be implemented immediately.

### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

- 5.1. Financial implications  
There are no financial implications associated with this report.
- 5.2. Legal implications  
There are no legal implications associated with this report.

### **6. Other implications**

#### **6.1. How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

- Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

#### **6.2. How is risk being managed?**

There is no risk associated with the recommendations.

#### **6.3. What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

#### **6.4. Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

## 6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

## 6.6. Implications for partner organisations?

None

### Report author:

#### Name and job title:

Chris Styles  
Head of Planning Policy and Environment

### Service

Planning Policy and Environment – Planning & Regulation

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Enquiries should be directed to the above persons.

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
<b>Members: Name</b>				
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

Salt's Tobacconist's, 1 New Union Street, Coventry, CV1 2HN.



Figure 1. Salt's Tobacconist frontage toward junction of New Union Street and Little Park Street



Figure 2. Flank elevation facing toward Little Park Street



Figure 3. External signage style toward Little Park Street, conveying understanding of development period



Figure 4. External signage style toward New Union Street

## Assessment – Discussion

Situated to the junction of Little Park Street and New Union Street, Salt's tobacconist is a diminutive single storey, retail unit which shows design elements of post-war style which could be seen to contribute to the wider understanding of Coventry's redevelopment. Particularly noteworthy is the retail unit frontage and stylistic use of period defining fonts as shown above, are paired with a timber motif of a lighter and pipe.

It is understood the property was constructed between 1957 and 1960, reflecting the period of redevelopment post war in the city, and can be read therefore in the context of several notable buildings in the local area of a similar period. The property may be defined as within the Festival of Britain style, the building is constructed of brown brick, with slate tiles separating each shop unit. It features a steel framed canopy with deep fascia, supported by two steel columns. The canopy continues along the east wall of the building facing Little Park Street, whilst the underside of this canopy is finished with varnished hardwood strip boarding. The shop front consists of two windows surrounding a central porch, containing the entrance door and recess, whilst the

window to the west of porch is larger, supported by five white ceramic tiles, the window to the east is supported by three tiles which diminish as the street level rises toward Little Park Street.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** Dating from the late 1950's the unit is understandable as an example of post war development, whilst continuing to articulate a declining retail market. The building can be grouped aesthetically and historically with Coventry's Upper Precinct buildings, Public baths in Fairfax Street, Coventry Cathedral, Priory Street, Coventry Station, Eaton Road and the Cooperative store, Corporation Street. All these buildings share elements of architectural design built in a pioneering period for the city.

**Artistic:** Use of stylistic signage toward the street enhances the appreciable identity of architectural language, whilst façade materiality also provides artistic qualities of the designed aesthetic.

**Community:** Located to a junction position between little park street and new union street, Salt's Tobacconists is recognisable in the wider community and although diminutive in scale, may be suggested to be 'landmark' by virtue of its historic use and style and position on entry to Little Park Street.

**Evidence:** Notable inclusion in the façade of stylistic signage, synonymous of the development period aids understanding of the wider narrative of post war redevelopment.

**Age.** 1957-60, built after World War Two in Coventry's post-war period, when the street's foundation and surrounding buildings were established.

**Rarity.** Tobacconists are becoming increasingly rare although the listing is for the building rather than the use. The building grouping is comparatively rare and distinctive.

**Integrity.** Original to the period frontage, comprising wooden façade, tiling and notable original signage.

**Coventry's identity.** Contributes to the understanding of the large-scale redevelopment of the city post war, notably in external appreciation from junction of Little Park Street and New Union Street.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/localist>



## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – Optical Art Mural, Bull Yard

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**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of an Optical Art Mural, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nomination for the Optical Art Mural, Bull Yard to be added to the local list, for the reasons set out in the report.

**List of Appendices included:**

Appendix One - Optical Art Mural Local Listing Consultation Report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## **Report title: Local Listing Nomination – Optical Art Mural, Bull Yard**

### **1. Context (or background)**

- 1.1 A public nomination for addition to the local list of an Optical Art Mural on walkway between Bullyard and Barracks Way, CV1 1LH has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of the Mural, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is not located within any established Conservation Area and as such does not currently benefit from any additional measures in the planning system, the Mural is however located in close proximity, and therein the immediate setting of the Grade II Three Tuns Mural by William Mitchell. Located in the city centre, the Mural is located within the 'primary shopping area' as identified in the City Centre Area Action Plan, specifically in the area identified within policy CC19 which promotes the regeneration of the area.
- 1.4 Most relevant to the local context of the site and the mural itself is the consented outline application ref 2020/2876 – 'City Centre South' redevelopment proposals. Located within the proposal area, the Mural is currently scheduled for loss within the consented demolition area, whilst the associated Public Art Strategy in the Development Principles Document, and conditions of the consent do not individually identify the Mural for relocation, as such the mural is currently scheduled for loss
- 1.5 The nomination has been reviewed in line with necessary criteria for local listing and aside responses gained through public consultation. Whilst it is noted that the period of the mural reflects that of the wider development of the Bull Yard and may contribute to the wider understanding of townscape as a result, its contribution in this sense is assessed to be limited, and no greater than other elements of public art in the vicinity. Additionally, and key in the recommendation, the work has not been established to have drawn from a distinct local narrative, for these reasons the Mural is not recommended to be included onto the local list of heritage assets.

### **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, following assessment and public consultation findings.

### **3. Results of consultation undertaken**

- 3.1 Further to public consultations invited on the nomination during August and September 2022, three responses were received in respect of this nomination, two in favour and one opposing.

- 3.2 Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :
- Supportive of the nomination, however, suggest the piece should be included in a wider public art strategy
    - This comment and wider policy aspiration is noted, however does not provide any additional evidence base on which to further inform the recommendation.
- 3.3 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below:
- Opposing the nomination through introduction of development constraints which may impede established key city centre redevelopment proposals.
    - Whilst noting this point of objection, the representation does not introduce additional evidence base on which to inform the recommendation.

#### **4. Timetable for implementing this decision**

- 4.1. The decision will be implemented immediately.

#### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

- 5.1. Financial implications  
There are no financial implications associated with this report.

- 5.2. Legal implications  
There are no legal implications associated with this report.

#### **6. Other implications**

- 6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

- 6.2. **How is risk being managed?**

There is no risk associated with the recommendations.

- 6.3. **What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

- 6.4. **Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

- 6.5. **Implications for (or impact on) climate change and the environment**

There is no direct impact from the recommendations of the report.

## 6.6. Implications for partner organisations?

None

### Report author:

#### Name and job title:

Chris Styles

Head of Planning Policy and Environment

### Service

Planning Policy and Environment – Planning & Regulation

### Tel and email contact:

Tel: 02476 978179

Email: Chris.Styles@coventry.gov.uk

Enquiries should be directed to the above persons.

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
<b>Contributors:</b>				
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Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission:</b> (officers and members)				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
<b>Members: Name</b>				
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

Contemporary mural located to the external wall of retail property currently accommodating food takeaway business, on walkway between Bullyard and Barracks Way, CV1 1LH<sup>i</sup>



## Assessment - Discussion

Wall art dating to 1966 and the completion of the Bull Yard redevelopment, delivered in a bold, optical art style, indicative of post war redevelopment period. One of several post-war public art pieces in the city, sited at the pedestrian entrance to Barracks way from Bull Yard.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** Completed alongside the Bullyard redevelopment the mural dates from circa 1966.

**Artistic:** Example of 20<sup>th</sup> century post-war public artwork in the optical art style. The style of work is synonymous with the time period with notable artists in the movement such as Bridget Riley associated to the optical art style.

**Community:** Located on a pedestrian linkage between the Bullyard and Barrack Way car park, the mural contributes toward the articulation of post war public art context, located close to the listed Three Tuns Mural by William Mitchell.

**Evidence:** This artwork is a useful resource in understanding a period of development of the city, alongside providing an understanding of a stylistic movement in artworks associated to the period.

**Age.** Circa 1966, alongside completion of Bullyard development

**Rarity.** The only known example of Optical Art Mural in the city

**Integrity.** In good condition with some evidence of tile damage

**Coventry's identity.** The mural being distinctly of 20<sup>th</sup> century artistic style, contributes positively alongside other public art pieces in the understanding of Coventry's post-war redevelopment identity. However its

location reduces the opportunity for appreciation and as a singular piece its contribution to the wider public art narrative is limited.

## Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/locallist>

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## Public report Cabinet Member Report

Cabinet Member for Housing and Communities

17<sup>th</sup> March 2023

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

St Michael's Ward

**Title:**

Local Listing Nomination Report – Sir Guy and the Dun Cow sculpted relief

---

**Is this a key decision?**

No

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**Executive Summary:**

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of the Sir Guy and Dun Cow sculpted relief, public consultation was undertaken between the 3<sup>rd</sup> August and the 14<sup>th</sup> September 2022 and the recommendation upon the nomination is now made.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Decline the nomination for Sir Guy and the Dun Cow sculpted relief to be added to the local list, for the reasons set out in the report.

**List of Appendices included:**

Sir Guy and Dun Cow Local Listing Consultation Report

**Background papers:**

Cabinet Member Report – 28<sup>th</sup> July 2022

**Other useful documents**

CCC Local Listing Process Note

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## **Report title: Local Listing Nomination – Sir Guy and the Dun Cow sculpted relief**

### **1. Context (or background)**

- 1.1 A public nomination has been received for addition to the local list of Sir Guy and the Dun Cow sculptured relief, located between Shelton Square and the Bull Yard, having previously been located to the northern side of Broadgate House. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3<sup>rd</sup> August 2022 and the 14<sup>th</sup> September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The relief currently sits mounted on the archway above the pavement between Bull Yard and Shelton Square, constructed of painted plaster of paris, it was restored in 1984 by Gillian Irving, conservator at the Herbert Art Gallery, before being relocated to its present position.
- 1.4 The nomination is not located within any established Conservation Area and as such does not currently benefit from any additional measures in the planning system. Located in the city centre, Sir Guy and the Dun Cow is located within the 'primary shopping area' as identified in the City Centre Area Action Plan, specifically in the area identified within policy CC19 which promotes the regeneration of the area.
- 1.5 Most relevant to the local context of the site and the mural itself is the consented outline application ref 2020/2876 – 'City Centre South' redevelopment proposals. Located within the proposal area, the piece is identified within the consented development principles document at pages 37 and 38, where the document states that "*the asset should be relocated to a prominent site within the CCS site*". This design principles document is included within the formally approved documentation for the application whilst response to the requirements of the development principles document is then required by condition 6, specifically in regard to public art at condition 6 (iii).
- 1.6 The nomination has been reviewed in line with necessary criteria for local listing and aside responses gained through public consultation. The sculpted relief demonstrated distinct links to the city's history, whilst stylistically and in its initial commission is closely linked to an important period of development in the city. It is accepted that the piece will be required to be relocated in the delivery of consented redevelopment schemes, however this also offers an opportunity to deliver an improved situation for the relief.
- 1.7 The nomination is seen to meet a number of the criteria for local listing; however, officers suggest that recognition of the piece within the wider collection of public art in the city may be better delivered through the Councils forthcoming Public Art Strategy, this position is further reinforced through the existing planning context which affords the piece recognition, alongside principles of how the piece may be integrated within forthcoming proposed regeneration.

### **2. Options considered and recommended proposal**

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.

- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, following assessment and public consultation findings.

### **3. Results of consultation undertaken**

- 3.1 Further to public consultation invited on the nomination during August and September 2022, three responses were received in respect of this nomination, two in favour and one opposing.

- 3.2 Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :

- Supportive of the nomination, however, suggest the piece should be included in a wider public art strategy
  - This comment and wider policy aspiration is noted, and officers agree that inclusion into the Council Public Art Strategy for the piece would be appropriate, however the representation does not provide any additional evidence base on which to further inform the assessment.

- 3.3 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below:

- Opposing the nomination through introduction of development constraints which may impede established key city centre redevelopment proposals.
  - Whilst noting this point of objection, the representation does not introduce additional evidence base on which to inform the recommendation. The representation also notes that the relief was originally displayed elsewhere in the city.

### **4. Timetable for implementing this decision**

- 4.1. The decision will be implemented immediately.

### **5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer**

- 5.1. Financial implications  
There are no financial implications associated with this report.

- 5.2. Legal implications  
There are no legal implications associated with this report.

### **6. Other implications**

- 6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

- 6.2. **How is risk being managed?**

There is no risk associated with the recommendations.

**6.3. What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

**6.4. Equality/ EIA**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

**6.5. Implications for (or impact on) climate change and the environment**

There is no direct impact from the recommendations of the report.

**6.6. Implications for partner organisations?**

None

**Report author:****Name and job title:**

Chris Styles

Head of Planning Policy and Environment

**Service**

Planning Policy and Environment – Planning &amp; Regulation

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Enquiries should be directed to the above persons.

<b>Contributor/approver name</b>	<b>Title</b>	<b>Service Area</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	10.02.2023	13.02.2023
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	10.02.2023	13.02.2023
<b>Names of approvers for submission:</b> (officers and members)				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	10.02.2023	14.02.2023
Legal: Mandeep Bajway	Planning and Highways Lawyer, Legal Services	Law and Governance	10.02.2023	13.02.2023
Director: Andrew Walster	Director of Streetscene and Regulatory Services	-	10.02.2023	13.02.2023
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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## Context

### Sir Guy and the Dun Cow



Figure 1 - Current location of the relief



Figure 2 - Close up of Sir Guy

## Assessment – Discussion

Submitted for consideration of inclusion on the local list, Sir Guy and the Dun Cow sculptured relief was installed in 1952 and was first mounted on the north side of Broadgate House – the first building completed as part of the redevelopment. As part of the Gibson City Centre plan, Sir Guy and Dun Cow relief was the first piece of art commissioned by Donald Gibson as part of the redevelopment (along with the Lady Godiva clock and Coventry People statue both by Trevor Tenant, the Martyrs Mosaic by Hugh Richard Hosking and many carved designs by John Skelton on the stone pillars facing Broadgate).

The artist of this piece was Alma Ramsey, an artist also commissioned by Sir Basil Spence to make the Nativity Figures for the New Cathedral. The relief was first displayed on the north side of Broadgate House on the inside wall above the stairwell, visible when proceeding down the steps from the balcony. However, the relief was removed and relocated when further redevelopment happened, and the stairs were changed to ramps. The relief currently sits mounted on the archway above the pavement between Bull Yard and Shelton Square. The relief depicts Sir Guy and the Dun Cow monster, which terrorised the inhabitants of Warwickshire, observed by Felice, the daughter of the Earl of Warwick. Sir Guy of Warwick was a 10th-century English hero who travelled the world on a series of daring adventures in order to impress the Earl of Warwick's daughter – Lady Felice – and win her hand in marriage.

Made of painted plaster of Paris, it was restored in 1984 by Gillian Irving, conservator at the Herbert Art Gallery, before being relocated to its present position.

## Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the piece is valued locally for the following:

**Historic:** The first piece of artwork commissioned by Donald Gibson as part of the city centre post-war redevelopment to help connect Coventry's citizens with the history and literature of their region.

**Artistic:** Alma Ramsey was one of the leading sculptors in the region and one of the very few women to be commissioned to produce a work of public art immediately after the Second World War. Sir Basil Spence also commissioned Alma Ramsey to make the Nativity Figures for the New Cathedral.

Sir Guy & Dun Cow's humorousness and faux-medieval character contributed to its popular appeal. This sculptor, along with the Martyrs Mosaic by Dick Hosking and the Godiva clock by Trevor Tennant, formed a group of public artworks designed to animate Broadgate and the entrance to the Upper Precinct. This consideration of public art was an integral element of Gibson's vision for the new city to create points of interest and humanise the new environment. In addition, he attempted to ground Coventry's citizens in the local region and its history by these means.

**Community:** The Sir Guy and Dun Cow sculpture, the Coventry Martyrs mosaic, the Godiva statue and the Peeping Tom clock on Broadgate House could be considered to enrich and humanise the post-war townscape of Coventry City Centre. This is particularly important in an environment which was entirely made up of new buildings.

**Evidence:** This relief is mounted today in the city centre.

**Age:** Circa 1953, sculptured and installed after Broadgate House was completed. One of the first works of public art commissioned for the re-built city centre.

**Rarity:** The relief sculpture defines/represents the period of the redevelopment of the Coventry City Centre and the aspirations of making more public art available.

**Integrity:** It is complete and was carefully restored in the 1980s at the Council's expense prior to its relocation to its present site.

**Coventry's identity:** The story of the Dun Cow and of Sir Guy's defence of the inhabitants of Warwickshire is a popular subject in folk art and local legend. Building this into the fabric of the new city reveals Gibson's sensitivity to local tradition and his concern for informing newcomers to the city about the history of their new home.

## Conclusion

The application for local listing is valid, and therefore, the proposal may be promoted for public consultation. Further to the public consultation findings, the CCC conservation officer will finalise the recommendation for a future Cabinet Member Meeting.

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