

Cabinet Member for Housing and Communities

24th February 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

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 3rd August and the 14th 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 – 28th 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 3rd August 2022 and the 14th 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 21st 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/)?**

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

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Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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