

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

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