
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

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. 1 New Union Street, public consultation was undertaken between the 3rd August and the 14th 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 – 28th 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 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 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/)

- 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:

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

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