

Plans Committee –19th December 2019

Additional items received since the report was drafted.

Page 61
Item No. 2

Site Address Abbeyfield, 190 Ashby Road,
Loughborough

P.A. No. P/19/0876/2

Further Review

Officers have carried out further review of the first reason for refusal on this application and have concerns that the wording does not reflect the tests in the NPPF clearly enough. It is suggested that it is amended to read:

“No 190 Ashby Road is situated within the Designated Loughborough Ashby Road Conservation area where it is a prominent building which contributes to the significance of this designated asset. The building itself is recognised as a non-designated heritage asset.

It is considered that the total loss of the non-designated asset, (that of 190 Ashby Road), would be harmful to the significance of that asset and that this harm would be considerable given the scale of the loss. This in turn, when combined with the resultant loss and reduction of green urban landscape in and around the site, would lead to less than substantial harm to the significance of a designated heritage asset, (that of the Loughborough Ashby Road Conservation Area). This less than substantial harm would not be outweighed by the public benefits, (which don't include securing the optimum viable use for the site).

Additionally, the demolition and replacement would fail to conserve a designated heritage asset which in itself weighs against proposal.

Accordingly, the proposal conflicts with policies CS2, CS11 and CS14 of the Core Strategy, saved policy EV/1 of the Charnwood Local Plan, paragraphs 190-197 of the National Planning Policy Framework and the advice contained within the Loughborough Ashby Road Conservation area Character Appraisal.