

6 DCCW2007/0187/F - EXTERNAL FIRE ESCAPE STAIRCASE FROM GROUND FLOOR TO FIRST FLOOR (RETROSPECTIVE) AT HOLMER PARK SPA & HEALTH CLUB, CLEEVE ORCHARD, HOLMER, HEREFORD, HEREFORDSHIRE, HR1 1LL

For: Holmer Park Spa & Health Club per David Edwards Associates, Station Approach, Barrs Court, Hereford, HR1 1BB

Date Received: 18th January, 2007 Ward: Burghill, Grid Ref: 50785, 42282
Holmer & Lyde

Expiry Date: 15th March, 2007

Local Member: Councillor Mrs. S.J. Robertson

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 4th April, 2007 in order to carry out a Members' site visit. The site visit was carried out on the 17th April, 2007.

1. Site Description and Proposal

- 1.1 Holmer Park Spa and Health Club is located at the northern end of Cleeve Orchard, Holmer. Access is via Cleeve Orchard onto Roman Road opposite Inco Alloys. Attwood Lane adjoins the northern boundary together with a listed summerhouse.
- 1.2 Planning permission is sought to retain a metal fire escape erected onto the side elevation of Holmer Park adjacent to Attwood Lane. The fire escape is required for emergency access as the travel distance to/from the first floor is beyond that required by Building Regulations. It is presently painted cream.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy HBA4	-	Setting of Listed Building
Policy HBA8	-	Locally Important Buildings

3. Planning History

- 3.1 SC980298PF Change of use to Class B1 office with associated provision of car parking and landscaping. Approved 04/02/1999.
- 3.2 SC980299PO Site for residential home (amended scheme). Refused 18/11/1998, appeal dismissed.
- 3.3 CW2000/2722/O Outline application for the erection of four detached dwelling. Approved 14/02/2001.

- 3.4 CW2001/2858/F Change of use from social club to D1(h) Use in connection with public worship religious instruction. Approved 05/12/2001.
- 3.5 CW2002/0819/F Change of use of Wiggins Social Club to D2 (Health & Leisure Club) with extension to form a cardio-fitness training area and swimming pool with changing and plant rooms within underground extension. Approved 16th October, 2002.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Conservation Manager: Having discussed this application with colleagues, I wish to withdraw my objection. Although I maintain that the stair does nothing to improve the ambience of the listed summerhouse and that the solution to the problem of escape could have been handled in a more sensitive and visually pleasing way I appreciate that the extent of the setting of the summerhouse is not entirely clear. Whereas PPG15 advises that the setting of a listed building must not be interpreted too narrowly (2.7) I agree that in the case of the summerhouse, changes to the main property might be considered to be beyond its influence. On balance, I would agree that it would be difficult to justify refusal of this application.
- 4.4 Area Building Control Officer: The existing fire escape from the first floor at the rear is required for emergency means of escape as the travel distance to and from this floor would be too great without it.

5. Representations

- 5.1 Holmer Parish Council: There appears to be no justification for the escape. The parish object to the damage caused to the ornate stone balustrading which has been removed to enable the escape to be provided and the adverse impact to the adjacent listed building.
- 5.2 One letter of objection from T. Smith and D. Morgan, Thuya House, Holmer Park.
- i) A fire escape already exists onto the back of the property serving the flats, why does he need another monstrosity on the other side.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This fire escape is required under Buildings Regulations as the travel distance from one of the upper floor is too great. It is sited on the side of the building and cannot be seen in the main views of the building. The colour of the fire escape is cream which matches the window detailing, however a substantial element of the fire escape is seen

against the red brick of the building and it is considered that a darker colour, similar to the other fire escape (green) would reduce its visual impact in respect of its effect on the host building.

6.2 The fire escape has been assessed in relation to its impact on the setting of the listed building (summerhouse) which is sited 8 metres to the north.

6.3 The Conservation Manager has given very careful consideration of the impact of the development on the setting of the listed building and considers that whilst the proposal is not necessarily the best option, it is not sufficiently detrimental to its setting so as to warrant a refusal. It is also considered that the painting of the fire escape a darker colour, similar to the existing fire escape will further mitigate its impact. Accordingly the proposal is considered acceptable and not to significantly impact on the setting of the listed building.

6.4 Finally, the removal of the balustrade has been investigated. It collapsed prior to work commencing on the fire escape. The remaining elements have now been secured. The loss of the balustrade on the side is not considered detrimental to the visual amenity of the building.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1. Within one month of the date of this permission the fire escape shall be painted a dark green colour or other suitable colour to be agreed in writing with the local planning authority. Thereafter the fire escape shall be maintained in accordance with the approved detail.**

Reason: In the interests of visual amenity.

Informatives:

- 1. N19 - Avoidance of doubt.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

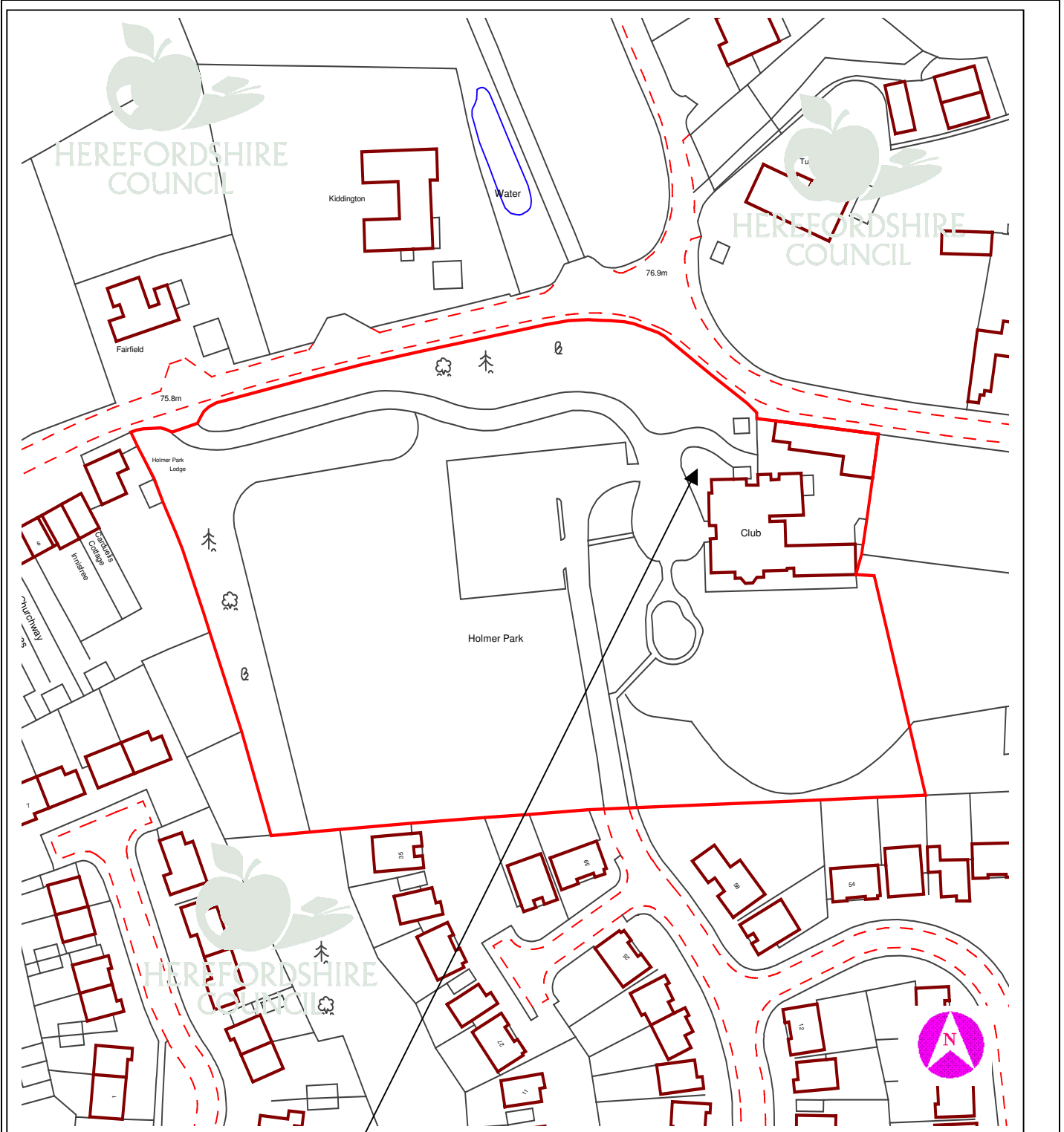
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/0187/F

SCALE : 1 : 1250

SITE ADDRESS : Holmer Park Spa & Health Club, Cleeve Orchard, Holmer, Hereford, Herefordshire, HR1 1LL

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