

5A DCCE2008/0112/F - CONVERSION OF PARTS OF BUILDING TO EIGHT FLATS, RELOCATION OF MANAGERS FLAT AND SECRETARY'S OFFICE. HEREFORD CONSERVATIVE CLUB, 102 EAST STREET, HEREFORD, HR1 2LW

For: Finale Properties Ltd, Wormelow House, Wormelow, Herefordshire, HR2 8EG

5B DCCE2008/0114/L - CONVERSION OF PARTS OF BUILDING TO EIGHT FLATS, RELOCATION OF MANAGER'S FLAT AND SECRETARY'S OFFICE. HEREFORD CONSERVATIVE CLUB, 102 EAST STREET, HEREFORD, HR1 2LW

For: Finale Properties Ltd, Wormelow House, Wormelow, Herefordshire, HR2 8EG

Date Received: 16th January, 2008 Ward: Central Grid Ref: 51036, 39937

Expiry Date: 12th March, 2008

Local Member: Councillor M.A.F. Hubbard

Introduction

The applications were deferred at the meeting of the Central Area Planning Sub-Committee on the 19th March, 2008 to enable Members to conduct a site visit.

Negotiations concerning the S.106 contributions are ongoing and a verbal update will be provided at the meeting. Otherwise the report is unchanged.

1. Site Description and Proposal

1.1 The applications seek planning permission and listed building consent for the partial conversion of the Hereford Conservative Club to form eight self-contained flats. The building is found to the south side of East Street in close proximity to the city centre. The conversion involves parts of the first and second floors and attic space, together with two detached buildings within the grounds at the rear. One of these is the existing skittle alley, the other a semi-detached outbuilding.

1.2 The site is located within the Central Conservation Area and the Area of Archaeological Importance. The building is also Grade II* Listed. The current applications follow lengthy negotiation involving English Heritage and the Council's Conservation Department, and follow earlier withdrawn and refused applications.

- 1.3 The outbuildings would be converted to form 3 apartments, with the remaining accommodated within the main Club building. The description of development describes conversion to 8 units, but also involved is the relocation of the existing manager's flat from the second to the first floor. There would be 9 apartments in total. Five apartments would be one-bed, the remaining being two-bed.
- 1.4 The scheme has been significantly amended over the course of the previous applications. Earlier submissions had included the use of the attic space over the existing billiard room. This has now been omitted on the basis that potential long-term damage to the ornate plaster ceiling below could not be adequately managed. Further amendments include significant reduction in the subdivision of internal space, which has resulted in a fewer number of bedrooms and a scheme that better respects the internal layout of the historic building.
- 1.5 The site is incapable of providing for car parking and the scheme is thus put forward as a car free development. A Design and Access Statement and a structural report confirming the extent of the remedial work required to the semi-detached outbuilding, accompany the applications.

2. Policies

2.1 National Planning Policy:

- PPS1 - Delivering sustainable development
- PPS3 - Housing
- PPG15 - Planning and the historic environment

2.2 Herefordshire Unitary Development Plan 2007:

- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- H1 - Hereford and the market towns: settlement boundaries and established residential areas
- H14 - Re-using previously developed land and buildings
- H15 - Density
- H16 - Car parking
- HBA1 - Alterations and extensions to listed buildings
- HBA3 - Change of use of listed buildings
- HBA4 - Setting of listed buildings
- HBA6 - New development within conservation areas
- ARCH6 - Recording of archaeological remains

3. Planning History

- 3.1 DCCE2007/0847L and DCCE2007/0848/F: Conversion of parts of 102 East Street and outbuildings to 8 units of accommodation including internal and external alterations with external staircase. Applications withdrawn 10th May, 2007.
- 3.2 DCCE2007/2912/F and DCCE2007/2913/L: Conversion of parts of building and outbuildings to eight flats, including internal and external alterations and external stairwell enclosure. Refused 7th November, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: Consent should be conditional on the Council's prior approval of the exact scope of work, and of all details, materials and finishes.
- 4.2 Welsh Water: No objection, but recommend the separate discharge of foul and surface water drainage and the prevention of land drainage run-off connecting either directly or indirectly to the public sewage system.

Internal Council Advice

- 4.3 Conservation Manager (Historic Buildings): States that the historic building issues have now been resolved and recommends approval. It is recognised that the proposal should give the various buildings a viable new use and would retain the integrity of the important late medieval hall and later plaster ceiling. The room proportions are now in the main being retained. Approval is conditional upon the prior approval of a range of detail including submission of joinery details, brick, slates and rainwater goods.
- 4.4 Traffic Manager: Contributions should be sought in line with the draft Supplementary Planning Document to be used for improvements to pedestrian facilities and signing in the vicinity of the development. This would equate to £1,465/unit or £11,720 in total.
- 4.5 Parks and Countryside Manager: Contributions are sought towards improvements to off-site play areas and sports facilities provision. In total this equates to £5,040.
- 4.6 Conservation Manager (Archaeology): No objections subject to the imposition of a condition requiring submission of an archaeological survey prior to commencement of development.

5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 There have been no other responses on either the planning or listed building consent applications.
- 5.3 The planning and listed building files can be inspected upon request at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The planning and listed building applications raise distinct issues. The former should be judged against the usual planning criteria concerned with housing, whereas the listed building application should be judged against policies and guidance specific to the treatment of Grade II* listed building.
- 6.2 With this in mind the key issues are considered to be:

Planning Issues

- The appropriateness of the conversion scheme having regard to unitary development plan policy;
- The impact that the development would have upon the amenity of the immediate area and the character of the conservation area;
- The appropriateness of a car-free scheme in this location;
- A judgement on s106 contributions.

Listed Building Issues

- The impact of the proposal upon the Grade II* listed building and the special features that contribute to its status.

- 6.3 Members will be aware of policies aimed at making best use of land and buildings within city centres. The overriding objective is to concentrate development in sustainable locations, which should preserve the character of rural areas and reduce the need to travel by private car. In this case the city centre and the amenities that it offers are extremely accessible to prospective inhabitants. On this basis, the car-free approach is considered appropriate.
- 6.4 The impact of the conversion scheme upon the exterior of the building and therefore the character or appearance of the conservation area will be limited. Conditions will be imposed to require prior approval of joinery, external facing materials, rainwater goods and the like in order to ensure that the cumulative impact of the introduction of 8 apartments is acceptable in this context. Moreover, in accordance with policy H14, the proposal makes for a sustainable re-use of an existing building.
- 6.5 In this case, the key to a successful outcome is the management of sustainable development objectives that aim to make best use of the building, whilst respecting the nationally significant historic context. In this respect, the applications have been amended over the course of extensive negotiations with English Heritage heavily involved. Members will note through reference to paragraphs 4.1 and 4.3 (above) that English Heritage and the Conservation Manager are both satisfied that the scheme, subject to conditions, is acceptable from a listed building perspective. Key to this has been the negotiation of a scheme that demands less of the building in terms of the level of accommodation. 3-bedroom apartments no longer form part of the proposal, owing to the adverse affect that they would have had upon the internal space. Reference has already been made to the omission of an apartment above the ornate plaster ceiling in the billiard room.
- 6.6 The developer has agreed to contribute £5,000 towards improvements to pedestrian facilities in the locality. The draft legal agreement is annexed to this report. This is below the sum requested by the Traffic Manager. Members may also note that there is no contribution to sport and recreation facilities. The level of contribution is, however, considered acceptable and appropriate in this context. Negotiations have been ongoing on site for 18 months, whilst the Supplementary Planning Document has been going through various phases towards adoption. It is considered unreasonable to approach the developer for this additional level of contribution given the relative lateness of the request. It is also reasonable to give consideration to the relative costs involved in undertaking the sensitive conversion of a Grade II* listed building.
- 6.7 Having regard to the various planning and listed building issues identified above, the officer is now satisfied that the conversion scheme represents an acceptable re-use of elements of this Grade II* listed building within a sensitive historic environment. The

applications are recommended for approval subject to appropriate conditions, the completion of a Section 106 agreement and referral of the listed building application to the Secretary of State for formal determination.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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- 1. A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 3. C04 (Details of window sections, eaves, verges and barge boards).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 4. C05 (Details of external joinery finishes).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 5. C10 (Details of rooflights).**

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.

- 6. C11 (Specification of guttering and downpipes).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 7. W01 (Foul/surface water drainage).**

Reason: To protect the integrity of the public sewerage system.

- 8. W03 (No drainage run-off to public system).**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 9. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

10. F39 (Scheme of refuse storage).

Reason: In the interests of amenity.

11. H29 (Secure covered cycle parking provision).

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

12. D02 (Archaeological survey and recording).

Reason: A building of archaeological/historic/architectural significance will be affected by the proposed development. To allow for recording of the building during or prior to development. The brief will inform the scope of the recording action.

Informatives:**1. N15 - Reason(s) for the Grant of PP/LBC/CAC.****2. N19 - Avoidance of doubt.****DCCE2008/0114/L****1. C01 (Time limit for commencement (Listed Building Consent)).**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. B01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings.

3. C04 (Details of window sections, eaves, verges and barge boards).

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4. C05 (Details of external joinery finishes).

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5. C10 (Details of rooflights).

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.

6. C11 (Specification of guttering and downpipes).

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 7. **Prior to the commencement of development details of the method of closure of the entrance to the attic space above the billiard room shall be submitted to and approved in writing by the local planning authority. The entrance shall be closed and inaccessible to occupants of Flat 8 prior to the first occupation of this unit.**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest and for the avoidance of doubt.

- 8. **C06 (External finish of flues).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 9. **C18 (Details of roofing).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

Informatives:

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

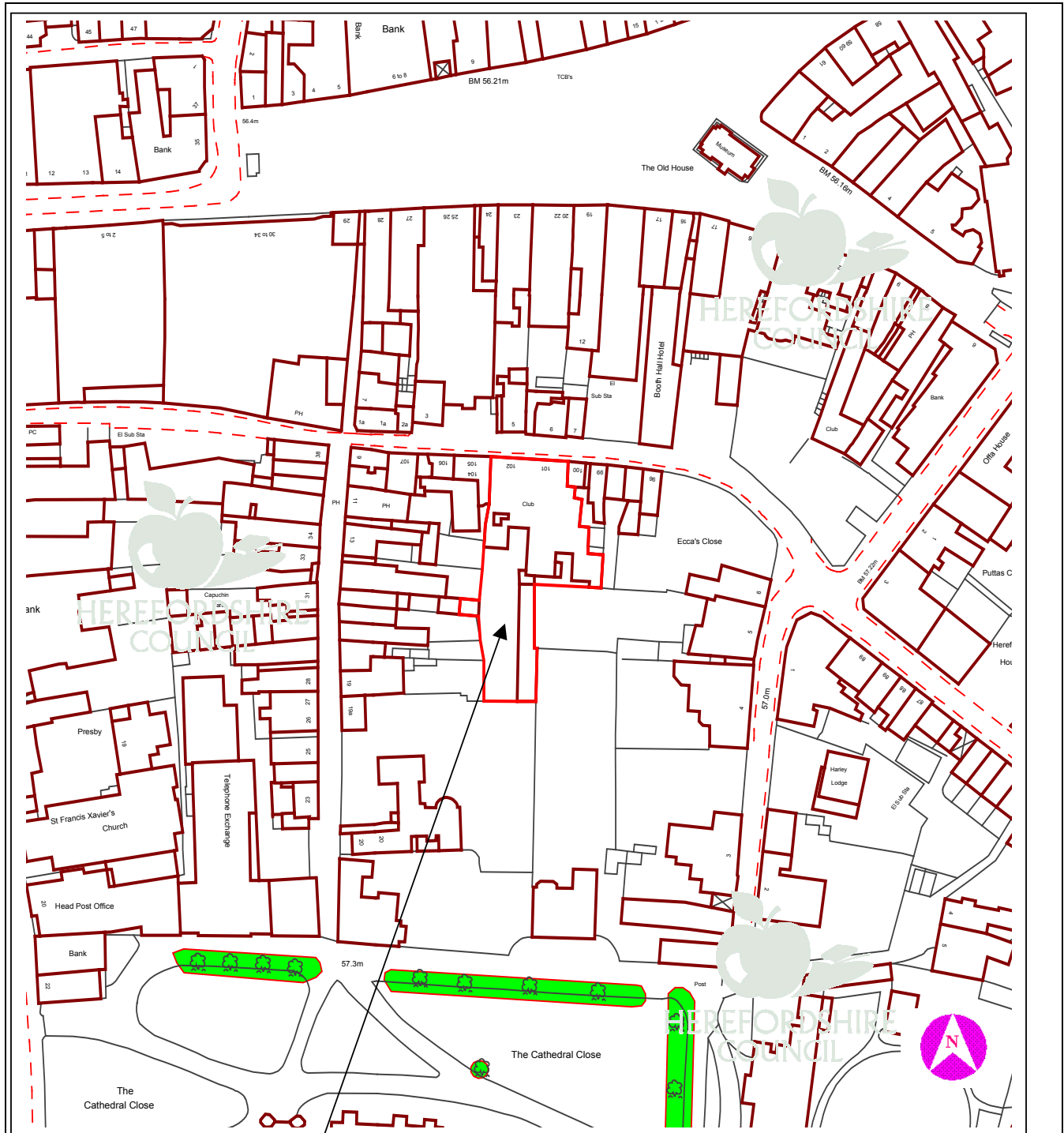
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/0112/F

SCALE : 1 : 1250

SITE ADDRESS : Hereford Conservative Club, 102 East Street, Hereford, Herefordshire, HR1 2LW

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**DRAFT SECTION 106 AGREEMENT
THIRD SCHEDULE
(the restrictions and obligations)**

1. Not to occupy or cause or permit Occupation of any Dwelling until the Contribution (£5,000) is paid to the Council provided that following the fifth anniversary of the date of payment of the Contribution, the payer of the Contribution shall be entitled to apply to the Council for the refund of the unexpended balance of the Contribution (if any) together with accrued interest thereon at the Council's standard rate from time to time calculated from the date of payment of the Contribution to the date of repayment.
2. On completion of this Deed to pay to the Council their legal and administrative costs and disbursements reasonably incurred in connection with the acceptance of this Deed.