

DCCE2008/2464/L - INTERNAL REPAIRS AND IMPROVEMENTS TO A LISTED BUILDING. CASTLE CLIFFE, 14-16 QUAY STREET, HEREFORD, HEREFORDSHIRE, HR1 2NH

For: Cllr. M Hubbard, Castle Cliffe, 14-16 Quay Street, Hereford, HR1 2NH

Date Received: 1st October, 2008 Ward: Central Grid Ref: 51155, 39581

Expiry Date: 26th November, 2008

Local Members: Councillors M. Hubbard, Mrs U. Attfield, C. Chappell, A. Oliver

1. Site Description and Proposal

1.1 Castle Cliffe is a two storey semi-detached random stone and pitch tiled roof property located at the southern end of Quay Street and Redcliffe Gardens and immediately north of the River Wye. North west also facing Quay Street are a number of detached and semi-detached residential properties and along the northern boundary of the green is Cathedral Junior School. The majority of the building dates back to the 17th Century and is Grade II Listed and also falls within a Conservation Area, an Area of Archaeological Importance and Flood Zone 3. The River Wye to the south is also a Special Area of Conservation and Site of Special Scientific Interest.

1.2 Listed Building Consent is sought for minor external and internal alterations to the property as follows:

External

1. Repositioning of existing foul drainage pipes on the northern elevation.
Lower Ground Floor
2. Use of the lower ground floor as a kitchen including installation of new floor to the utility and installation of gas fired stove.

Ground Floor

3. Removal of existing modern partitioning and kitchen units within the current kitchen to create an open lounge, installation of wood burning stove and removal of modern door to provide an access to lower ground floor.

First Floor

4. Removal of existing bathroom from bedroom 2 and creation of new bathroom within bedroom 1.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
HBA1	-	Alterations and extensions to listed building

3. Planning History

- 3.1 CE2001/0456/F - Change of use from residential to a mixture of residential and short term holiday letting, erection of wooden gate to the side and replacement of windows and stone infill arch with oak door. Approved 23rd April, 2001.
- 3.2 CE2000/2527/L - Alterations for modernisation of the two dwellings created in 1959/60 to facilitate a mix of residential and self-catering holiday lettings business, including the provision of a new car parking area, the demolition of existing garage and railings, resiting of bathroom and kitchen and new W.C. (East House), creation of kitchen/diner (West House), new gates to side and replacement of existing window and stone infill in arch. Listed Building Consent approved 23rd April, 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Conservation Manager:

17th century Kitchen(cellar).

This room is currently not in use but would appear to have been the kitchen of the property in an earlier incarnation. It is most welcome that this room is to be brought back into use and returning rooms to their original use is supported by government guidance. It would also help to preserve the building as currently this area is somewhat damp and its drying out is to be welcomed. The range located within the fireplace is of interest but given its very poor condition due to corrosion we do not believe that it is capable of restoration. It is also a much later feature, which would appear to have been inserted into an 18th century fireplace, which in turn has been inserted into substantial fireplace. We would expect this to be of late medieval origins although there is the possibility it could have been rebuilt at some later point in history. Due to the insertion of a flue to vent the proposed stove it may be necessary to knock through into this element and if this is required we would advise that the conservation officer visit the site to recommend the final design of the fire place depending on what is found behind the 18th century wall and its condition.

Ground Floor

The opening up of the staircase, which is boarded in would be most welcome and enhance this feature within the house. This boarding is of no merit and detrimentally impacts upon both the staircase and the entrance hall. We would therefore support this element of the proposal. Of particular importance would be the revealing of the important 13th century door due to the proposed removal of the mid 20th century stud partition. This would clearly be a major enhancement as not only does it allow the room to be returned to its 18th century proportions, it allows the appreciation and understanding of the evolution of the house. The reopening of the flue and therefore the reinstatement of the room's original focus and understanding of the architectural composition would be welcomed.

1st floor.

The restoration of the room to its original size through the removal of the mid 20th century bathroom is to be welcomed as it would return the space to its previous proportions and enhance the character of this room. We would therefore support this element.

External.

The removal of the existing clutter caused by the external drainage and reuse of the cast iron element in a less sensitive area is to be welcomed as it would enhance the appearance of the building. We would therefore support this element.

Conclusion

The proposed works would be most beneficial to this building and would enhance its appearance and character. We would therefore support this proposal and recommend approval subject to conditions.

5. Representations

5.1 Hereford City Council: Comments awaited.

6. Officer's Appraisal

- 6.1 The existing dwelling has medieval origins and is of both architectural and historical interest. The property has, however, been unsympathetically altered over the last 50 years or so. The works proposed under this application will encompass the sympathetic restoration of parts of the property in keeping with its historic and architectural interest.
- 6.2 The existing foul drainage pipes are located in a prominent and conspicuous position on the front elevation. The relocation of the pipes within the reveal of a stone buttress will assist in concealing at least some of the existing external pipe work.
- 6.3 Internally, the introduction of a beneficial use (kitchen and utility) to lower ground floor with associated heating of these spaces will assist in ensuring the continued survival of the building. The level of alterations within this part are minimal with the exception of an introduction of a new floor to the utility room. However, this is to be laid on the existing floor and therefore will ultimately be reversible. A section of the original floor will also be revealed around the door access maintaining a visual record of the building's history. Minor concerns exist concerning the removal of the 19th Century original stove but this is beyond repair and therefore subject to the treatments of the fireplace reveal, as confirmed by the Conservation Officer, there is no objection to the removal of this feature.
- 6.4 At ground floor the alterations are minimal and essentially entail the removal of more modern partitioning and kitchen worktop features to enable the use of what is currently the kitchen as a lounge area. A wood burning stove is also proposed to be installed within an existing concealed chimney, consequently there is minimal impact on the original fabric of the building. The removal of modern panelling in this area will also reveal an early medieval door, which is welcomed.
- 6.5 Similarly at first floor, the existing bathroom which is a more modern addition is to be removed thereby restoring the historic room proportions and a new bathroom to be created in one of the bedrooms but this does not entail any new partitioning. The

existing fireplace within what is presently the bathroom will also be revealed and restored.

- 6.6 The works will assist in restoring the original room proportions, making beneficial use of an area which is currently unused and generally safeguarding the character and appearance of the Listed Building in accordance with Policy HBA1 of the Herefordshire Unitary Development Plan 2007.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers.

- 1 **D01 (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 **D06 (External finish of flues/cowls)**

Reason: To ensure that the work is carried out in accordance with the details that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

- 3 **D11 (Repairs to match existing)**

Reason: To ensure that all of the works arising from the approved scheme are of an appropriate form in the interest of safeguarding the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

INFORMATIVES:

- 1 **N15 - Reason(s) for the Grant of PP/LBC/CAC**

- 2 **N19 - Avoidance of doubt - Approved Plans**

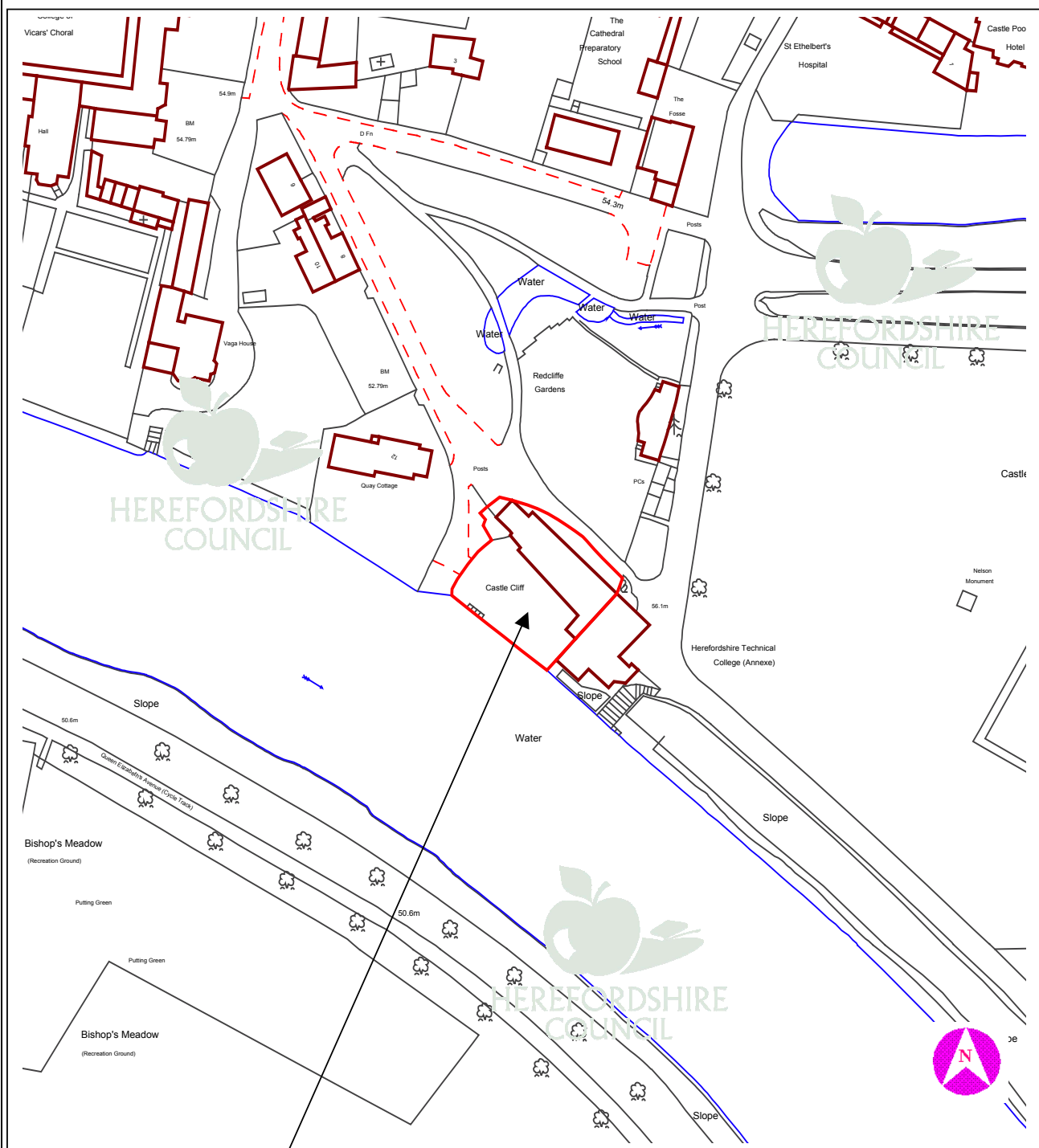
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/2464/L

SCALE : 1 : 1250

SITE ADDRESS : Castle Cliffe, 14-16 Quay Street, Hereford, Herefordshire, HR1 2NH

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