

3 CW2003/0729/C - DEMOLITION OF GREYHOUND DOG PUBLIC HOUSE, ASSOCIATED OUTBUILDINGS AND FORMER STORE OFFICE AT THE GREYHOUND DOG PUBLIC HOUSE, OUTBUILDINGS AND ADJACENT STORE ROOM, BELMONT ROAD, HEREFORD

For: Asda Stores Ltd/Eign Enterprises Ltd. per RPS Group Plc, 3rd Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF

Date Received: 7th March 2003

Ward: St. Martins & Hinton

Grid Ref: 50683, 39236

Expiry Date: 2nd May 2003

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 This application seeks Conservation Area Consent to demolish the Greyhound Dog Public House and four other associated outbuildings. The pub itself adjoins the north bound carriageway of the A49 Trunk Road and is sited approximately in the middle of the realigned carriageway as proposed by the planning application which accompanies this Conservation Area Consent application.
- 1.2 The Greyhound Dog dates from the early mid part of the 19th century and is a three storey brick construction under a slate roof. Its last use was that of a public house but it has been empty and deteriorating for a number of years.

2. Policies

2.1 Planning Policy Guidance:

PPG15 - Planning and the Historic Environment

2.2 Hereford Local Plan:

Policy CON1 - Preservation of Buildings of Architectural and Historic Interest
Policy CON16 - Conservation Area Consent
Policy CON17 - Conservation Area Consent – Demolition
Policy CON18 - Historic Street Pattern
Policy CON19 - Townscape
Policy CON20 - Skyline

2.3 Unitary Development Plan (Deposit Draft):

Policy HBA6 - New Development within Conservation Areas
Policy HBA7 - Demolition of Unlisted Buildings within Conservation Areas
Policy HBA8 - Locally Important Buildings

3. Planning History

None directly relevant to this proposal.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: The site lies within the Agency's indicative flood plain which shows a 1% APF (annual probability flooding). The Agency has concerns over the material being located in the flood plain. All the demolition materials should be removed from the site as soon as possible during and following demolition and no waste is to be stored on site.

4.2 The Environment Agency recommends the following planning condition is imposed:

All materials resulting from the demolition works shall be stored in permeable containers on site. The containers shall be removed from the site within 5 days of being full to capacity.

Reason: To ensure that there is no increase risk of flooding to other land/properties due to the impendance of flood flows and/or reduction of flood storage capacity.

5. Representations

5.1 Hereford City Council has no objection to this application.

5.2 Hereford Civic Trust: We assume that this application will stand to be considered currently with and not before the Asda application to redevelop the site at Causeway Farm with a superstore and ancillary accommodation. This is to avoid an unsightly gash in the present street scene. One may well wonder at the employment of consultants to prepare for the purpose of this application a glossy and extravagant Hereford riverside conservation area analysis to justify the provision of what is intended to be a landmark building - a questionable designation for the submitted design. (Comments on design relate to the previous scheme).

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

6. Officers Appraisal

6.1 The key issue in the consideration of this application relates to an assessment of the importance of the Greyhound Dog and ancillary outbuildings and the importance which they play within the Conservation Area. Also important having regard to advice in PPG15 and adopted Policy CON17 is the suitability of any scheme for the redevelopment of the site subject to the application.

6.2 Since its last use as a public house, the Greyhound Dog has been empty and deteriorating for a number of years. It has been allowed to deteriorate into its current position which is an almost dilapidated condition. Attempts to have the building listed were unsuccessful. Notwithstanding its current appearance, it is considered that the building does define the historic street line which existed prior to the construction of Greyfriars Bridge when the Greyhound Dog formed part of St. Martins Street. It is also considered that the building is of a scale which relates to its neighbours in this part of

the Conservation Area both in terms of its own form and design and in terms of its position adjacent to the main road. Whilst it could clearly not be argued that the building in its present form makes a positive contribution to the Conservation Area, the importance of its siting and design carry some weight and an appropriate refurbishment could act as a benefit and enhancement to the Conservation Area.

6.3 In line with adopted policies and Government guidance contained in PPG15 (Planning and the Historic Environment), demolition should only be supported on the basis of an approved comprehensive and appropriate scheme for the redevelopment of the site. Having regard to the planning application report reference CW2002/3441/F and the conclusion there in, Officers are unable at this time to support the demolition of the Greyhound Dog Public house. PPG15 recommends that consent for demolition should not be given unless there is an acceptable and detailed plans for redevelopment (par. 4.27) and where a full contract is in place for the implementation of such a replacement scheme (para. 4.29). This advice is reflected in adopted Planning Policy CON16 of the Hereford Local Plan and emerging Policies HBA6 and HBA7 of the emerging Unitary Development Plan.

6.4 In view of the above notwithstanding the present condition of the building which clearly detracts on the approach to the city centre, in the absence of an appropriately detailed and approved replacement scheme refusal is recommended.

RECOMMENDATION

That Conservation Area Consent be refused for the following reason:

- 1. The proposal is to demolish the former Greyhound Dog Public House and four other small scale buildings at the entrance to the Causeway Farm site. The site lies within the designated Hereford Central Conservation Area. Having regard to the requirements of Policy CON16 of the adopted Hereford Local Plan and emerging Policies HBA6 and HBA7 of the Herefordshire Unitary Development Plan (Deposit Draft) the proposed demolition is not acceptable. The application is not accompanied by an acceptable redevelopment scheme for the site and therefore the buildings demolition would create an unsightly gap on this important approach to the city. As such, the proposal also conflicts with Central Government advice contained in PPG15 (Planning and the Historic Environment 1994).**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.