

**DCNC2009/0435/CD & DCNC2009/0436/L - PROPOSED
REMOVAL OF EXISTING MINOR EXTENSIONS,
INTERNAL ALTERATIONS AND NEW EXTENSION TO
FORM OFFICES AND COMMUNITY ROOMS FOR RENT
AT GRANGE COURT, PINSLEY ROAD, LEOMINSTER,
HEREFORDSHIRE, HR6 8NL**

**For: S T Walker & Duckham per Herefordshire Council
14 The Tything Worcester WR1 1HD**

Date Received: 12th March 2009 Ward: Leominster South Grid Ref: 49917, 59074

Expiry Date: 7th May 2009

Local Member: Councillors RC Hunt and PJ McCaull

Introduction

This application was deferred by the Planning Committee on 3rd July 2009 following a request for officers to undertake further negotiations about removal of an Austrian Black Pine and the Victorian staircase. The receipt of additional representation was also reported verbally to the committee. The report has been updated to take account of these matters. However, ultimately the scheme has not been amended since being originally considered by the Planning Committee.

1. Site Description and Proposal

- 1.1 Grange Court is a Grade II* listed building and is very much a landmark in the town. It is located on the eastern side of The Grange, a large open space at the heart of Leominster and set within a mature landscape. The area is also within Leominster's Conservation Area and the outer precinct of Leominster Priory, the town's only Grade I listed building and also a Scheduled Ancient Monument.
- 1.2 The building is currently used by Herefordshire Council as office accommodation. This use has diminished over recent years as the Council seeks to rationalise the disparate nature of its services. Limited car parking is provided through an area of tarmac directly in the foreground of the building and is accessed via an existing entrance onto Pinsley Road. A large public car park is located approximately 100 metres to the west of the site where parking is free for a limited period. A second free car park is located at the bottom of Broad Street, approximately 300 metres away, where all day parking is available.
- 1.3 The building is also within 200 metres of the town's main shopping area and the area is generally one of frequent public activity with pedestrians either using The Grange as an informal open space or as a through route to and from the town centre.
- 1.4 The history of Grange Court is unusual, and it is this which has brought about its Grade II* listed status. It was originally erected in 1633 at the top of Broad Street in the town and was used as its market hall. The building was designed by John Abel, who later went on to become the King's Carpenter, and features particularly fine carvings

throughout the timber frame. Like those in Ross on Wye and Ledbury, it is typically a timber framed structure with panelling and was originally designed with a completely open ground floor.

- 1.5 During the 19th century the building was considered to be a traffic hazard and was dismantled. It was eventually bought by John Arkwright, grandson of the famous industrialist Richard Arkwright, who was also responsible during the same period for the renovation of Hampton Court at Hope Under Dinmore. The building was reconstructed in its current location in 1853 with the purpose of being used as a Victorian gentlemen's residence. At this time the building was to undergo some significant alterations. The ground floor was enclosed to create two rooms and a central stone staircase added. The previously open space at first floor was sub-divided to create smaller private rooms and significant one and two storey brick extensions added to the side and rear, whilst a detached coach house was newly constructed to the north east.
- 1.6 The application is made by Herefordshire Council and is for the adaptation and extension of Grange Court, including some elements of demolition, to provide a range of uses for community and voluntary organisations and local businesses.
- 1.7 Central to the scheme is the provision of a new extension to Grange Court. This is to take the form of a single storey 'L' shaped addition attached to the southern elevation with wings projecting in both southerly and easterly directions. This is of a contemporary design with mainly flat roofs finished either with lead, or a 'Green Roof System'. A steep mono-pitched roof runs as a band along both roofs and provides an opportunity for high level glazing, ventilation and the installation of solar energy collectors.
- 1.8 Both wings incorporate a high proportion of glazing in order to maximise natural daylight and are otherwise finished in a combination of timber boarding or concrete panels with a rendered finish.
- 1.9 It is intended that the new elements will provide flexible office accommodation, easily adaptable if a particular user requires a larger spaces and easily returned to smaller units as may be necessary.
- 1.10 The wings are linked by a central foyer/reception that gives access to all parts of the building. This attaches directly to the two storey Victorian brick extension which is to be adapted in order to incorporate a new lift and staircase and this gives access in turn to the upper floor of the original timber framed building.
- 1.11 The alterations to Grange Court as it currently exists include the demolition of several brick elements projecting from the north, south and east elevations. As mentioned above, two storey brick extensions to the east are to be retained and incorporated into the revised design of the building, acting primarily as a link between old and new elements.
- 1.12 The most sensitive alterations occur within the timber framed part of Grange Court. A centrally located stone staircase is proposed to be completely removed in order that the rooms at first floor can be opened up to create an open plan function room. The effect at ground floor level is to create an entrance hall with a new double door opposing and leading through to the new staircase beyond. It is anticipated that this part of the scheme will be used for formal functions such as civil wedding ceremonies, concerts, conferences or public meetings.

- 1.13 Externally, the wings combine with the existing boundaries of Grange Court to create a central walled garden, with a second courtyard created through a combination of the east wing and the existing coach house. The latter is to be utilised as an area for parking, accessed via the existing point of entrance to the site from Pinsley Road. In total, 27 car parking spaces are to be provided, including 3 disabled spaces. The plans also indicate the inclusion of cycle parking. An existing service access to the rear of Grange Court, originally intended to serve this parking area, is now simply to continue to be used as a service access.
- 1.14 The plans show that eight trees are to be removed as part of the proposed scheme, and the application is accompanied by an arboricultural survey. The most significant of these is an Austrian Black Pine, which is located to the south of Grange Court and is within seven metres of the proposed south wing. With a root protection zone of 15 metres, this is considered by the applicant to be too close for the long term health and vitality of the tree. The same is applicable to two Yew trees and a Mulberry, all of which are proposed to be removed.
- 1.15 As well as an arboricultural survey, the application is supported by an ecological survey and archaeological evaluation, an architects report and a study of the history and architecture of Grange Court. Details of community involvement and a draft business plan have also been provided and form part of the consideration of the proposal.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy S7	–	Natural and historic heritage
Policy S11	–	Community facilities and services
Policy DR1	–	Design
Policy DR3	–	Movement
Policy E7	–	Other employment proposals within and around Hereford and the market towns
Policy E8	–	Design standards for employment sites
Policy TCR10	–	Office development
Policy T8	–	Road hierarchy
Policy LA5	–	Protection of trees, woodlands and hedgerows
Policy LA6	–	Landscaping schemes
Policy NC1	–	Biodiversity and development
Policy HBA1	–	Alterations and extensions to listed buildings
Policy HBA4	–	Setting of listed buildings
Policy HBA6	–	New development within conservation areas
Policy ARCH3	–	Scheduled Ancient Monuments
Policy CF5	–	New community facilities

National Guidance

PPG15 – Planning and the Historic Environment

3. Planning History

- 3.1 92/0007 – Proposed construction of council chamber and office wing joining on to Grange Court – Planning permission and listed building consent were approved following referral to the Secretary of State. **This permission has not been implemented.**

3.2 77/0893/L – Demolition of buildings to the rear of Grange Court - Withdrawn

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage – Following the submission of amended plans English Heritage raise no objection to the proposal, subject to conditions relating to matters including the submission of further architectural details material and finishes, and a condition relating to the salvaging and re-use of element of the staircase and Lapidarium.
- 4.2 Victorian Society – Have serious concerns regarding the detrimental impact of the works on the special architectural and historic interest of the Grade II* listed building. Strongly object to the proposed works and therefore recommend that permission for this application be refused.
- 4.3 The Society is concerned that the Architects Report states that the 1863 and early 20th century extensions are not considered to be of 'special interest'. As a result their complete demolition is proposed and this results in the total destruction of the historic floor plan, including the highly decorative 1856-8 main staircase, the servants stair and historic features such as fireplaces. The scheme also includes the removal of a rare example of a Lapidarium, a collection of medieval stonework in the form of a grotto. All of these elements clearly contribute to the special architectural and historic interest of the building and reflect its historic function and incremental development as a 19th century gentlemen's residence.
- 4.4 The Society comment that such an extensive loss of historic fabric would be contrary to Government guidance in PPG15. It states that consent should not be granted for demolition without the strongest justification. The Society believes that the justification provided for the proposed internal demolition is unsound.
- 4.5 Society for the Protection of Ancient Buildings – Although Grange Court began its existence as a 17th century market hall, its principal significance would now seem to be as a Victorian building. It therefore defers to the Victorian Society for detailed comments on the present scheme. However, although we appreciate that some change of use may be required and feel that a cartilage development of the kind currently proposed may be entirely acceptable, we do not believe it appropriate for Grange Court's Victorian stairs to be removed.
- 4.6 MADE – Design Review West Midlands
- The review panel have considered the proposals and generally consider the uses to be suitable and the location of the extension appropriate. They also agree that the removal of the later partitions and the Victorian staircase to create a first floor room is appropriate.
- 4.7 The panel is critical of the handling of the new entrance and foyer space and suggests a need for an improved distinction between the old building and the new additions. The current arrangement appears awkward and clumsy. It also considers that a single wing running east with a central corridor would have been more efficient in terms of construction and running costs.

- 4.8 The report highlights some ambiguity in the plans, suggests that the use of so many materials is confusing and suggests that these matters need to be addressed. Subject to this they support the project.

Internal Council Advice

- 4.9 Conservation Manager

The building represents Victorian architectural salvage, in itself unusual for the period. Its relocation was into a Victorian parkland setting. Most importantly the building was given a new use being that of a Victorian gentleman's residence, and again such conversion was unusual for the period. The proposal was completed by the creation of a garden planted to enhance the building and its location within the wider setting of The Grange.

These unique qualities are further enhanced by the fact that it was not any Victorian that undertook the work, but it forms part of the Arkwright family's legacy to north Herefordshire.

Expresses significant concerns about a number of detailed elements within the present proposal. These relate to:

- The alterations to and loss of fabric within the building, principally the creation of the first floor room and the removal of the staircase.
- The proposed extensions and associated demolition, principally the proposed flat roofed replacement building and the proposed extension southward into the garden area.
- The impact of building works upon the setting of Grange Court and the Grange, principally the loss of six important trees, four of which would normally be recommended for Tree Preservation Order (TPO) status if not in public ownership.

- 4.10 Ecology – Comments awaited

- 4.11 Archaeology – No objections subject to a condition requiring the completion of further archaeological evaluation work.

- 4.12 Transportation Manager – Considers the amended plans to be acceptable with the exception of the use of the rear access by service vehicles. This is not considered to be acceptable because of poor visibility and its use is only acceptable as a pedestrian access.

- 4.13 Manager of Environmental Health and Trading Standards – No objections

5. Representations

- 5.1 Leominster Town Council – No objection subject to the retention of the grotto and well.

- 5.2 The proposal has generated 20 letters of objection and two separate petitions, one containing 98 signatures and a second containing 309 signatures. In summary the points raised are as follows:

1. Concerns about highway safety and increased traffic flows along Pinsley Road.
2. Lack of adequate on-site parking.
3. The use of the entrance to the rear of Grange Court entirely unacceptable.

4. The removal of trees to accommodate the proposed extensions is harmful to the setting of Grange Court and will be harmful to local wildlife.
 5. The proposed extensions will spoil the setting of Grange Court as a Grade II* listed building and also its wider contribution to the conservation area.
 6. The proposed demolition works and internal alterations are highly destructive, particularly the removal of the central staircase.
 7. The proposal does not take full account of the building's architectural history.
 8. In particular, the proposed south elevation is detrimental to the residential amenity of Grange End.
 9. The provision of additional office space in a residential area is not acceptable in a residential area.
 10. The viability of the scheme is questionable.
 11. Would a private individual be permitted to undertake such an extensive development?
 12. Lack of public consultation.
- 5.3 17 letters in support of the proposal have also been submitted. In summary the points raised are as follows:
1. The proposal will secure the long term future of Grange Court.
 2. The proposal will be an asset to the community.
 3. The scheme affords much greater public access to the building than is presently available, including disabled access.
 4. This is a self financing project and will not be a drain on local tax payers.
 5. It is a well-designed scheme that complements Grange Court to much greater effect than its current appendages.
 6. The removal of the staircase allows the first floor to be restored to its original Jacobean function.
- 5.4 A plan of an alternative proposal has also been submitted by one of the objectors. This shows a scheme where the new accommodation is effectively shifted to the rear of the site on the boundary with Pinsley Road. This avoids the removal of the Austrian Black Pine. The plan shows only a change to the footprint and does not detail the internal layout changes that would be required.
- 5.5 In response to this the Grange Court Project Board have considered this as an alternative but for reasons relating to the circulation space of the proposal being compromised, a requirement for a second entrance, the loss of the secure garden element and the detriment in relationship between the Coach House courtyard and the enclosed garden are all given as reasons as to why the proposal would not be acceptable.
- 5.6 The Project Board also considered a scheme retaining the current plan form and the Austrian Black Pine. This would involve constructing the wing on pile foundations and would result in the building being 0.75 metres higher than currently shown. They opine that this would have a greater impact on the dwelling to the south of the site, would increase the mass of the building and would lead to a requirement for a lift to be installed at extra cost to the overall scheme. They also highlight a concern about branches falling from the tree onto the building.
- 5.7 In specific relation to the Austrian Black Pine, the Project Board highlight the fact that it was not considered to be of sufficiently high quality to warrant retention and that its removal was considered against the planning gains and the buildings long term future.

- 5.8 In response to concerns raised about the removal of the Victorian staircase, the support given to the scheme by English Heritage is highlighted. They also refer to the desire to create a single front room, requiring the removal of the staircase, and the fact that English Heritage and the Council's Conservation Officers have been involved in this debate throughout.
- 5.9 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The application raises a variety of material planning considerations. This is reflected in the variety and nature of public comment.
- 6.2 The applications have given rise to a significant number of representations in response to public consultation and opinion is split. Of those in favour, key elements of their comments relate to greater accessibility to the building and the securing of its long term future. Of those in objection, the recurring comments are in relation to issues of highway safety and increased traffic along Pinsley Road, impact on the setting of Grange Court both through the addition of an inappropriate extension and through the loss of mature trees, and that the viability of the scheme is in question.
- 6.3 Similarly, opinion is split between the Council's Conservation team, who object to the level of intervention proposed, and English Heritage, who have interpreted the advice contained within PPG15 more flexibly and have attached more weight to the desire to secure a future use for the building and one that allows a community use with much greater public access than is currently available.
- 6.4 In essence there are four key issues that influence the determination of the applications, and these are as follows:
1. The integrity of the listed building
 2. The design and appearance of the proposed extensions
 3. The loss of important trees
 4. Highways and other matters

The Integrity of the Listed Building

- 6.5 At the heart of this difference of opinion is an intellectual debate about the justification for Grange Court's Grade II* listing. On one hand it is recognised that the original timber framed market building is a particularly fine example of the work of John Abel. The listing description for the building goes into some detail about the fine detailing of the external framing. Very little mention is made of its interior.
- 6.6 However, but for the intervention of Richard Arkwright the building would potentially have been lost completely. The significance of this, and consequently the alterations and additions that were made in 1853, should not therefore be downplayed.
- 6.7 The position taken in this debate significantly influences the perception of the scheme. The comments from English Heritage place a much greater emphasis on the importance of the 17th century origins of the building, and to a lesser extent the 19th century alterations. Allied to the public benefit that they consider will be derived from the scheme they conclude that the principle of the scheme is acceptable. The

amendments and additional information regarding the design of the first floor function room address outstanding concerns from its original consultation response.

- 6.8 The Council's Conservation Manager has expressed strong reservations about the scheme, stating that it is contrary to PPG15 which states that:
- 6.9 In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior, and setting of the historic building. This may not necessarily be the most profitable use if that would entail more destructive alterations than other viable uses.
- 6.10 *The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered.*
- 6.11 The advice in PPG15 goes on to suggest that later features should not be removed merely to restore a building to an earlier form and, perhaps most notably, that the removal of any historic staircase is not normally acceptable.
- 6.12 If one considers that the use that the building was designed for is residential, it is clear that its sale to a private individual and continued use as such would not give rise to any public access. Whilst the scheme does involve some significant alterations to the building it will ensure that it has a meaningful and ongoing public function.
- 6.13 A detailed business plan has been prepared by the Leominster Area Regeneration Company (LARC), in close liaison with the Council's own Economic Development Department. Its analysis is based on sound research and economic modelling and it is concluded that the report provides a fair and accurate projection of the potential success and viability of the scheme if it were to be approved.

Design and Appearance of the Proposed Extensions

- 6.14 Opinion about the design and appearance of the proposed extensions is, to a certain degree, subjective. However, Policies HBA1, 4 and 6 of the Unitary Development Plan provide a guide in terms of the scale, massing and design of proposals, (i.e. to be subservient to the host building). The extensions are all single storey and are considered to be subservient in terms of their scale and mass. Indeed, they are less intrusive than the scheme approved by the Secretary of State in 1992. Whilst that determination pre-dates the adoption of PPG15 (September 1994), the basic principles of considering the impact of a proposal on a listed building and a conservation area are fundamentally unchanged.
- 6.15 The design incorporates sustainable methods such as maximising the use of daylight through high level windows and ventilation, and the installation of photovoltaic cells. Concerns regarding the choice of materials could, if approved, be satisfied through the imposition of appropriate conditions.

The Loss of Important Trees

- 6.16 The arboricultural report submitted as part of the application advises that the most prominent tree, an Austrian Black Pine, is in late maturity and therefore has a medium term life expectancy between 20-40 years. It is considered to be in fair condition, with some defects that may render it vulnerable to breakage. As a result the tree is categorised as having moderate retention value. The southern extension will be well within its root protection area and it is possible that this will curtail its life expectancy

further. Alternative foundation designs to minimise the impact on the tree's root system would result in the new build having a higher floor level than currently proposed and this is not considered to be acceptable.

- 6.17 Similar comments are made about two Yew trees that have grown under the canopy of the Austrian Black Pine and the report concludes that they too have a moderate retention value. The report concludes that the removal of the trees, together with a Mulberry, is justified.
- 6.18 The survey has been undertaken by a fully qualified arboriculturalist. Given that the trees that have been identified as important appear to have only a limited lifespan, a balanced judgement has to be drawn between their retention at the expense of a scheme and secures the continued use of Grange Court. Whilst it is regrettable that the trees are to be removed, your officers conclude that their removal is warranted in this instance. It may be possible that the Mulberry could be transplanted and this may be an option to be explored as part of a landscaping scheme if planning permission and listed building consent are to be forthcoming. In some circumstances the proposed loss of these trees would be sufficient in its own right to justify the refusal of a planning application. In isolation that is the case here. However given the conclusions reached earlier on the integrity of the listed building it is not considered appropriate in this case to recommend a refusal of the application solely on this matter.

Highways and Other Matters

- 6.19 A number of technical concerns were originally raised by the Council's Transportation Manager regarding the layout of parking areas, provision of cycle parking and the use of the rear access. The majority of these issues have been addressed through the submission of amended plans. Conditions could be imposed regarding the provision of appropriate cycle storage facilities. In light of the ongoing concern of the Transportation Manager about the use of the rear access, it is recommended that a condition be imposed to limit its use to pedestrian only.
- 6.20 Concerns about limited parking provision need to be assessed in the context that the site is within a conservation area and relates to a listed building where greater flexibility can be allowed with regards to parking on the basis of its potential impact on their setting, character and appearance. Additionally, the building is within relatively close proximity to two free car parks, one of which is available for 24 hour parking.
- 6.21 The concerns about Pinsley Road being used as a 'rat run' have been acknowledged by the Council independently from this proposal. The Council's Highways Department is currently in the process of considering proposals for a temporary Traffic Regulation Order (TRO) to restrict access from Pinsley Road through to Church Street.
- 6.22 The current parking arrangements for Grange Court allow for 16 vehicles to be parked on site. This will rise to 27 if planning permission is granted for the scheme and as a result there would be additional traffic movements along Pinsley Road. However, the concerns raised by the Transportation Manager with regards to intensification of use related only to the use of the rear access and not that of Pinsley Road more generally.
- 6.23 Of the other issues raised, the proposal is not considered to have a detrimental impact on the amenity of Grange End. The gable end of the extension is opposed by a blank elevation in the dwelling and a brick wall. The simple issue of proximity of one to the other does not give rise to any demonstrable detrimental impact in this respect.

Summary

- 6.24 In summary, there is a very fine balance to be struck between the harm that will be caused to the building by virtue of the proposed internal alterations, the addition of the extensions, the removal of at least four significant trees, and the benefit that is to be derived from securing a meaningful future use for it, its increased community use and the public access that will result if planning permission and listed building consent are granted.
- 6.25 The proposal will secure a long term use for a building with an uncertain future. It would be inappropriate for Leominster's most prominent building to stand empty. The level of alteration that is proposed is not ideal. However, it does ensure the continued use of the building and therefore, on balance, the scheme is considered to conform to the spirit of PPG15 and the Council's own policies regarding listed buildings and conservation areas. It is also regrettable that a number of mature trees are to be removed as part of the proposed scheme, but in light of the findings contained within the arboricultural report, this too is considered to be justified.
- 6.26 As the building is Grade II* listed there is a legislative requirement to refer to application for listed building consent to the Secretary of State for the Department of Communities and Local Government if the Council is minded to approve the application. The same requirement does not apply to the application for planning permission. However, it would be pertinent to refrain from issuing any decision until the SoS has made a decision with regard to the listed building application.

RECOMMENDATION

That: a) planning permission be granted subject to the following conditions; and,

b) that the application for listed building consent is referred to the Secretary of State for the Department of Communities and Local Government with a recommendation that the Council is minded to approve the application subject to the following conditions:

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 B03 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3 D03 (External Elevations)

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.

4 D04 (Details of window sections, eaves, verges and barge boards)

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.

5 D05 (Details of external joinery finishes)

Reason: To ensure that the work is finished with materials, textures and colours 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.

6 D10 (Specification of guttering and downpipes)

Reason: To ensure that the rainwater goods are of an appropriate form in the interests of 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.

7 D19 (Items to be Re-used)

Reason: To ensure the safeguarding of the special architectural or historic interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

8 D24 (Recording)

Reason: To ensure that the fabric which forms part of the special architectural or historic interest of the building is preserved by record where it would be lost as a result of the approved works in accordance with current government guidance and Policy HBA1 of Herefordshire Unitary Development Plan.

9 E01 (Site investigation – archaeology)

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

10 G02 (Retention of trees and hedgerows)

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

11 G04 (Protection of trees/hedgerows that are to be retained)

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

12 G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

13 G11 (Landscaping scheme – implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

14 H29 (Secured covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

15 Notwithstanding the plans hereby approved, the rear access shown to be used by service vehicles shall be retained only for use by pedestrians. Details of its treatment shall be submitted to and approved in writing by the local planning authority before development commences. The access shall be altered in accordance with the approved details before the building is first brought into use.

Reason: In the interest of highway safety and to conform to the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

16 I16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

17 I32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

18 I41 Scheme of refuse storage (commercial)

Reason: In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

LISTED BUILDING CONSENT**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 B03 Amended plans

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3 D03 External Elevations

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.

4 D04 Details of window sections, eaves, verges and barge boards

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.

5 D05 Details of external joinery finishes

Reason: To ensure that the work is finished with materials, textures and colours 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.

6 D10 Specification of guttering and downpipes

Reason: To ensure that the rainwater goods are of an appropriate form in the interests of 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.

7 D19 Items to be Re-used

Reason: To ensure the safeguarding of the special architectural or historic interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

8 D24 Recording

Reason: To ensure that the fabric which forms part of the special architectural or historic interest of the building is preserved by record where it would be lost as a result of the approved works in accordance with current government guidance and Policy HBA1 of Herefordshire Unitary Development Plan.

INFORMATIVES:

1 N15 – Reason(s) for the Grant of Planning Permission

2 N19 – Avoidance of doubt – Approved Plans

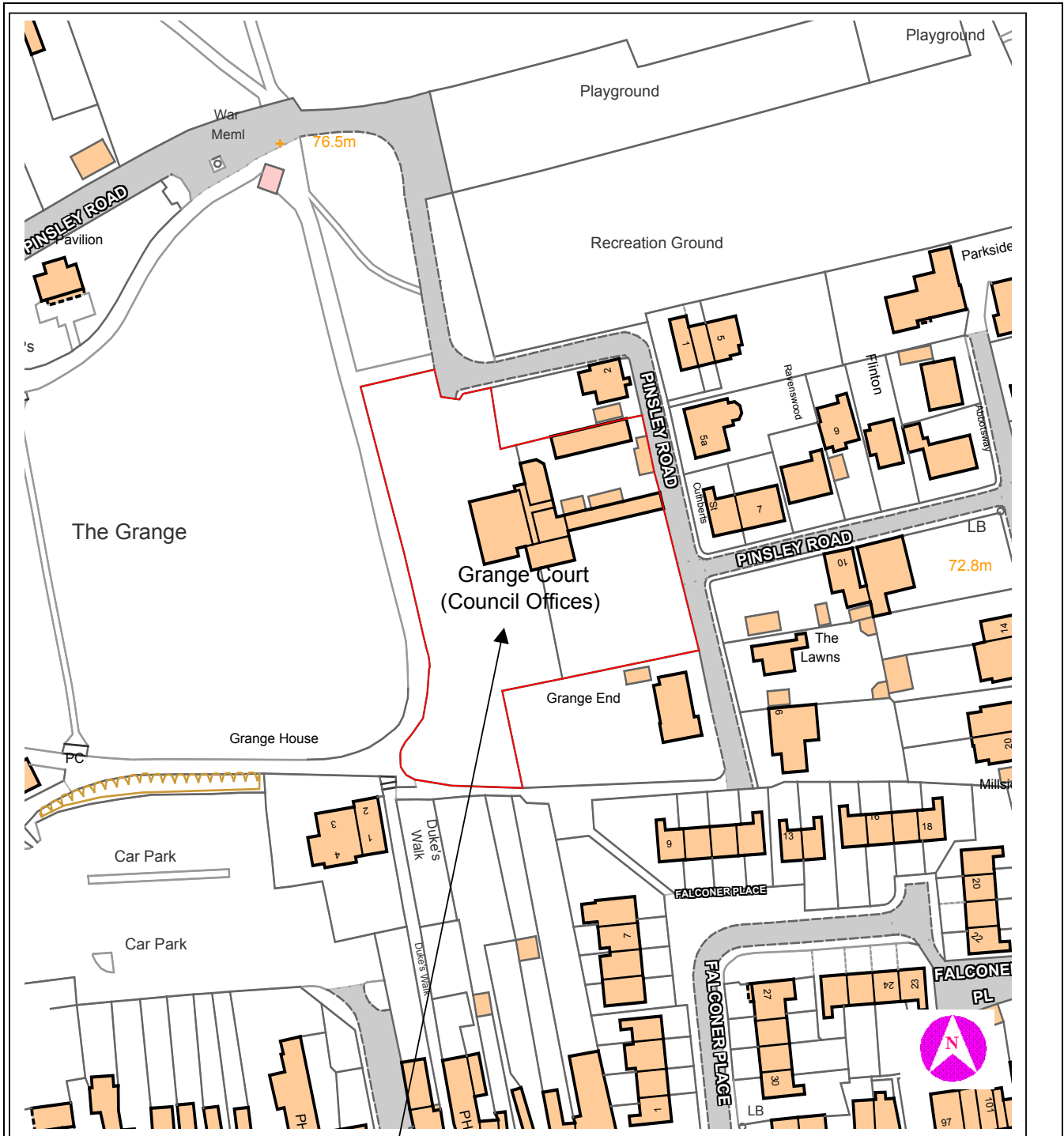
Decision:.....

Notes:.....

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Background Papers

Internal department consultation replies.



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APPLICATION NO: DCNC2009/0435/CD

SCALE : 1 : 1250

SITE ADDRESS : Grange Court, Pinsley Road, Leominster, Herefordshire, HR6 8NL

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