

**DCNC2004/0569/F - PROPOSED FIRST FLOOR  
BEDROOM EXTENSION AND SINGLE STOREY  
GROUND FLOOR EXTENSION AT THE FORBURY,  
CHURCH STREET, LEOMINSTER, HEREFORDSHIRE,  
HR6 8NQ**

**DCNC2004/0571/L – AS ABOVE**

**For: Mr C Lutton per Mr N La Barre Easters Court  
Leominster Herefordshire HR6 0DE**

**Date Received:  
17th February 2004**

**Ward:  
Leominster South**

**Grid Ref:  
49712, 59183**

**Expiry Date:  
13th April 2004**

Local Member: Councillors R Burke and J P Thomas

## **1. Site Description and Proposal**

- 1.1 The Forbury Residential Care Home, a Grade II\* listed building is a substantial 3-storey red-brick building under a Welsh slate roof that is located on the north side of Church Street adjacent to its junction with School Road. It is located in the Leominster Conservation Area and within a primarily residential area as shown on the Leominster Town Centre Inset Map in the Leominster District Local Plan.
- 1.2 These applications propose a single storey building that will be to the rear of The Forbury accommodating 3 bedrooms, each with a toilet, and a bathroom. The building will be linked to The Forbury by a long passageway. A first floor extension is also proposed to the roadside elevation that will provide an additional bedroom.

## **2. Policies**

### **2.1 Leominster District Local Plan (Herefordshire)**

A2 – Settlement hierarchy  
A18 – Listed buildings and their settings  
A21 – Development within Conservation Areas  
A24 – Scale and character of development  
A52 – Primarily residential areas  
A54 – Protection of residential amenity

### **2.2 Hereford and Worcester County Structure Plan**

CTC 7 – Development and features of historic and architectural importance  
CTC 9 – Development criteria

**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

HBA1 – Alterations and extensions to listed buildings  
HBA4 – The setting of listed buildings  
HBA 6 – New development within Conservation Areas

**2.4 PPG1 – General policy and principles  
PPG15 – Planning and the historic environment  
PPG16 - Archaeology****3. Planning History**

90L 278 - Alterations and extension. Approved 15 October 1990.

NC2001/0196/L - Renewal of roof covering, repair/rebuilding chimneys. Approved 13 June 2001.

NC2001/2117/F - Extension to form laundry room. Approved 12 December 2001.

NC2002/1601/F - Laundry room. Approved 29 August 2002.

NC2002/1602/L - Laundry room. Approved 29 August 2002.

**4. Consultation Summary**Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Chief Conservation Officer: No objection.

4.3 Head of Engineering and Transport: Recommends refusal in that the proposal conflicts with the Council's parking standards for residential homes.

**5. Representations**

5.1 Leominster Town Council: 'Recommend refusal for while Council is minded to recommend approval for the extension on the northern side of the building, it felt that the extension on the southern side would be visually intrusive and detract from the character of this listed building.

5.2 The application has been advertised as a development affecting a Grade II\* listed building within a Conservation Area. No representations have been received.

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

**6. Officers Appraisal**

- 6.1 The Forbury is an imposing and well-proportioned 18<sup>th</sup> century building that contributes highly to the Leominster Conservation Area and to the character of this part of Church Street.
- 6.2 These applications propose a single-storey linked extension that will be to the rear of the main building. It is also proposed to provide an additional bedroom at first floor, which will be seen from Church Street. The extensions have been the subject of extensive negotiations with the Chief Conservation Officer and have designed so as to minimise their impact on and allow the character of this listed building to remain dominant.
- 6.3 Although the Transportation Manager has recommended refusal in that the proposal would lead to a reduction of parking spaces, there is ample public parking available at Bridge Street, which is within short walking distance of The Forbury and which will meet the parking needs of visitors.

**RECOMMENDATION**

**NC2004/0569/F**

**That planning permission be granted 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. B01 (Samples of external materials )**

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

- 3. The development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 11th May, 2004.**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**Informative:**

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

Decision: .....

Notes: .....

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**NC2004/0571/L**

That listed building consent be granted subject to the following conditions:

- 1. C01 (Time limit for commencement (listed buildings))

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. The development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 11th May, 2004.

Reason: To ensure the development is carried out in accordance with the amended plans.

**Informative:**

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

Decision: .....

Notes: .....

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Notes: .....

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**Background Papers**

Internal departmental consultation replies.