

**9 DCCW2004/3329/L - REPAINTING OF SHOPFRONT, INTERNAL SECURITY SHUTTERS AND INTERNAL ALTERATIONS AT 18 CHURCH STREET, HEREFORD, HR1 2LR****For: L. Cooper, 126 Hoarwithy Road, Hereford, HR2 6HE****Date Received: 6th September, 2004    Ward: Central    Grid Ref: 51009, 39920****Expiry Date: 1st November, 2004**

Local Member: Councillor D.J. Fleet

**1. Site Description and Proposal**

1.1 No. 18 Church Street is sited on the eastern side of Church Street on the approach to the Cathedral. This is a brick built late 18th/early 19th century building with a traditional 19th century shopfront. The building is Grade II Listed and within the Central Conservation Area.

1.2 The proposal is for internal alterations, including the formation of changing rooms; the repainting of the shopfront and signage; and the installation of internal window security shutters and an external security grill in the doorway.

**2. Policies**

2.1 Planning Policy Guidance:

PPG15 - Planning and the historic environment

2.2 Hereford Local Plan:

CON2 - Listed buildings – development proposals

CON3 - Listed buildings – criteria for proposals

CON34 - Security measures

2.3 Herefordshire UDP (Revised Deposit Draft):

HBA1 - Alterations and extensions to listed buildings

2.4 Supplementary Planning Guidance:

Hereford City Council Shopfronts and Advertisements Guide

**3. Planning History**

3.1 None relevant to this application.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None.

##### Internal Council Advice

4.2 The Chief Conservation Officer has no objection to the proposal.

#### **5. Representations**

5.1 Hereford City Council: Recommend refusal. Proposals are contrary to the status of the building and Conservation Area.

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

#### **6. Officers Appraisal**

6.1 The application is for Listed Building Consent and the key issue is therefore the impact of the work upon the special architectural or historic character of the building or its setting. Whilst this application has been processed works have been underway and are now completed.

6.2 With regard to the internal works, there is some loss of modern partitions within the shop, this aspect does not affect the historic fabric of the building. New changing rooms are formed within the shop, this work is readily reversible and therefore it does not adversely affect the special interest of the building.

6.3 The shopfront has been redecorated, painted dark chocolate brown and the applied signage lettering is silver. This is considered to enhance the appearance of the building and it respects the character of the historic shopfront.

6.4 Internal window security shutters and an external folding security grill in the doorway have been installed. Local Plan Policy and the Council's Supplementary Planning Guidance encourage the use of internal security measures where possible. Where this is not feasible external 'grills' rather than solid shutters, preferably matching the colour of the shopfront are acceptable. The security measures accord with the policy approach and overall they are considered to be unobtrusive and do not adversely affect the host Listed Building.

6.5 Overall the works preserve the special architectural or historic interest of the host Listed Building and no objections are raised.

#### **RECOMMENDATION**

**That Unconditional Listed Building Consent be granted.**

##### **Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.