

19 DCNW2004/2883/L - RESTORATION & CONSERVATION OF HALL. NEW GROUND SURFACE WATER COLLECTION DETAIL & NEW LIGHTING & POWER AT PEMBRIDGE MARKET HALL, PEMBRIDGE, HEREFORDSHIRE

**For: The Pembridge Amenity Trust per Mr T Hewett,
Trevor Hewett Architects, 25 Castle Street, Hereford,
HR1 2NW**

Date Received:
3rd August 2004

Ward:
Pembridge &
Lyonsall with Titley

Grid Ref:
39025, 58100

Expiry Date:
28th September 2004

Local Member: Councillor R Phillips

1. Site Description and Proposal

1.1 This application seeks Listed Building consent for various restoration and conservation works, including lighting, to the Market Hall, Pembridge. The Market Hall is a Grade II* Listed Building of early 16th Century origin, located in the heart of historic Pembridge. The Market Hall is of timber framed construction with a hipped stone slate roof. The structure is open sided, supported by eight posts. The last major programme of repair was undertaken on the Market Hall in 1927.

1.2 The proposed works involve:

- Salvaging of the sound roof slates and supplementation with new as required;
- Replacement of ridge and hip details with like for like;
- Replacement of oak pegs;
- Replacement of sawn oak battens with new oak split laths;
- Repair works required to structural frame;
- Repairs to earth floor, perimeter detail, and rain water disposal;
- Repairs to stone bases;
- Finials replacement;
- Replacement of loft space boarding;
- New lighting installation;

It is advised that elements from the original submission have been withdrawn from the scheme, of particular note is the removal of the intention to erect railings.

2. Policies

National:

PPG1
PPG15
PPG16

Leominster District Local Plan

A18 - Listed Buildings and their Settings
A22 - Ancient Monuments and Archaeological Sites

Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA2 - Demolition of Listed Buildings
ARCH1 - Archaeological Assessments and Field Evaluations

3. Planning History

None identified

4. Consultation SummaryStatutory Consultations

4.1 English Heritage – No objections

Internal Council Advice

4.2 County Archaeologist – Raised no objections subject to condition

4.3 Head of Historic Buildings and Conservation – Raised no objection subject to condition

5. Representations

5.1 Pembridge Parish Council – were supportive of the proposal

In response to the submitted scheme, two letters of objection have been received from the following sources:

- Mrs Heaven, Church Cottage, Market Square, Pembridge
- P & D Klein, Lyndhurst, High Street, Pembridge

The points raised can be summarised as follows:

1. The replacement of all stone roof slates is unnecessary;
2. Existing finials should be retained and conserved;
3. Works to timber posts should be absolute minimum required;
4. Loss of gaps in loft space unfortunate due to ecological interest;
5. Works to stone base unnecessary;
6. Building up of earth floor unnecessary;
7. Lighting and power proposal completely unacceptable;
8. Some outlined future work involve land outside the ownership of the applicants

The original submission was, as noted earlier, revised. This principally involved the clarification of the precise works involved, together with the removal of the originally proposed railing. In response to the re consultation, Mrs Heaven of Church Cottage, Market Square, Pembridge withdrew her objection to the proposal with the exception

of the concern over the lighting. P & D Klein of Lyndhurst, High Street, Pembridge made the following additional comments:

1. The lighting and resurfacing remain of considerable concern;
2. Result will be a theme park effect;
3. Works should be minimum required for conservation purposes

In response to the above correspondence the agent for the application made a submission raising the following points:

1. Stone slates, timber posts, loft boarding, stone bases, and earth floor are all to have only the works required for conservation purposes undertaken;
2. Finial replacement necessary due to poor condition of existing and importance of retaining them for documentary purposes;
3. Market rails are not to be reinstated;
4. Perimeter detail is to reflect existing detail;
5. Design will allow for ecological use of building to continue;
6. The lighting is considered an important part of the scheme but, if the application is otherwise acceptable, this element could be withdrawn and dealt with separately at a later time;
7. The desire is to conserve the fabric of this structure to ensure its future

5.2 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 In principle development plan policy specifies that when considering applications for works to Listed Structures the character will be preserved by only permitting development that would not adversely affect the architectural or historical character, appearance, or setting of a Listed Building. New works should respect the protected building in terms of scale, height, massing, alignment and materials.

6.2 The proposal as originally submitted was problematic due to the lack of a precise scheme of works. Extensive negotiation has taken place since the original submission and it is now considered that the proposal is in a condition in which it can be supported subject to conditions.

6.3 It is considered that the proposed works are respectful of the existing structure. The schedule involves works reflective of appropriate conservation practice with the only exception to this being the lighting. In respect to the lighting the agent has confirmed a willingness to withdraw this element of the scheme. That said, it is not considered that the lighting proposal is unacceptable or undesirable. In addition, the current lighting system is ad hoc and does not reflect the significance of the structure. It is considered that the proposal does not constitute a theme park scheme, but rather a sensitive evolutionary project securing the future of this important building, which, it should be remembered, is a functional building rather than a museum piece. The agent confirms that the works will allow for the continuation of the current ecological role of the structure with the ecologist raising no comment to the scheme.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- i) The application is notified to the Secretary of State for the Office of the Deputy Prime Minister
- ii) Subject to the Secretary of State confirming that he does not intend to call it in, Listed Building Consent be granted subject to the following conditions and any additional conditions considered necessary by officer:

- 1. C01 – 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. D01 – Site investigation – Archaeology

Reason: To ensure the archaeological interest of the site is recorded.

- 3. C02 – Approval of details.

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

- 4. C12 – Repairs to match existing

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

- 5. C18 - Details of roofing

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

Informatives:

- 1. NC1 – Alterations to submitted and approved plans.
- 2. ND3 – Contact Address
- 3. N03 – Adjoining Property Rights
- 4. N15 – Reasons for the grant of LBC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.