

**16 DCNW2004/4206/L - INTERNAL ALTERATIONS AND UPGRADING, DEMOLITION OF GARDEN SHEDS AT 1 GLAN ARROW COTTAGES, BRIDGE STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9EX**

**For: Mrs E C Francis per Ms G Amos, Boultibrooke, Norton Road, Presteigne, Powys, LD8 2EU**

**Date Received:**  
9th December 2004

**Ward:**  
Pembroke &  
Lyonshall with Titley

**Grid Ref:**  
39039, 58361

**Expiry Date:**  
3rd February 2005

Local Member: Councillor Roger Phillips.

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

- 1.1 The property is a semi-detached two-storey Grade II Listed timber framed black and white cottage. Located adjacent to the C1032 public highway, it has a large domestic rear curtilage that runs to the west in the direction of neighbouring semi-detached dwellings of modern construction.
- 1.2 The application proposes internal alterations, and minor external alterations and upgrading of the existing property and demolition of garden sheds in the rear garden area. The main development issues involve removal of a modern fire place to reveal two bread ovens, removal of wood wool slab to internal walls to expose original oak framing replacing flooring onto concrete bases from that of earth, upgrading of party walls in order to meet building regulation requirements, removal of inappropriate windows with replacement windows as well as the introduction of one new window in gable elevation. Insertion of W.C. in store, enclosure of a staircase and insertion of conservation rooflight, formation of attic bedroom with new access stairs and conservation roof light. As well as alterations to the dwelling the application proposes taking down various corrugated garden sheds in the garden and relocation of a timber garden shed.

## **2. Policies**

### **2.1 Leominster District Local Plan**

- A1 – Managing the District's Assets and Resources.
- A2(C) – Settlement Hierarchy.
- A18 – Listed Buildings and their Settings.
- A21 – Development within Conservation Areas.
- A24 – Scale and Character of Development.
- A56 – Alterations, Extensions and Improvements to Dwellings.

## 2.2 Hereford and Worcester County Structure Plan

CTC15 – Conservation Areas

## 2.3 Unitary Development Plan – Revised Deposit Draft.

S1 – Sustainable Development.

S2 – Development Requirements.

S3 – Housing.

S7 – Natural and Historic Heritage.

DR1 – Design.

HBA4 – Setting of Listed Building.

HBA6 – New Development within Conservation Areas.

## 2.4 Planning Policy Guidance 15 – Planning and the Historic Environment

## 3. Planning History

NW05/0001/F – Erection of garage and rear boundary fence. Demolition of sheds – not yet determined.

## 4. Consultation Summary

### Statutory Consultations

4.2 None required.

### Internal Council Advice

4.1 Conservation Manager raises no objections to the proposed development (for further details please refer to Officer's Appraisal).

## 5. Representations

5.1 Pembridge Parish Council has no objections to this application.

5.2 A letter of objection has been received from Mr. Duncan James, Combe House, Combe,

Presteigne, Powys. He considers the proposed internal changes will further damage the historic integrity of an important listed building. Particular emphasis is made about concerns with regards to the proposed conversion of the attic room to a bedroom and the impact this will have on the existing structure of the dwelling, the installation of two roof lights and introduction of an additional window into the gable elevation.

5.3 A letter has also been received from the applicant's agent setting out additional information.

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

**6. Officers Appraisal**

6.1 It is considered that the proposed development generally is acceptable. The proposed new window introduction on the first floor is typical of the fenestration of the property, and enhances the overall balance of window insertion on this side of the dwelling. The internal alterations are also generally acceptable and will complement the overall original character of the dwelling while also showing consideration to modern day living standards and building regulations. The existing attic space to be converted to a bedroom is considered acceptable. Many of the original features of the property are to be retained and enhanced. However the proposed external roof lights on the rear elevation for this proposed bedroom are rather obtrusive and not in keeping with the original building's character and it is recommended that a condition be attached to the decision reducing the roof lights from one to two.

**RECOMMENDATION**

**That listed building consent be granted subject to the following conditions.**

**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 – All development shall be carried out in strict accordance with the approved plans, except for the roof lights as indicated on the approved plans, on the rear elevation, which will be reduced to one, for which full details of location, design and type will be submitted to the Local Planning Authority and approved in writing prior to any development on site.**

**Reason: In the interests of the historical importance and character of the existing dwelling's structure.**

**3 - C07 (Painted finish to windows/doors )**

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

**Informatives:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.

**AREA SUB-COMMITTEE**