

21A DCNE2004/3080/F - EXTENSION TO EXISTING ANNEXE TO PROVIDE TWO BEDROOM ACCOMMODATION AT ROYAL OAK INN, SOUTHEND, LEDBURY, HEREFORDSHIRE

21B DCNE2004/4327/L – AS ABOVE

For: I P Martin per C A Masefield, Building Design Services, 66-67 Ashperton Road, Munsley, Ledbury, Herefordshire HR8 2RY

**Date Received:
20th August 2004**

**Ward:
Ledbury**

**Grid Ref:
37109, 23752**

**Expiry Date:
15th October 2004**

Local Members: Councillors B Ashton, Councillor P Harling and D Rule, MBE

1. Site Description and Proposal

- 1.1 The application for planning permission was deferred by the Northern Area Sub-Committee on 1st December 2004 pending the submission of an application for listed building consent. This has now been submitted and both are to be considered here.
- 1.2 The Royal Oak Inn is Grade II Listed 'L' shaped building with a timber framed frontage and a brick wing which extends to the rear. Access to the car park and rear of the building is gained via an arched carriageway. Buildings surround the premises and are used for mixed purposes being prominently residential but with some retail.
- 1.3 The proposal effectively seeks to extend the brick element of the building with a two storey addition to provide domestic accommodation. It is understood that this is to provide a residential element in connection with the hotel. The application indicates that the proposed extension will be detailed to match the existing brick part in terms of materials and design. Its ridge height is lower to give a further break between old and new and it generally respects the proportions of the building.

2. Policies

Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas

Malvern Hills District Local Plan

Housing Policy 20 – Possible Nuisances in Residential Areas

Conservation Policy 9 – Alterations and Extensions to Listed Buildings

Herefordshire Unitary Development Plan

HBA1 – Alterations and Extensions to Listed Buildings
HBA4 – Setting of Listed Buildings

3. Planning History

There is no history relevant to this particular site. However the following applications on adjoining sites are of some relevance:

DCNE2004/2156/F – Conversion and extension of former workshop to form single dwelling – Approved 11th August 2004.

DCNE2004/0927/F – Conversion of building to dance studio and one residential unit – Approved 24th May 2004.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Advice

4.2 Archaeological Advisor – No objection subject to condition requiring further site investigation.

4.3 Conservation Manager– No objection subject to conditions.

4.4 Traffic Manager – No objection. Comments that due to town centre location, it is reasonable to waive the usual parking requirements.

5. Representations

5.1 Ledbury Town Council – Recommend refusal. They felt that this would be over-development of the site and considered the access to be dangerous and contrary to highway safety.

6. Officers Appraisal

6.1 The proposal is generally considered to be of a satisfactory design and appearance, subject to the use of appropriate materials. This can be addressed by the imposition of conditions requiring their submission prior to the commencement of development.

6.2 The Town Council's comments with regard to highway safety are not substantiated by the Council's Head of Engineering and Transportation, and a potentially more intensive traffic generating use has been permitted in the dance studio referred to above. In light of this and the sites town centre location, it is not considered that a recommendation for refusal on highway safety grounds could be substantiated.

- 6.3 Concerns relating to over-development of the site are similarly difficult to substantiate in light of the surrounding planning history. Whilst the proposal will create a more substantial unit of accommodation a small bed-sit does already exist and in effect there is no increase in terms of additional residential units. The applications are therefore recommended for approval.

RECOMMENDATION

NE2004/3080/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 - C04 (Details of window sections, eaves, verges and barge boards)**

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

- 3 - C05 Details of external joinery finishes)**

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

- 4 - B01 (Samples of external materials)**

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

- 5 - D01 (Site investigation – archaeology)**

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

Informative:

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

DCNE2004/4327/L

That this 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 - C04 (Details of window sections, eaves, verges and barge boards)

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

3 - C05 Details of external joinery finishes)

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

4 - B01 (Samples of external materials)

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

5 - D01 (Site investigation – archaeology)

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.