

22 DCNE2004/3402/L - REMOVAL OF WINDOW AND INSERTION OF DOORWAY WITH INTERIOR LOBBY TO RESTAURANT AT THE FEATHERS HOTEL, HIGH STREET, LEDBURY, HEREFORDSHIRE**For: The Feathers Hotel per Mr N J Teale, Bramble Farm, Naunton Upton Upon Severn, Worcestershire WR8 0PZ****Date Received:**
23rd September 2004**Ward:**
Ledbury**Grid Ref:**
71068, 37601**Expiry Date:**
18th November 2004

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

1. Site Description and Proposal

- 1.1 The building comprises at late 10th Century timber frame and an adjoining 17th Century element, which house the hotel. It is located centrally within the Ledbury town centre and is a dominant feature of High Street.
- 1.2 The application seeks to remove an existing sash window, replace it with a doorway and to create an internal lobby beyond. The applicant's agent has provided evidence to show that a doorway did exist in the same position as recently as the 1930's and this proposal will reinstate the opening.
- 1.3 The scheme has been amended since its original submission following negotiations. The plans now show a panelled external door reflecting the proportions of the windows and timber framing at ground floor level. A frameless glazed partition is proposed to create the lobby, similar to the detailing used in All Saints Church, Hereford.

2. Planning History

None relevant to this application.

3. Policies**Herefordshire Unitary Development Plan**

HBA1 – Alterations and Extensions to Listed Buildings

Malvern Hills District Local Plan

Conservation Policy 9 – Alterations and Extensions to Listed Buildings

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage - Do not wish to comment in detail on the application but offer the following observations:
a more appropriate design is needed for the external door
consent should be conditional on joinery and threshold details

Internal Council Advice

- 4.2 Conservation Manager - Expressed initial concerns regarding the original submission and recommended refusal due to the lack of details. The amended plans are a result of negotiations with the Conservation Officer and the application is now considered to be acceptable on the basis of these plans.

5. Representations

- 5.1 Ledbury Town Council - Recommend Refusal. The proposal would have an adverse effect on the character and appearance of the building thereby being contrary to Conservation Policy 9 of the Malvern Hills District Local Plan and HBA1 of the Herefordshire Unitary Development Plan.
- 5.2 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 In its amended form the proposal takes account of the initial concerns expressed by the Conservation Officer and the points raised by English Heritage. The panelling shown for the external door reflects the framing of the building. The proportion of wood panelling and glazing is of the same scale as the existing sash window. The applicants agent has demonstrated that the windows is not an original feature and therefore the alterations do not compromise the framing of the building.
- 6.2 The design approach taken with the internal lobby is to ensure a lightweight and transparent structure that both provides the sub-division required by the applicant, but also maintains the integrity of the internal space. The framing shown in the original submission was considered to unacceptably interrupt this, but the amended plans with a frameless glazed arrangement are considered to be an acceptable solution.
- 6.3 It is therefore concluded that, in its amended form, the proposal will not have an adverse effect on the character or appearance of the Listed Building. Consequently it accords with the policies of the Local Plan and the UDP and the application is recommended for approval.
- 6.4 In light of the fact that the application relates to a Grade II * Building, the application will have to be referred to the Government Office for their determination.

RECOMMENDATION

That planning permission 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 - A09 (Amended plans)

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

- 3 - 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.

- 4 - C05 (Details of external joinery finishes)

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