

11 DCNC2005/0707/F - PROPOSED NEW CARE HOME AND DAY CARE CENTRE, DEMOLITION OF EXISTING AT WAVERLEY HOUSE, ETNAM STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8AQ

DCNC2005/0708/C – THE SAME

For: Shaw Health Care Herefordshire Ltd per Pentan Partnership Beaufort Studio 1 Atlantic Wharf Cardiff CF10 4AH

Date Received:

3rd March 2005

Expiry Date:

28th April 2005

Local Member: Councillors R Burke and J P Thomas

Ward:

Leominster South

Grid Ref:

49922, 58892

1. Site Description and Proposal

1.1 Waverley House, a care home, is located on the south side of Etnam Street, almost opposite the entrance to Etnam Street car park. Leominster Baptist Church, a Grade II Listed Building, adjoins the site on its west side. Caswell Terrace is to the rear. The site is located in a primarily residential area, as shown in the Leominster District Local Plan (Herefordshire) and in the Leominster Conservation Area.

1.2 This application proposes the demolition and replacement of Waverley House to provide a 37 bedroomed care home, also providing facilities for lounge areas, dining areas, activities rooms, kitchen, laundry, hairdressers, staff offices and store rooms.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

A1 – Managing the district's assets and resources

A2 – Settlement hierarchy

A18 – Listed Buildings and their settings

A21 – Development within Conservation Areas

A24 – Scale and character of development

A54 – Protection of residential amenity

A61 – Community, social and recreation facilities

2.2 Hereford and Worcester County Structure Plan

CTC7 – Development and features of historic and architectural importance

CTC9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA4 – Setting of Listed Buildings
HBA6 – New development within Conservation Areas
HBA7 – Demolition of unlisted buildings within Conservation Areas
CF5 – New community facilities

- 2.4 PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment

3. Planning History

NC1999/1736/F - Extension to replace existing external fire escape stair with new enclosed fire escape stair. Approved 2.9.99.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No in principle objection.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
4.3 Conservation Manager: No in principle objection.

5. Representations

- 5.1 Leominster Town Council: 'Recommends approval, subject to any trees that are removed during the course of the proposed works being replaced, in consultation with the aboricultural officer.'
- 5.2 Leominster Civic Trust, Westbury House, Ryelands Road, Leominster: 'The proposed new building is to be welcomed and we are confident that it will be a considerable improvement.'
- 5.3 Letter from Mrs B Read, 56 Etnam Street, Leominster:
- a) Concerned about impact and overlooking;
 - b) Concerned over lack of information concerning boundary treatment; and
 - c) Concerned about possible construction noise.
- 5.4 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 This part of Leominster is characterised by a mix of properties of predominantly 18th and early 19th century buildings. The hierarchy of architectural style with classical, 3-storey Georgian frontages are towards the east of the site. Despite the vernacular interest afforded by some timber-frames on the opposite side of the road, this is a formal street with a strong vertical emphasis, which is characterised in the most part by

the harmonious rhythm of plot widths and regular window proportions. Most properties have a building line at back of pavement, which makes the adjacent Baptist Chapel, particularly notable. There is a predominant use of red brick, slate and tile roofs with colour washing and some timber framing towards the east.

- 6.2 Waverley house, built circa early 1970s, is a building of its time. Despite being slightly taller and roof pitch shallower than its neighbours, it relates fairly well, in bulk, to the street scene. The entrance into the site, to the west and next to the Baptist Church, a Grade II Listed building, allows a distance between the historic and new build so that the setting of the Listed building is not compromised. While, Waverley House cannot be considered an attractive building its success in the street scene is very limited, it does not cause undue offence to either the street or to the adjacent Listed buildings. Its demolition would not raise objection. However, any replacement building must be of an exceptional design quality so as to enhance the Conservation Area and the setting of the neighbouring Listed buildings.
- 6.3 This application has been subject of extensive negotiation with the Conservation Manager and has resulted in a scheme that in terms of its bulk, scale and appearance is considered appropriate to this part of the Leominster Conservation Area in which the site is located. It is considered that the redevelopment of the site will enhance the character and appearance of the Conservation Area, and its wider context.
- 6.4 It is intended phase the redevelopment of the site so as to cause minimal disruption to residents. This will allow Waverley House to remain substantially operational. Phase 1 (of 2 phases) will involve the partial demolition of the Etnam Street frontage and as soon as this phase is complete the residents will be allowed to re-occupy the care home and phase 2 will then follow.
- 6.5 While, it is acknowledged that first floor bedroom windows in the east elevation will look out towards the neighbour 56 Etnam Street, it is not considered they will cause significant harm to the neighbour through overlooking. The submitted plans show adequate distance between the neighbour and the care home building which, together with suitable boundary treatment and landscaping will safeguard the amenity of the neighbour from potential overlooking.

RECOMMENDATION

NC2005/0707/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 - A09 (Amended plans) (29 June 2005)**

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

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

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

4 - C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 - H26 (Access location) (construction traffic) (Etnam Street)

Reason: In the interests of highway safety.

6 - H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

7 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

8 - F16 (Restriction of hours during construction) (8.00am-5.30pm Mon-Fri, 8.00am-1.00pm Sat)

Reason: To protect the amenity of local residents.

9 - No material or substances shall be incinerated within the application site during the demolition and construction phase of the development hereby approved.

Reason: To protect the amenity of local residents.

10 - D01 (Site investigation - archaeology)

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

11 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

12 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

13 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

Informatives:

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

2 - HN15 - Affected street lighting or illuminated signs

Decision:

Notes:

.....

NC2005/0708/C

That Conservation Area 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 - C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative:

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.