

9A DCCE2005/3098/F - REFURBISHMENT OF THE ABOVE PROPERTIES INC. THE RENEWAL OF SHOP FRONTAGES AND FULL REPAIRS TO ROOFS. ADDITION OF NEW STAIRCASE WITH NEW ROOF, WITH GLAZED TIMBER SCREENS TO EITHER SIDE AND A SLATE ROOF TO MATCH EXISTING AT 49 & 50 COMMERCIAL STREET (AND LAND BEHIND), HEREFORD, HR1 2DJ

For: Woodbury Park Ltd. per Glazzard Architects, Building C2, Perdiswell Park Droitwich Road, Worcester, WR3 7NW

9B DCCE2005/3099/L - REFURBISHMENT OF THE ABOVE PROPERTIES INCLUDING THE RENEWAL OF SHOP FRONTAGE AND FULL REPAIRS TO ROOFS. ADDITION OF NEW STAIRCASE WITH NEW ROOF WITH GLAZED TIMBER SCREENS TO EITHER SIDE AND A SLATE ROOF TO MATCH EXISTING AT 49 & 50 COMMERCIAL STREET (AND LAND BEHIND), HEREFORD, HR1 2DJ

For: Woodbury Park Ltd. per Glazzard Architects, Building C2, Perdiswell Park Droitwich Road, Worcester, WR3 7NW

Date Received: 28th September, 2005

Ward: Central

Grid Ref: 51182, 40084

Expiry Date: 23rd November, 2005

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

- 1.1 The site occupies a corner position fronting onto Commercial Street and bordering Union Passage. A three storey property constructed from brick under a natural slate roof fronts Commercial Street and part of Union Passage. This is in retail use at ground floor. To the rear is a further pitched roof detached building which fronts Union Passage, linked to the Commercial Street properties by a single storey extension. This is presently used as a tattooists. To the rear (south) is a further single storey heptagonal shaped building with a lantern light in the roof which it is believed was used as a soup kitchen. South of the site is a retail lighting shop and

north is MacDonalds. To the east and fronting Union Street are residential properties and to the south is a vacant site currently being re-developed for retail purposes.

- 1.2 The site lies within the Central Shopping and Commercial Area, Conservation Area, and is designated as an Area of Archaeological Importance and the frontage on Commercial Street is designated as Primary Shopping Frontage. All the properties within the site are also Grade II listed.
- 1.3 Planning and Listed Building Consent is sought for general modernisation and refurbishment of the listed properties to convert nos. 49 and 50, the tattoo shop and former soup kitchen into a single retail unit with staff accommodation and offices above.
- 1.3 More specifically, the proposal entails the provision of new shopfronts on Commercial Street, removal of some internal dividing walls and partitioning at ground and first floor, construction of a new stairs with single storey glazed roof void to provide access to the first floor, extension of the shopfronts along the northern elevation of the building adjacent Union Passage and general refurbishment such as re-roofing, redecorating, renovation of the windows and other joinery.

2. Policies

2.1 National:

PPG15 - Planning and the Historic Environment

2.2 Hereford Local Plan:

ENV14 - Design

S1 - Role of Central Shopping Area

S2 - Retail Development within the Central Shopping Area

S5 - Primary Shopping Frontages

CON1 - Preservation of Buildings of Architectural and Historic Interest

CON2 - Listed Buildings – Development Proposals

CON3 - Listed Buildings – Criteria for Proposals

CON4 - Listed Buildings – Change of Use

CON10 - Under Use of Historic Buildings

CON11 - Use of Period Materials

CON12 - Conservation Areas

CON13 - Conservation Areas – Development Proposals

CON14 - Planning Applications in Conservation Areas

CON18 - Historic Street Pattern

CON24 - Shopfronts

CON27 - Shopfronts – Design

CON28 - Shopfronts – Materials

CON35 - Archaeological Evaluation

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S2 - Development Requirements

S5 - Town Centres and Retail

S7 - Natural and Historic Heritage

DR1 - Design

TCR1	-	Central Shopping and Commercial Areas
TCR2	-	Vitality and Viability
TCR3	-	Primary Shopping Frontages
TCR8	-	Small Scale Retail Development
HBA1	-	Alterations and Extensions to Listed Buildings
HBA3	-	Change of Use of Listed Buildings
HBA6	-	New Development within Conservation Areas
HBA10	-	Shopfronts
ARCH1	-	Archaeological Assessments and Field Evaluations
ARCH7	-	Hereford AAI

3. Planning History

- 3.1 There is an extensive planning history relating to all properties within the application site for various alterations to the listed buildings and approvals of advertisement consent for new signage.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: no objection but suggests cycle parking facilities be incorporated within the scheme.
- 4.3 Conservation Manager: Presently concerned with several aspects of the proposals including the removal of the Victorian chimney stack, the extent of partition and wall alterations and the new shopfront on Union Passage. It would appear that the principal properties fronting Commercial Street are early timber framed buildings dating from the 17th Century or late Mediaeval which have been re-fronted during the 18th century and extended in the 19th century. Further investigation is therefore required as to how the works impact upon the original Listed Buildings and amended plans are required to minimise the level of alterations proposed.
- 4.4 County Archaeologist: "Given the small scale of the works, I do not think there will be any major issues, but given the location of the site within the Area of Archaeological Importance, I recommend a standard condition requiring an archaeological site investigation.

5. Representations

- 5.1 Hereford City Council: no objection.
- 5.2 Conservation Advisory Panel: Object to the applications as the development would be detrimental to the fabric of the Listed Building and the development does not represent the effective redevelopment of this area. The proposal should be linked to the adjacent site subject of redevelopment by the same developer.
- 5.3 A further letter of objection has been received from Jean O'Donnell, 5 Broadlands Lane, Hereford. The main points raised are:

The application identifies alterations to the fabric of the buildings including removing parts of the walls. This will change the integrity of the soup kitchen building in particular. This is a unique example of work of Thomas Nicholson who was a notable church builder and restorer in Herefordshire and beyond. He was at the time architect to the Hereford Society for Aiding the Industrious, still in existence. The purpose of the building is revealed by two doors for exit and entrance by the poor who collected their soup. Inside, the lofty ceiling and lights were part of the dining area. The building is unique for the whole of the County and should not be altered in any way that detracts from its historic role.

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 The application essentially entails the amalgamation of three separate retail units to create a single unit also incorporating the Grade II listed former soup kitchen. In order to achieve this development, various alterations to the Listed Buildings at ground, first and second floors are proposed.
- 6.2 The site lies within the Central Shopping and Commercial Area and is also designated as a primary shopping frontage where the predominant land use should be retail. There is also an identified shortage of retail units with large floor plates within Hereford's main shopping area and therefore the principle of turning three shops into one is considered acceptable. The issue is therefore the extent of alteration proposed in order to achieve a single retail unit.
- 6.3 The most extensive alterations are proposed at ground floor where existing dividing walls and partitions between nos. 49 and 50, the tattoo premises to the rear and the adjoining soup kitchen are proposed to be removed. It is difficult to fully assess the impact of these alterations as the majority of the walls have been dry lined and therefore the original walls are not visible. Most of the alterations are acceptable, as they would appear to be more modern partitioning of little significance. However, there are areas, which require further investigation, and some internal features, which are presently proposed to be removed, should be retained such as the Victorian chimney stack. The retention of some elements of the partitioning will not significantly alter the openness of the retail unit that would be created.
- 6.4 Concerns have been expressed regarding the alterations to the former soup kitchen to the rear of no. 49. This is a particularly interesting heptagonal shaped building constructed from brick with a slate roof partially glazed with a lantern style roof light. Whilst alterations are proposed to this building, they essentially entail the removal of existing windows and doors rather than extensive removal of sections of wall. These alterations are therefore considered acceptable and will not significantly affect the integrity of the building. This view is supported by the Conservation Manager.
- 6.5 Lesser alterations are proposed at first floor which largely amount to refurbishment of the existing underused upper floors. A new staircase is proposed to the rear of 49 to provide a new access to the first floor staff accommodation. This also entails the construction of a small lean-to extension which is to be enclosed with glazed screens either side. This represents an acceptable alteration to the building in that the glazed screens will have a lightweight appearance thereby minimising the impact on the

external appearance of the building. The ground floor element of the staircase within no. 49 is also to be removed but this is considered to be of little architectural or historic merit.

- 6.6 The Conservation Manager has also expressed concerns regarding the new shopfront created along the north eastern elevation of no. 49 Commercial Street down Union Passage. Other options are currently being explored including the creation of a smaller opening possibly in the form of traditional sash windows. Ultimately, this is considered to be an important element of the proposal in that it will create an active frontage on Union Passage. Access to the retail unit will also be available via Union Passage increasing the permeability of the site. The proposed new shopfronts will be a significant improvement over the existing shopfronts which are modern with dominating fascias and signage and detract from the character and appearance of the Listed Building.
- 6.7 There are areas of the proposals that require amending and the applicants are currently considering the requested alterations with a view to submitting amended plans in time for Committee. It is clearly not acceptable to permit alterations which adversely affect the character and appearance of the Listed Buildings. However, most of the buildings are presently in a relatively poor state of disrepair and are underused. The scheme will secure the preservation and continued full and beneficial use of the Listed Buildings whilst also bringing buildings such as the former soup kitchen into the public realm and creating an interesting retail space. Therefore, subject to receipt of satisfactory amended plans addressing concerns of the Conservation Manager regarding some of the detailed changes proposed, the development is considered acceptable.

RECOMMENDATION

Subject to receipt of suitably amended plans, the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission and Listed Building Consent subject to the following conditions and any additional conditions considered necessary by Officers:

In respect of DCCE2005/3098/F:

- 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).**

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. D01 (Site investigation – archaeology).**

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

5. Prior to commencement of the construction of the new shopfronts, details including scaled plans and a schedule of materials for the new shopfronts, shall be submitted for approval in writing by the local planning authority. The new shopfronts shall be installed in accordance with the approved details prior to occupation of the development hereby permitted.

Reason: To enable the local planning authority to control the specific design and materials for the shopfronts in the interests of safeguarding the character and appearance of the Listed Buildings and Conservation Area.

Informatives:

1. N15 - Reason(s) for the Grant of Planning Permission.

In respect of DCCE2005/3099/L:

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. C02 (Approval of details).

- (a) Schedule of repairs.
- (b) Joinery details.
- (c) Glazing details.
- (d) Finishes to external joinery.
- (e) Specification of guttering and downpipes.
- (f) Internal finishes to walls.

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

4. C18 (Details of roofing material).

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

5. Prior to the commencement of any works/alterations to the listed buildings, the developer shall provide for approval in writing of the Local Planning Authority an investigative schedule including timescales for the proposed 'stripping out/soft strip' works to the Listed Buildings. There shall be no 'stripping out/soft strip' works until an agreed schedule with timescale has been devised by the developer and approved in writing by the local planning authority. The developer shall afford access to the local planning authority/Conservation Manager at all reasonable times in order to observe and record the investigative works.

Reason: To ensure the architectural and historical interest of the Listed Buildings are recorded and safeguarded as necessary.

Informative:

- 1. N15 - Reason(s) for the Grant of Listed Building Consent.**

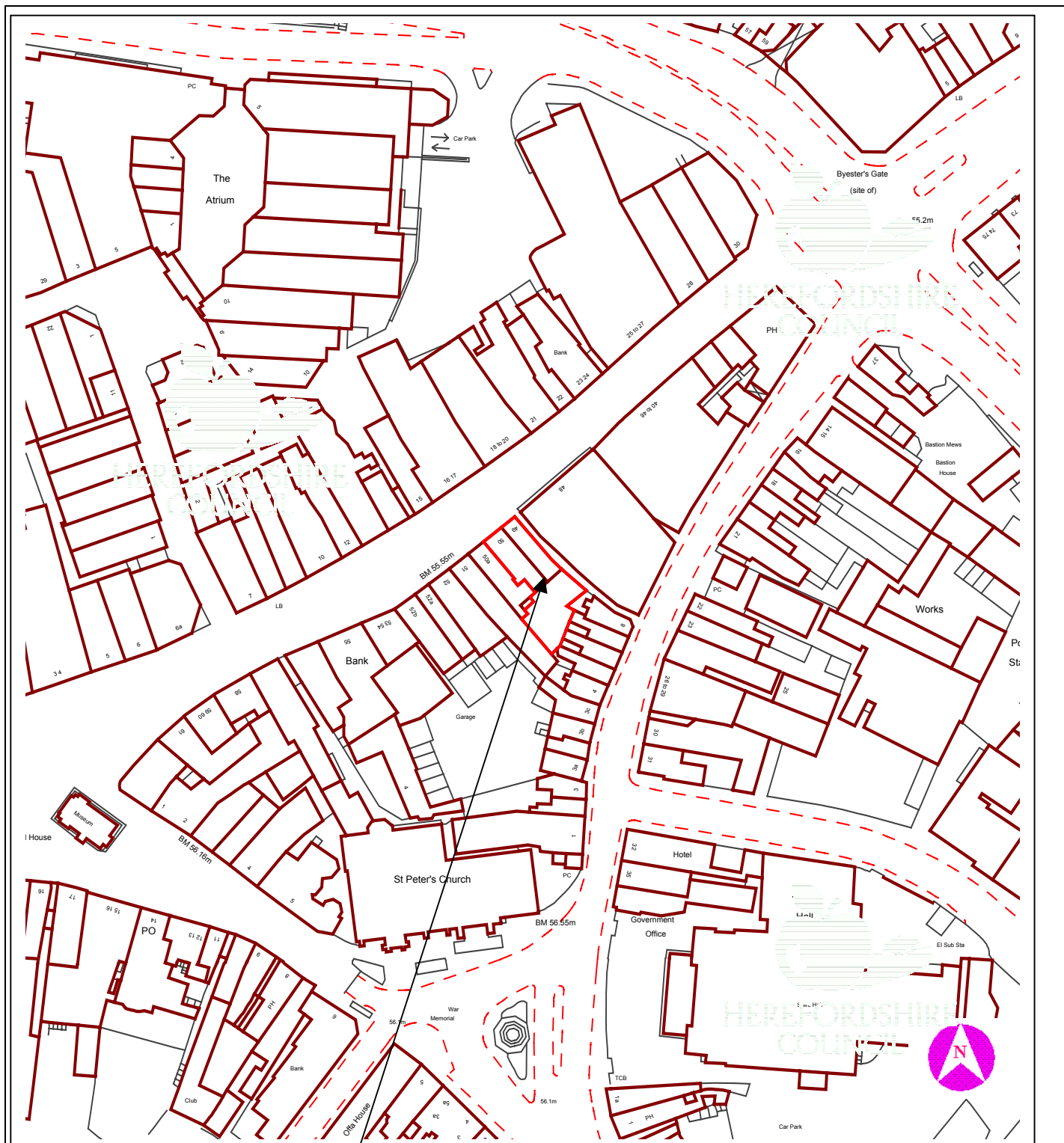
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCCE2005/3098/F & DCCE2005/3099/L

SCALE : 1 : 1250

SITE ADDRESS : 49 & 50 Commercial Street (and land behind), Hereford, HR1 2DJ

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