

**13 DCNW2005/3550/F - PROVISION OF GLAZED ROOF AND METAL COLUMNED CANOPY WITH INTERNAL LIGHTING FOR MARKET FACILITIES AND RECREATIONAL FUNCTIONS AT PLACE-DE-MARINES, OFF MILL STREET, KINGTON, HEREFORDSHIRE.**

**For: Kington Area Regeneration Co-Ordinator per Property Services Manager, Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB**

**Date Received:**

**2nd November 2005**

**Expiry Date:**

**28th December 2005**

Local Member: Councillor T James

**Ward: Kington Town**

**Grid Ref:**

**29606, 56615**

**1. Site Description and Proposal**

- 1.1 The application site lies in an enclosed central position between the Old Coach House and Grade II Listed Market Hall within the centre of Kington. The area is currently paved and is used for outdoor markets and sales.
- 1.2 Planning Permission is sought for the erection of an open sided glazed canopy held by metal posts that spans the majority of the space between the Old Coach House and existing Market House. The eaves level of the canopy would be 3.1m high, which would be 300mm lower than that of the eaves level of the adjacent Coach House. The canopy would cover a floor area of 8.2m x 14.2m (116m<sup>2</sup>).

**2. Policies**

**2.1 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the District's Assets and Resources

A18 – Listed Buildings and their Settings

A21 – Development within Conservation Areas

A23 – Creating Identity and an Attractive Built Environment

A24 – Scale and Character of Development

A32 – Development within Town Centre Shopping and Commercial Areas

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S1 – Criteria for Retail Development

Policy S2 – Development Requirements

Policy DR1 – Design

Policy DR2 – Land Use and Activity

Policy HBA4 – Setting of Listed Buildings

Policy HBA6 – New Development within Conservation Areas

**3. Planning History**

None

**4. Consultation Summary**

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Transportation Manager raises no objection to the grant of planning permission.

4.3 The Conservation Manager responded as follows:

The design and materials are complimentary to the Conservation Area and the adjacent listed building, it is a pity that the structure is not equidistant from the adjacent buildings on the Mill Street elevation. No objections subject to the following Conditions:

C02 - Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) Materials and finishes
- (b) Glazing details

Reason: To safeguard the character and appearance of Conservation Area and setting of listed buildings.

**5. Representations**

5.1 Kington Town Council makes the following comments:

It is recommended that this application be refused.

It was felt that the roof was too low, which could lead to vandalism. That rain would cause a noise issue. That the structure is over ornate that self-cleaning glass should be specified and that overall it is too small. This design does not create a practical usable space. The Town Council urges for a design that covers the whole space.

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 The main issues for consideration in the determination of this application is:
  - The impact of the proposed building on the adjacent Listed Buildings, Conservation Area and Street Scene, in particular in relation to the design of the canopy.
- 6.2 In its current form the proposed canopy sits comfortably between the two existing buildings and preserves the setting of the listed building and character and appearance of the Conservation Area in accordance with policies A18 – (Listed Buildings and their Settings) and A21 of the Leominster District Local Plan and guidance contained within PPG15 – Planning and the Historic Environment.
- 6.3 The Town Council raises a number of issues in relation to the design and size of the building. The canopy has been designed and sited within its restricted location and is considered to be a relatively simple, open sided canopy, which would allow for the use of this area, under cover for the continue use for markets and sales etc. Due to maintenance restriction a space of approximately 1 metre has been left between the canopy and Market Hall. Whilst it would be more symmetrical and aesthetically pleasing to have a reduced gap this it is understood that this would not be possible from a practical perspective and is considered to be insufficient grounds for refusal.

**RECOMMENDATION**

**That planning permission be granted.**

**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 - C02 (Approval of details )**

**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**

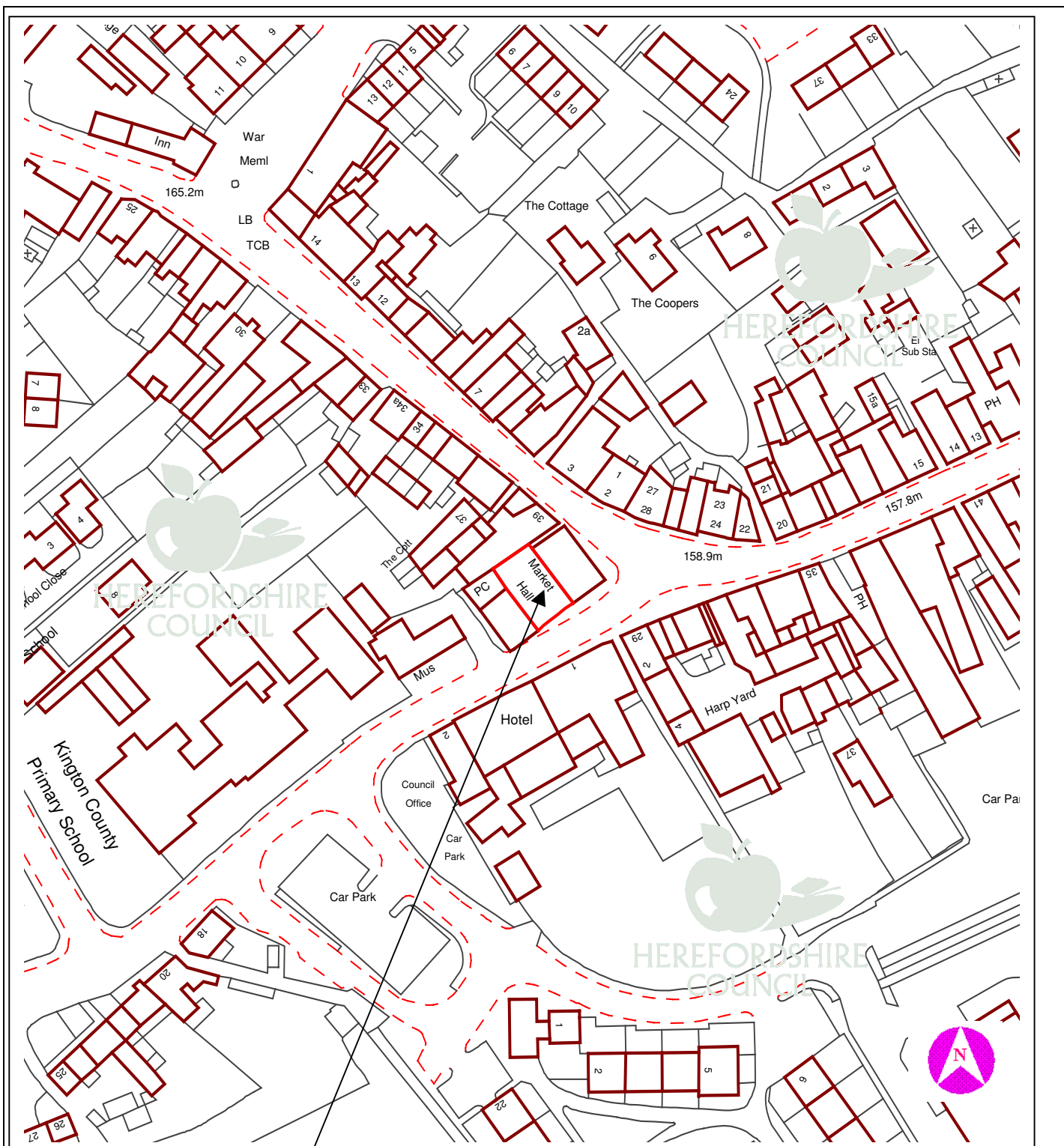
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2005/3550/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Place-De-Marines, off Mill Street, Kington

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