

9A DCCE2006/0723/F - PROPOSED ALTERATIONS AND EXTENSION TO 14/15 HIGH TOWN TO FORM RETAIL UNIT AT GROUND AND FIRST FLOOR LEVEL WITH RESIDENTIAL UNITS ABOVE AT 14/15 HIGH TOWN, HEREFORD, HR1 2AA

For: Linden Stourport Ltd. per Jamieson Associates 30 Eign Gate, Hereford, HR4 OAB

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Date Received: 3rd March, 2006 **Ward: Central**

Grid Ref: 51056, 40074

Expiry Date: 28th April, 2006

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

- 1.1 This application seeks permission for an extension and internal alterations to 14/15 High Town, Hereford. The application site is located within the Central Shopping Area as defined within the Hereford Local Plan with the two existing ground floor retail units falling within a designated Primary Shopping Frontage. The site also falls within the Central Conservation Area and an Area of Archaeological Importance.
- 1.2 The existing property is a complex of timber framed buildings dating from the early 18th century with 17th century elements. The two units form a 'semi-detached' pair within the terraced row of properties which form the northern side of High Town. At ground floor level the building is split into two distinct shop units. Above this, the building has a single form, the division between the units being visible only through the fenestration detailing. The front of the property is four storey, to the rear this steps down through various timber framed structures. A modern single storey flat roof addition of poor architectural appearance is found to the rear of the building, together with a link-detached historic outbuilding. The proposal backs onto the service yard of Maylord Orchards. Above ground floor level the units were historically dwellings, now, however, they are principally underused ancillary accommodation associated with the retail units below.

- 1.3 The proposal involves the erection of a two storey extension to the rear with a contemporary architectural approach. Internally it is intended to link the units 14 and 15 to provide a single retail space occupying the ground and first floors. This will create additional retail space of 158 square metres and provide a single retail unit. The second and third floors are intended to be redeveloped to form three residential units, 2 no. 2 bedroomed and 1 no. 1 bedroomed.
- 1.4 These applications are a resubmission, the previous proposal for these works (DCCE2005/4032/F and DCCE2005/4033L) being withdrawn following the advice of the Conservation Manager. These applications represent a resubmission following negotiations with the Historic Buildings Officer for this area.

2. Policies

2.1 Planning Policy Guidance:

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPS6	-	Planning for Town Centres
PPG15	-	Planning and the Historic Environment

2.2 Hereford Local Plan:

Policy ENV14	-	Design
Policy ENV15	-	Access for All
Policy ENV17	-	Safety and Security
Policy ENV18	-	External Lighting
Policy H3	-	Design of New Residential Developments
Policy H21	-	Compatibility of Non-Residential Uses
Policy H23	-	City Centre Residential Accommodation
Policy S1	-	Role of the Central Shopping Area
Policy S2	-	Retail Development Within the Central Shopping Area
Policy S5	-	Primary Shopping Frontages
Policy S8	-	Window Displays
Policy CON1	-	Preservation of Buildings of Architectural and Historic Interest
Policy CON2	-	Listed Buildings - Development Proposals
Policy CON3	-	Listed Buildings - Criteria for Proposals
Policy CON6	-	Listed Buildings - Demolition
Policy CON7	-	Listed Buildings - Condition on Demolition
Policy CON10	-	Under Use of Historic Buildings
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas - Development Proposals
Policy CON14	-	Planning Applications in Conservation Areas
Policy CON16	-	Conservation Area Consent
Policy CON18	-	Historic Street Pattern
Policy CON19	-	Townscape
Policy CON20	-	Skyline
Policy CON24	-	Shopfronts
Policy CON27	-	Shopfronts - Design
Policy CON28	-	Shopfronts - Materials
Policy CON29	-	Advertising
Policy CON35	-	Archaeological Evaluation
Policy T11	-	Pedestrian Provision

Policy T12 - Cyclist Provision

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy S3 - Housing
 Policy S5 - Town Centres and Retail
 Policy S6 - Transport
 Policy S7 - Natural and Historic Heritage
 Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR3 - Movement
 Policy DR4 - Environment
 Policy DR14 - Lighting
 Policy H1 - Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
 Policy H13 - Sustainable Residential Design
 Policy TCR1 - Central Shopping and Commercial Areas
 Policy TCR2 - Vitality and Viability
 Policy TCR3 - Primary Shopping Frontages
 Policy TCR6 - Non-Retail Uses
 Policy TCR8 - Small Scale Retail Development
 Policy T6 - Walking
 Policy T7 - Cycling
 Policy T16 - Access for All
 Policy HBA1 - Alterations and Extensions to Listed Buildings
 Policy HBA2 - Demolition of Listed Buildings
 Policy HBA4 - Setting of Listed Buildings
 Policy HBA6 - New Development within Conservation Areas
 Policy HBA7 - Demolition of Unlisted Buildings within Conservation Areas
 Policy HBA10 - Shopfronts
 Policy ARCH1 - Archaeological Assessments and Field Evaluations
 Policy ARCH2 - Foundation Design and Mitigation for Urban Sites
 Policy ARCH7 - Hereford AAAI

3. Planning History

- 3.1 Various minor alterations and signage applications are associated with these units, plus:
- 3.2 DCCE2005/4032/F Alterations and extension to form retail unit on ground and first floor with residential space above. Withdrawn 1st February, 2006.
- 3.3 DCCE2005/4033/L Alterations and extension to 14/15 High Town to form retail unit at ground level and first floor level with residential units above. Withdrawn 1st February, 2006.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Raised no objection. A request was made for secure cycle parking if possible and a financial contribution.

4.2 Conservation Manager: Raises no objection subject to appropriate conservation and archaeological conditions.

5. Representations

5.1 Hereford City Council: Raise no objection and 'welcome the proposed development'.

5.2 A number of Conservation Bodies were consulted, of which The Georgian Group provide a response.

- Georgian Group - object on the following grounds:

1. The proposal will have a detrimental impact upon the special historic character of this building;
2. The majority of the important internal features will be lost through this proposal;
3. The buildings retain significant historic character and a number of prominent historic features which should be preserved;
4. No inventory or detailed schedule has been submitted to show what features will be lost and whether they are of interest;
5. There is no adequate justification for the creation of a single retail unit;
6. There is no evidence to suggest that these buildings were historically a single unit.

5.3 Conservation Advisory Panel: Support this application to bring the whole building into use.

5.4 Local residents: No responses received.

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 It is considered that the principal issues for consideration in the assessment of this application are as follows:

- Principle of Development
- Conservation Issues
- Design and Visual Amenities

Principle of Development

6.2 The application site is located within the Central Shopping Area as defined in the Hereford Local Plan. Policy S2 of this Plan advises that small-scale retail development proposals within the Central Shopping Area, including change of use proposals, will be supported. The application retains the Class A1 retail use fronting Commercial Street

and therefore also satisfies Hereford Local Plan Policy S5, which requires the continuation of the domination of retail units within the Primary Shopping Frontage. In relation to the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft), the application site is located within the Central Shopping and Commercial Area under Policy TCR1. Policy TCR3 requires Primary Shopping Frontage to be dominated by Class A1 retail units, which this scheme retains.

- 6.3 In relation to the residential elements contained within this proposal, Policy H23 of the Hereford Local Plan encourages the provision of dwellings above retail units in the Central Shopping Area and this position is echoed in Policies S5 and TCR2 of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 6.4 Turning to the proposed additional retail floor space at first floor level, Chapter 7.7R of the Revised Deposit Draft UDP identifies a retail requirement of an additional 14-16,000 square metres net of city centre comparison retail floor space in the plan period, with a qualitative need for larger and suitably configured units to attract modern multiple retailers within the Central Shopping and Commercial Area. The proposed development would provide approximately 158 sq.m. (net) of additional floor space.

Listed Building Issues

- 6.5 This is an interesting complex of timber framed buildings which date from the 17th and 18th centuries. There are reasonable amounts of high quality timber framing and some interesting internal features. This proposal has improved upon the previous scheme and the Conservation Manager is of the opinion that this scheme will allow the main features of significant interest to be retained internally. The proposed new extension design creates an interesting juxtaposition between the old and the new and it is considered that this is the correct approach in this case. The proposed extension is clearly subservient to the building and its contemporary nature can be easily dated and distinguished in comparison to the important timber framed elements. A component of the architectural importance of the rear elevation is the views of the timber framing at higher levels from the service area and this proposal would allow this to be retained. The proposed extension will also form an interesting architectural feature in the existing service yard to the rear. The extension is therefore considered to be an appropriate response in this instance. Appropriate conditions will allow for the control of materials, finishes and elements of the building to be retained. Furthermore, conditioning will ensure that the Conservation Manager is consulted should any discoveries be made during demolition, for example fire places etc. so that any objects of interest can be salvaged and reused where possible. A photographic recording of the whole building will also be conditioned to take place following the initial strip of the ground floor. Overall, notwithstanding the concerns raised by the Georgian Group, the scheme is considered acceptable.

Design, Visual Amenities and Conservation Area Impact

- 6.6 In the broader design context it is considered that this proposal is acceptable. To the front, the existing shop front arrangement is retained and as such, although the unit is to be combined, the external appearance of the building will be preserved in its current subdivided form. To the rear, the extension has a contemporary appearance. This is considered advantageous on the basis that the increased flexibility in design options allows for the proposal to have the minimum necessary height, thereby allowing for the views of the important elements of the rear elevation to be retained. The design, which includes coloured glazing elements, is considered appropriate in the context of its

setting and it is assessed that the building will provide a point of interest within the service yard. On the basis of this it is considered that the design of this proposal is acceptable and that the visual amenities of the area will be preserved. It is considered that the character and appearance of the Conservation Area will be preserved through this development.

Other Issues

- 6.7 A car free residential development is considered appropriate and acceptable in this city centre location and the addition of residential units in the very heart of the city is to be welcomed. The provision of cycle parking within the application site will be problematic, however, a flexibly worded condition will allow this option to be explored. There are no issues of concern relating to residential amenities.

RECOMMENDATION

That Planning Permission and Listed Building Consent be granted subject to the following conditions:

DCCE2006/0723/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. A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. D01 (Site investigation – archaeology).**

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

- 4. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

- 5. 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.

Informatives:

- 1. NC01 - Alterations to submitted/approved plans.**
- 2. ND02 - Area of Archaeological Importance.**
- 3. ND03 - Contact Address.**
- 4. N01 - Access for all.**

5. N03 - Adjoining property rights.
6. N06 - Listed Building Consent.
7. N07 - Housing Standards.
8. N08 – Advertisements.
9. N12 - Shopfront security.
10. N15 - Reason(s) for the Grant of Planning Permission.

DCCE2006/0722/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. B01 (Samples of external materials).

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

3. Following the initial strip of the ground floor subsequent to the commencement of development, a photographic recording of 14/15 High Town, Hereford shall be deposited with the Council in accordance with details to be agreed prior to the conducting of said recording.

Reason: In the interests of maintaining a record of the history and development of this site.

4. Prior to the commencement of development a schedule of reclamation of items of architectural and/or historical interest shall be submitted to and agreed in writing with the local planning authority. The identified items shall then be reclaimed in accordance with the agreed details.

Reason: In the interests of preserving items of architectural or historic interest associated with this application site.

5. If, during development, items of historical and/or architectural interest not identified under condition 3 are found, a schedule of reclamation shall be submitted to and agreed in writing with the local planning authority. The identified items shall then be reclaimed in accordance with the agreed details.

Reason: In the interests of preserving items of architectural or historic interest associated with this application site.

6. The lath and plaster roof at second floor level to the rear of the timber framed building shall be preserved and left unaltered unless otherwise agreed in writing with the local planning authority. Furthermore, prior to the commencement of development any additional insulation required for this element shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details.

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

- 7. Prior to the commencement of development the proposed finish to the timbers in the panelled room found to the rear of the first floor shall be submitted to and agreed in writing by the local planning authority. Development shall then be carried out in accordance with the agreed details.**

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

Informatives:

- 1. NC01 - Alterations to submitted/approved plans.**
- 1. N15 - Reason(s) for the Grant of Listed Building Consent.**

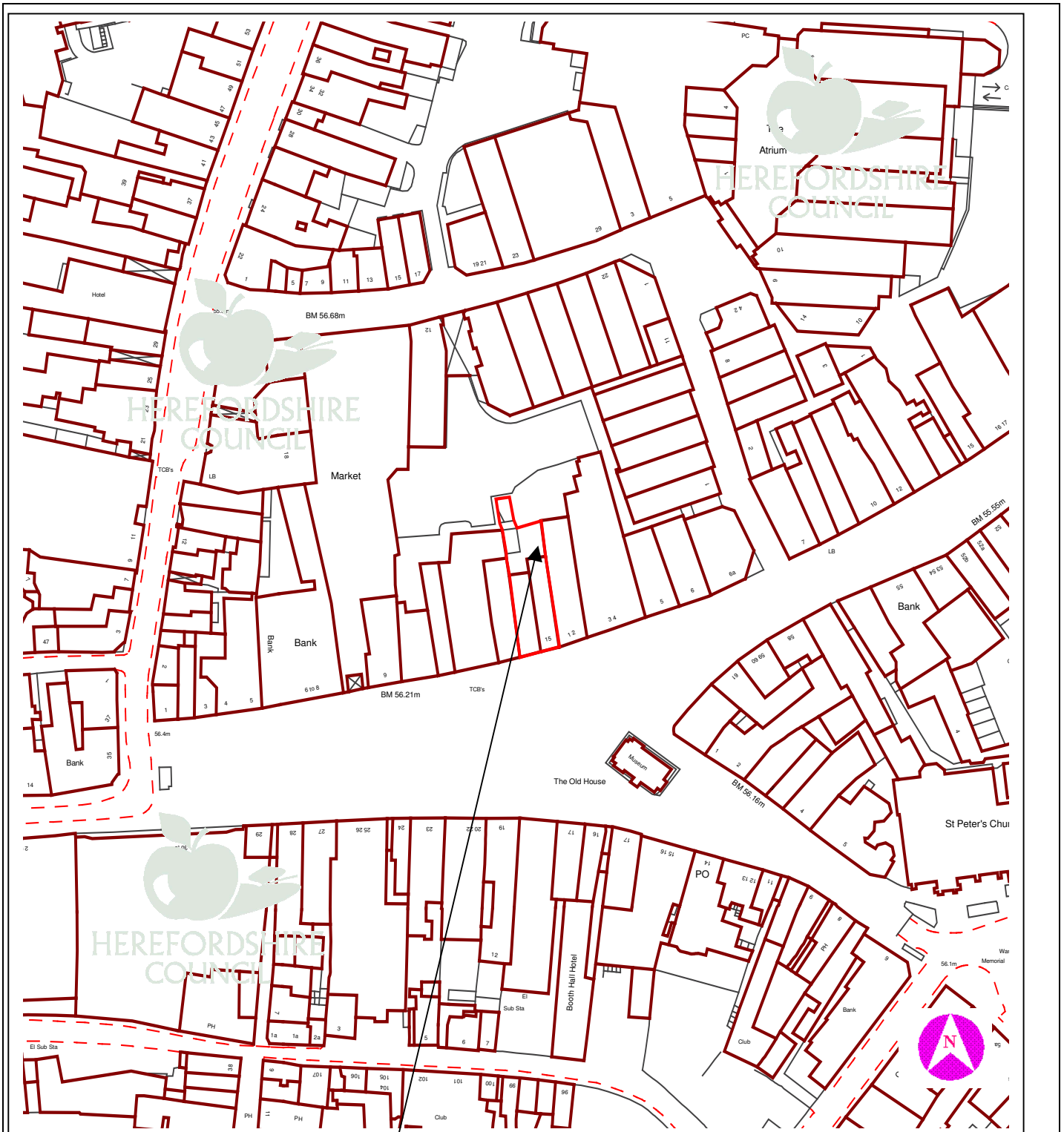
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCCE2006/0723/F & DCCE2006/0722/L

SCALE : 1 : 1250

SITE ADDRESS : 14/15 High Town, Hereford, HR1 2AA

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