

DCCE2006/1097/F - INSTALLATION OF STONE BENCHING WITH GLAZED SCREEN AT SHIRE HALL, HEREFORD, HR1 2HY

For: Herefordshire Council per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

DCCE2006/1101/L – ADAPTATIONS TO FRONT FORECOURT AND ENTRANCE PORTICO TO PROVIDE DISABLED ACCESS AND STONE BENCH WITH GLAZED SCREEN AT SHIRE HALL, HEREFORD, HR1 2HY

For: Herefordshire Council per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received: 3rd April 2006

Ward: Central

Grid Ref: 51250, 39978

Expiry Date: 29th May 2006

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

- 1.1 These applications seek permission and consent for the introduction of a stone bench and screening to be associated with the Shire Hall, Hereford. The Listed Building application also seeks consent for a disabled access which already has planning permission by virtue of planning application DCCE2004/4242/F. These applications are required following the receipt of an objection to the previous Listed Building Consent application from English Heritage. This revised proposal has attempted to address the concerns associated with the original scheme.
- 1.2 The application relates to the Shire Hall, Hereford. This is a Grade II* Listed Building and as such the Council's recommendations on the Listed Building Consent application must be referred to the Secretary of State for determination.

2. Policies

2.1 National:

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

2.2 Hereford Local Plan:

Policy ENV14	-	Design
Policy ENV15	-	Access for All
Policy CON1	-	Preservation of Buildings of Architectural and Historic Interest
Policy CON2	-	Listed Buildings - Development Proposals
Policy CON3	-	Listed Buildings - Criteria for Proposals
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas - Development Proposals

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy T16	-	Access for All

3. Planning History

- 3.1 DCCE2004/2694/F Provision of semi-permanent ramp for disabled access and minor alterations to existing structures. Approved 28th June 2005.
- 3.2 DCCE2004/2695/L Provision of level access for disabled access, minor internal alterations and remodelling, alterations to existing mechanical electrical installation. General internal and external decoration works. Approved 28th June 2005.
- 3.3 DCCE2004/3997/L Installation of disabled stair lift to front entrance. Undetermined.
- 3.4 DCCE2004/4242/F Installation of stair lift to front elevation for disabled access. Approved 11th February 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: Support the application subject to condition. Further comments are awaited in response to the proposals for the internal redecoration.

Internal Council Advice

- 4.2 Conservation Manager: No objection.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Conservation Advisory Panel: Object on the grounds that "this proposal does not fit in with the classical porch. Alternative access points should be considered."
- 5.3 Hereford Access for All Committee: Strongly support this application

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 National and local planning policy, together with Part M of the Building Regulations, the Disabled Persons Act 1981 and the Disability Discrimination Act 1995 seek to encourage the provision of suitable access for the disabled. Hereford Local Plan Policy ENV15 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy T16 both require buildings or facilities which are to be accessed by the public to provide suitable access for disabled persons as well as older people and persons with young children. In this instance, however, the potential impact of such a provision must be balanced against the associated impact upon a nationally important building.
- 6.2 The Shire Hall is an important Sir Robert Smirke designed neo-classical civic building in a very prominent location in the centre of Hereford. It is of stone construction and has an imposing portico facing St. Owen Street. The sensitivity of this building is reflective of the fact that discussions into this revised proposal has been ongoing for in excess of 18 months. The previous applications to secure disabled access for this building secured the support of the Conservation Manager and some concerns have been expressed in relation to the revisions now proposed. However, it is the view of the Conservation Manager that this proposal will use high quality materials and this, together with the proposed associated works, will enable a balanced and acceptable appearance. The proposed asymmetrical appearance of the façade will help to reinforce the important main aspect of this proposal. Subject to appropriate conditions, this scheme is acceptable and, having regard to the need to provide adequate access of this type, this proposal should be supported.

RECOMMENDATION

DCCE2006/1097/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. A06 (Development in accordance with approved plans).**

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

Informatives:

- 1. N01 - Access for all.**
- 2. N03 - Adjoining property rights.**
- 3. N06 - Listed Building Consent.**
- 4. N15 - Reason(s) for the Grant of Planning Permission.**

DCCE2006/1101/L:

That:

- i) The application is notified to the Secretary of State.
- ii) Subject to the Secretary of State confirming that he does not intend to call it in, Listed Building Consent be granted subject to the following conditions and any additional conditions considered necessary by Officers:

- 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. 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. C02 (Approved of details).

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

Informatives:

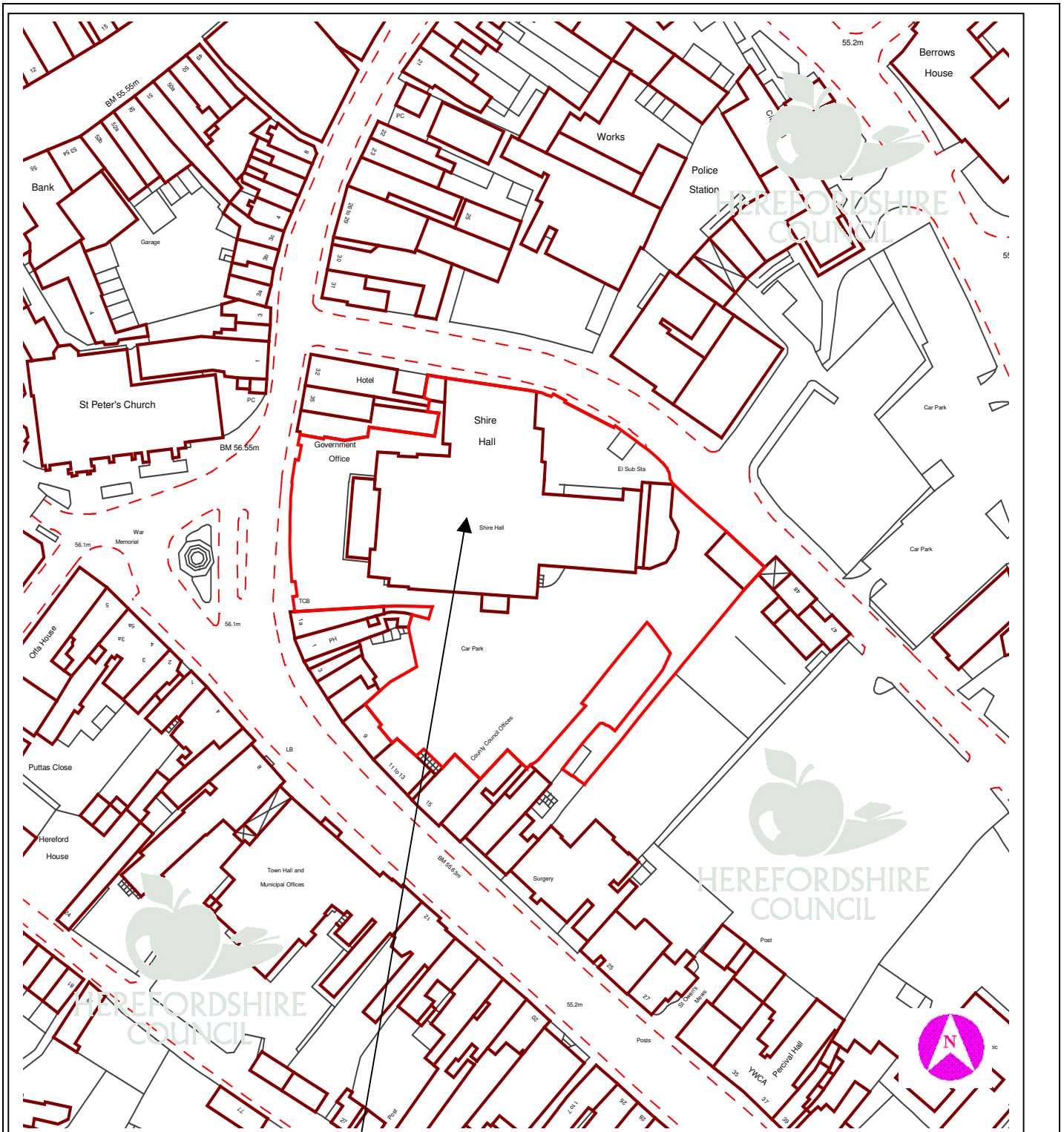
- 1. ND2 (Area of Archaeological Importance).
- 2. ND3 (Contact Address).
- 3. N15 - Reason(s) for the Grant of Listed Building Consent.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCCE2006/1097/F & DCCE2006/1101/L

SCALE : 1 : 1250

SITE ADDRESS : Shire Hall, Hereford, HR1 2HY

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