

# **DELEGATED DECISION REPORT**

## **APPLICATION NUMBER**

### **191096**

1 Bridge Street, Ledbury, Herefordshire, HR8 2AJ

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**CASE OFFICER: Mr Josh Bailey**  
**DATE OF SITE VISIT: 12<sup>th</sup> April 2019**

**Relevant Development**      **Herefordshire Local Plan – Core Strategy**  
**Plan Policies:**                **Policies: SS1; SD1; LD1; LD4**

**Ledbury Neighbourhood Development Plan was made on 11  
January 2019  
BE1.1 – Design**

**NPPF  
Paragraph 11  
Sections 12 and 16**

**Relevant Site History:**      **172550 – demolition of existing workshop and erection of 2  
new dwellings and car parking provision – refused and  
dismissed on appeal**  
   **151076 and 151075 – proposed change of use of redundant  
building into single dwelling – refused and allowed on  
appeal**  
   **DCN080189 and DCN080188 – change of use and  
refurbishment of existing workshop to one residential  
dwelling – refused**  
   **DCN072789 and DCN072788 – refurbishment, single storey  
extension and alterations to create four dwelling units –  
approved with conditions**  
   **DCN071227 and DCN071224 – refurbishment, single storey  
extension and alterations to create five dwelling units –  
refused**

## CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	X	X			
Buildings Conservation Officer	X		X		
Newspaper/Site Notice	X	X			
Local Member	X		X		

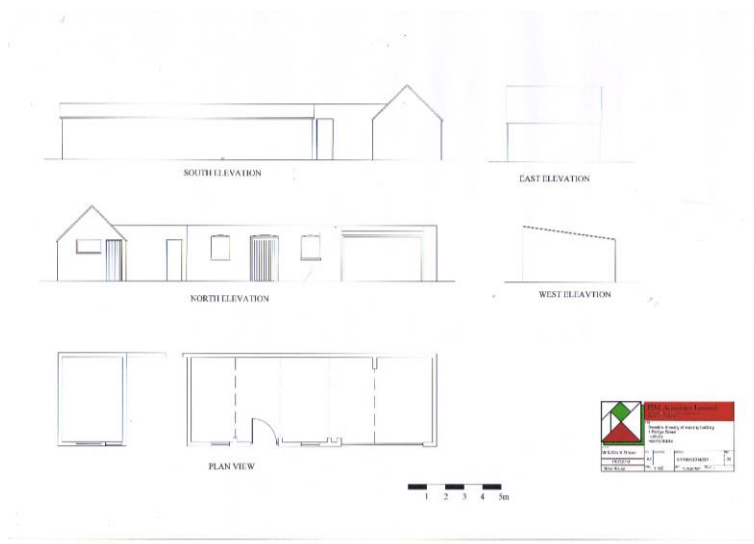
## PLANNING OFFICER'S APPRAISAL:

### Site description and proposal:

The site is located at 1 Bridge Street, Ledbury to which the application relates to. There is an outbuilding sited to the rear (south) of the principal building, and separated by a small area that is a mix of landscape garden area and a hard standing car parking and turning area. In 2015, the Council refused a proposed change of use of the redundant building into a single dwelling. The application was subsequently allowed on appeal.

A further application was made in 2017 to demolish the workshop and erect 2 dwellings which was refused and subsequently dismissed on appeal.

The application before me is a renewal of the 2015 application which was allowed on appeal, for the change of use of the building into a single dwelling. I refer one to the proposed plans below which demonstrate the current status of the building and the proposed elevations:



Existing elevations



Proposed elevations

### Representations:

**Ledbury Town Council** have not responded

**Buildings Conservation Officer** raises no objection: "The principle of this development was established on appeal. In that enquiry, the heritage issues – principally the setting of the listed house – were examined in detail. Therefore, no objections. The previously applied conditions would be appropriate".

**Site Notice/Newspaper** has not produced any representations in relation to LBC

**Local Member** confirmed delegated authority via email on 18<sup>th</sup> August 2019

### Pre-application discussion:

None

### Constraints:

Adjacent to Grade II Listed Building (curtilage listed)

### Appraisal:

Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 state the following: - "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

It is noted that since the previous appeal decision in relation to this application re-submission, there has been a revised National Planning Policy Framework (NPPF) and the Ledbury NDP has been formally adopted.

Taking this into consideration, in its present form, the outbuilding has very little intrinsic architectural or historic merit and does little to complement either the setting of the main house, which is Grade II Listed or the setting of the street scene. The proposed scheme would result in providing a two-bedroomed dwelling, with an acceptable area of private curtilage to its rear. The conversion would add a gabled pitched roof over the main element, with a glazed roof and front wall providing a sitting area linking to the existing smaller building. The garage doors would be removed to be partially replaced with a new window.

Notwithstanding these alterations, the appearance of the workshop will be substantially improved through the removal of these current unsympathetic elements and indeed the scale of the proposal has not altered. The subservient relationship between the principal house and this workshop has been retained. The introduction of the pitched roof does not alter the scale of the building, rather provides a more sympathetic architectural relationship between the buildings that is not interrupted by any new site boundaries between the two buildings and accords with Policy SD1 of the Herefordshire Core Strategy and BE1.1 of the Ledbury NDP.

When considering the impact on the nearby heritage asset, regard is paid to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 along with paragraph 196 of the National Planning Policy Framework. Insofar as greater weight be given to the conservation of a designated heritage asset and advises that significance can be lost or harmed through alteration or destruction of the asset or development within its setting or any features of special architectural or historic interest which it possesses. Additionally, policy LD4 states that proposals affecting heritage assets should conserve, and where possible enhance the asset and their settings through appropriate management, uses and sympathetic design.

The NPPF in paragraph 190 “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

In this instance it is felt that conservation of the heritage asset, 1 Bridge Street, and the proposal do not conflict. The smaller building is of a later date and as such is not felt to be of the same potential heritage value as the larger building, while the larger building has lost its roof, large sections of the front wall, and shows no evidence physically of having been a stable. I therefore consider that the design works with the significance of these assets in terms of both structure as well as setting.

Paragraph 192 c, would be of relevance in that the proposed development makes a positive contribution, to local character and distinctiveness, while at the same time being set back from the main street scene. The design has been constrained, correctly, by the heritage asset and does not materially change the reading of it.

Paragraph 196 refers to optimal viable use, in this case the creation of one dwelling using the original buildings and as such optimises the public benefit of the site and is considered to

outweigh any harm on the heritage asset and its setting brought about by the proposed development.

As such, the conversion works would enhance the appearance of these buildings, bringing them into greater use and would assist in preserving what character and interest they possess. Subject to satisfactory detailing, the proposed conversion and the subsequent residential use would not in their own right detrimentally impact on the setting of No. 1 and could indeed result in a beneficial enhancement, in accordance with LD4 of the CS and satisfying Section 66.

## Conclusion

In conclusion, having regard to the planning history on the site, the proposal seeks renewal of a listed building consent which has been previously allowed on appeal. The building is structurally sound and capable of conversion, and the refurbishment works to the workshop will remove unsympathetic elements and replace them with construction more appropriate and sympathetic to this curtilage listed building. Whilst the Ledbury NDP has been adopted and the NPPF have been revised since the inspector's original decision, the application is recommended for approval. The local member has been updated, acknowledging the officer recommendation in line with the previous appeal decision and is content with a delegated decision.

**RECOMMENDATION:**    **PERMIT** ☒    **REFUSE** ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**  
*(please note any variations to standard conditions)*

1. CE7
2. C06 - (Plans titled: 1 Bridge Street Location Plan; 1 Bridge Street Block Plan; ST/1BS/2014/002; 1 Bridge Street Highways Requirement Drawing 1 and 1 Bridge Street Highway Requirements Drawing 2)
3. Prior to the relevant works commencing, full details of the roofing materials, the glazed link, finishes and designs of external doors and windows, and external surfacing shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure adherence to the approved plans in the interests of a satisfactory form of development in compliance with Policies SD1, LD4 of the Herefordshire Local Plan – Core Strategy; Policy BE1.1 of the Ledbury Neighbourhood Development Plan and the National Planning Policy Framework

**Informatives**  
**None (LBC)**

J.P. Ba

Signed: ..... Dated: 20/8/19

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed:

AB

..... Dated: 21/8/19