

HBO comment

From: Lowe, Sarah
Sent: 15 July 2014 10:18
To: Tansley, Mark
Subject: FW: 140322/O Land @ the Old Shop, Almeley

Hi Mark

In response to your query, I sent the e-mail below (with attachment) to Philip on 27 June as I didn't have a second Civica request/template to use.

Let me know if you need further clarification.

Sarah

Sarah L Lowe | Senior Building Conservation Officer

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From: Lowe, Sarah
Sent: 27 June 2014 16:34
To: Mullineux, Philip
Subject: 140322/O Land @ the Old Shop, Almeley

Hi Philip

Please find attached the further considered comments on the dwelling in Almeley. I couldn't put them direct into Civica as I didn't have a new response request, hence this e-mail.

I have been requested to furnish you with comments on 140322/O, 140965, 141012 and 141271. Having now sent through the first two, where would you like the Green Lane (141157) one to go in the order?

Just to let you know, after this week I may be going through the remaining Civica list in chronological order starting with ones in January – those from June onwards are largely being done by Kate – because whilst I am sorting out ones from April and May those from earlier in the year (January is the earliest) keep getting pushed off the list.

I await your requirements on which comments you would value most on the above list.

Sarah

Sarah L Lowe | Senior Building Conservation Officer

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MEMORANDUM

To : Consultee

From : Mr P Mullineux, Planning Services, Blueschool House - H31

Tel : 01432 261808 My Ref : P140322/O

Date : 15 April 2014

SITE: Land at The Old Shop, Almeley, Hereford,
APPLICATION TYPE: Outline
DESCRIPTION: Proposed cottage.
APPLICATION NO: P140322/O
GRID REFERENCE: OS 333333, 251538
APPLICANT: Mrs D McLoughlin

Amended ☐ Additional ☒ Amended and Additional ☐

Plans or documents have been received for the proposal described above which are now available in Wisdom. If you have any further comments to make please respond by 6 May 2014.

Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr P Mullineux.

COMMENTS:

A proposed house design has been submitted for consideration for the small field plot to the rear of the War Memorial and belonging now to The Old Shop. This area of land is in the centre of the historic core of Almeley, a small village of relatively spacious plots located mostly to the north of the ancient castle remains and the grade I listed Church of St Mary. The plot once formed part of the lands associated with Church House and which included the Old Shop and Church House Barn, a grade II listed converted barn which fronts the village lane.

From the conservation perspective there are two issues to consider: the impact of the proposal on the surrounding listed buildings and the impact on the Almeley Conservation Area. In respect of the first issue it is clear that the proposal would have most impact on the grade II listed Church House Barn which is immediately adjacent to the site to the east of the lane, though there would be a rather more minor impact on the other listed structures in the immediate vicinity particularly as they are to the west of the village lane rather than the east. It is not considered that development on the site would adversely affect the surrounding listed buildings, except for the Church House Barn where there would be a loss of historic context resulting from the land being built upon.

In respect of the second issue, that of the impact on the Almeley Conservation Area, it is considered that there would be a significant impact on the historic core of the village by constructing a building in the proposed location. The character and appearance of this central area is one of significant buildings and their associated outbuildings on spacious plots. The building complexes are Church

House with its outbuildings and including The Old Shop (the historic maps indicate that the building was part of the Church House holding); New Inn; Almeley House and its outbuildings; the Church of St Mary and its graveyard; Almeley Castle. The spaces between the buildings are considered to be as important as the buildings themselves in contributing to the character and appearance of the conservation area.

The particular location of the proposed site is to the east of the war memorial (arguably a structure of local historic importance) and its plot of ground, which is located at the T-junction in the centre of the village, therefore being particularly prominent when approaching the village from the west. From historic maps it would appear that the war memorial has been placed on a plot of land whose footprint was in existence prior to the memorial. It may have been a village pound which were often located at lane junctions and were often cut into the bank, as is the case in Almeley. At present the war memorial has a natural backdrop of trees and hedges which ensures the war memorial is the focal point of the vista along the lane from the west. With the war memorial lane-side plot being cut into the rising bank to the east, the land behind and its character has more impact on the lane-side plot that would be the case with a flatter topography. A building to the east of the war memorial would clearly be at a significantly higher level than the war memorial plot and is therefore more likely to appear over-bearing. It is considered that the building would adversely affect the setting of the war memorial and therefore be detrimental to the character and appearance of the historic core.

In considering the positioning of the proposed building on the plot it would seem to be cramped, especially when allowing for the current hedging and trees and the necessary parking areas. The rear garden appears to measure between 5 and 7m in depth to the boundary line and presumably some of that space is required for the natural width of the existing hedge. Certainly the removal of hedging and trees on the site to enable more "garden" area would be detrimental to the wider conservation area and the amenity value of the existing landscaping, not to mention the ecological value.

Overall it is considered that the proposal to construct a dwelling on this site would be detrimental to the character and appearance of the Almeley Conservation Area (and is therefore contrary to HBA6), detrimental to the setting of the listed building, Church House Barn (and therefore contrary to HBA4), and detrimental to the setting of the war memorial (contrary to HBA8). In consideration of the above, the previous objection to the application is maintained.

Consultation response from: **Sarah Lowe, Senior Building Conservation Officer**

DATE RETURNED: 27 June 2014