

DELEGATED DECISION REPORT

APPLICATION NUMBER

212720

2-4 Broad Street, Bromyard, Herefordshire, HR7 4BT

CASE OFFICER: Mr Joshua Evans
DATE OF SITE VISIT: Not Applicable

Relevant Development Plan Policies: Herefordshire Local Plan – Core Strategy
Policies:
LD1- Landscape and Townscape
SD1- Sustainable Design and Energy Efficiency
LD4- Historic Environment and heritage assets

Bromyard and Winslow Neighbourhood Development Plan (BWNDP) is presently at drafting stage and thus does not attract weight in decision making.

NPPF
Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

Relevant Site History: P202283/L- Approved with conditions
DCN050974/L - Approved with conditions

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Bromyard and Winslow Parish Council	X		X		
Historic Buildings Officer	X		X		
Site Notice	X	X			
Local Member	X		x		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Falcon Inn is a large, C17 timber framed building in the centre of Bromyard. It is listed as a grade II heritage asset, and makes an important contribution to the character and appearance of the Bromyard conservation area. It occupies a prominent corner plot at the junction between Broad St. and Pump St. and forms part of the main medieval and commercial streetscape of the town.

The Building has undergone several phases of alteration throughout the subsequent centuries, most significantly during the C18/C19; a large classical ballroom extension was added to the rear, the exterior was rendered and the original window openings altered to accommodate traditional sashes.

The application is in relation to the replacement of the window on Pump Street, the identified window to be replaced is located on the Pump St elevation is the right hand side window on the first floor.

Representations:

Local Member: No redirection request made 10/11/21

Bromyard and Winslow Parish Council

Historic Buildings Officer:

- Request for amended drawings requested, further discussion has resulted in the amended drawings being accepted.

Pre-application discussion: None Relevant

Constraints:

Grade II listed Building

Conservation Area

Contaminated Land

Surface Water

SSSI Impact Zone

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The Bromyard and Winslow Neighbourhood Development Plan remains at the drafting stage and as such cannot be afforded weight at this time. The National Planning Policy Framework, is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application

In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

The considerations with regard to the proposal are in relation to scale, design, appearance and its impact upon the heritage assets.

Scale, Design and Appearance

Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

Due to the windows just being replaced with a single pane units there is no concern regarding the appearance of the proposed development. The proposed design would be sympathetic to the existing windows on the property as well as, the surrounding area. Thus there is no conflict with Core Strategy Policies LD1 and SD1.

Impact upon Heritage Assets

Policy LD4 states that development proposals affecting heritage assets and the wider historic environment should, protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas.

The proposed replacement windows, would not appear to impact the sense of place, and have been approved by the Historic Buildings Officer. Thus no conflict with LD4 is found.

Conclusion

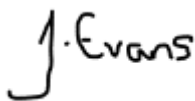
When assessed against the policies there is no conflict with regard to scale, design, appearance and its impact upon the heritage assets. Thus the proposal is minded for approval.

RECOMMENDATION: PERMIT

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. CE7
2. C06- (Horizontal Sectional Detail- Jambs, 01/07/2018; Timber Windows of Hereford Quotation, 09/11/21)



Signed:

Dated: 11 November 2021

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



..... Dated: 11 November 2021

Is any redaction required before publication? No