

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 171106

2 East Street, Pembridge, Leominster, HR6 9HA

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**CASE OFFICER:** Mrs Ruth Jackson  
**DATE OF SITE VISIT:** 28/04/2017.

#### Relevant Development Plan Policies:

**NPFF:** Section 12: Conserving and Enhancing the Historic Environment

**Core Strategy:** SS1  
LD4

**Neighbourhood Plan:** Pembridge Neighbourhood Plan: Pre-draft stage

**Relevant Site History:** Pre-dates 1974

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	x		x		
Transportation					
Historic Buildings Officer	x		x		
Neighbour letter/ Site Notice	x	x			
Other					
Local Member	x	x			

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

Rowena Cottage, 2 East Street Pembridge is Grade II listed and forms part of a row of black and white listed cottages (details below) fronting East Street situated in the heart of Pembridge village and conservation area.

The proposal is for a new gas supply combi boiler, replacement night storage heaters with gas central heating and an external flue to the rear of the property.

##### Representations:

Pembridge Parish Council raises no objection.

Historic Building Conservation Officer: raises no objection, but has requested that the new boiler flue should be white to match the infill panels

The Local Ward Cllr has not commented with regard to the application

Pre-application discussion:

No pre-application

Letter to Historic Building Conservation Officer dated 24/03/2017 for initial discussion.

Constraints:

Conservation Area: Pembridge

Listed Building: Rowena Cottage, Grade II  
Nurses Cottage, Grade II  
Pilgrims, Grade II  
Old Post Office and Old Post Office Cottage, Grade II

Appraisal:

The applicant has provided photographs of locations of the proposed works.

Externally the works will involve a gas pipe being brought through the front of the house and to the rear a flue will be attached. They will have no detrimental impact upon Rowena Cottage, the amenity of the neighbouring dwellings and facilities including the adjacent footpath and rear car parking area or on the wider street scene as the street elevation won't change significantly at the front and they are invisible to the rear.

The Historic Building Conservation Officer has commented that although the building is significant as a timber framed vernacular cottage within a landscape setting, with strong architectural value and historic interest, the proposals would be reversible without harm to the historic fabric of the building should a new boiler etc be required in the future.

In conclusion the proposals will not adversely affect the special interest of the Grade II listed building and those adjacent to the site or impact upon its surroundings in accordance with Core Strategy Policy SD1 and LD4.

The application is therefore recommended for approval.

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


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

C23

C28: External finishes of flues: The new boiler flue should be white to match the infill panels.

### Informatives

The local planning authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

Signed:  Dated: 18 May 2017.

#### TEAM LEADER'S COMMENTS:

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed: 

Dated: 19/5/17 .....