

REFUSAL OF CONSERVATION AREA CONSENT

Applicant:

St John Ambulance
148 Wyld's Lane
Worcester
WR5 1DN

Agent:

Jamieson Associates
30 Eign Gate
Hereford
HR4 0AB

Date of application: 18th June 2007

Application code: **DCSE2007/1940/C**

Grid ref: 59842,24329

Proposed development:

SITE: St John Ambulance, Edde Cross Street, Ross-on-Wye, Herefordshire, HR9 7BZ
DESCRIPTION: Demolition of redundant ambulance station and erection of 6 No. two bed flats.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Act that CONSERVATION AREA CONSENT has been REFUSED for the development described above for the following reason:

1. The flats which are proposed as a replacement of the Ambulance Station would not by reason of their design and scale be in keeping with the street scene. The proposal is not accompanied by an acceptable re-development proposal and is therefore contrary to Policy HBA7 of the Herefordshire Unitary Development Plan 2007.

Southern Planning Services
PO Box 230,
Hereford
HR1 2ZB

Decision Date: 10th October 2007


Team Leader - South

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Purchase Notices

- If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.