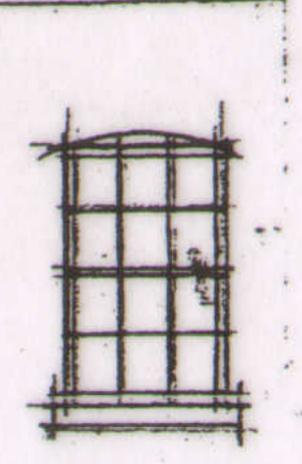


& part signage fascia. Rebuild brickwork as necessary behind & incorporate two timber sliding sash windows at first floor level.



New brickwork introduced to match existing in size, colour & texture. Completed façade to be painted with masonry paint; colour to match adjoining property.



11 CASTLE STREET HEREFORD HR1 2NL TELEPHONE 01432 352299 FAX 01432 352272 E-MAIL arch@hookmason.co.u



HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL

2 3 JAN 2015

 County of Herefordshire District Council Planning Services PO Box 230 Blueschool House Blueschool Street Hereford HR1 22B

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant N	lame, Address and Co	ontact Details						
Title: Mr	First name: R			Surname:	Moore			
Company name								
Street address:	35 Finchley Lane					Country Code	National Number	Extension Number
				Telephone numbe	er:			
				Mobile number:	Г			
Town/City	London				с Г		_,	
County:				Fax number:	L			
Country:	United Kingdom			Email address:				
Postcode:	NW4 1BX							
	acting on behalf of the appli		(⊙ Yes () No				
Title: Mr	First Name: DF			Surname:	Baume	•		
Company name:	Hook Mason Limited							
Street address:	41 Widemarsh Street					Country Code	National Number	Extension Number
				Telephone numbe	er:	<u> </u>	01432 352299	
				Mobile number:	Γ			
Town/City	Hereford			Fax number:	Г			
County:	Herefordshire				L			L
Country:	United Kingdom			Email address:				
Postcode:	HR4 9EA			baume@hookmas	on.co.uk			
3. Description	of the Proposal							
Please provide a de	escription of the proposal, in	Icluding details of the J	proposed demoliti	on:				
	rear wing of 30 union Stree				ciated a	lterations.	• • • • • • • • • • • • • • • • • • • •	
Has the building, v change of use alre) Yes 🗿 No				-		

4. Site Address	Details	
Full postal address o	of the site (including full postcode where available)	Description:
House:	30 Suffix:	
House name:		
Street address:	Union Street	
Town/City:	Hereford	
County:	Herefordshire	
Postcode:	HR1 2BT	1
	ion or a grid reference d if postcode is not known):	
Easting:	351211	
Northing:	240049	
5. Pre-applicati	ion Advice	
Has assistance or pr	ior advice been sought from the local authority about this applicati	on? 💽 Yes 🌔 No
if Yes, please comple	ete the following information about the advice you were given (thi	s will help the authority to deal with this application more efficiently):
Officer name:		
Title: Ms	First name: K	Surname: Gibbons
Reference:		
Date (DD/MM/YYYY)		
		.,
r	pplication advice received: er with Sarah Lowe 07/14	
6. Pedestrian a	nd Vehicle Access, Roads and Rights of Way	
Is a new or altered v	ehicle access proposed to or from the public highway?	C Yes 💿 No
Is a new or altered p	edestrian access proposed to or from the public highway?	🔿 Yes 💿 No
Are there any new p	public roads to be provided within the site? O Yes	No
Are there any new p	bublic rights of way to be provided within or adjacent to the site?	C Yes 💿 No
Do the proposals re	quire any diversions/extinguishments and/or creation of rights of v	
<u> </u>		
7. Waste Storag	ge and Collection	
Do the plans incorp	orate areas to store and aid the collection of waste?	C) Yes 💿 No
Have arrangements	been made for the separate storage and collection of recyclable w	aste? () Yes 💿 No
8. Authority En	nployee/Member	
With respect to the	Authority, I am:	
	mber of staff ected member	
(c) relate		
	ed to a member of staff	
	ed to a member of staff ed to an elected member Do any of these statements aj	oply to you? 🔿 Yes 💿 No
	ed to an elected member	oply to you? () Yes) No
(d) relate	ed to an elected member Do any of these statements a	oply to you? () Yes () No
(d) relate	ed to an elected member Do any of these statements a for Proposed Demolition Work	oply to you? () Yes () No
(d) relate 9. Explanation Why is it necessary	ed to an elected member Do any of these statements a for Proposed Demolition Work to demolish all or part of the building(s) and/or structure(s)?	
(d) relate 9. Explanation Why is it necessary To facilitate renewa	ed to an elected member Do any of these statements a for Proposed Demolition Work	
(d) relate 9. Explanation Why is it necessary	ed to an elected member Do any of these statements a for Proposed Demolition Work to demolish all or part of the building(s) and/or structure(s)?	

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10. (Materials continued)	
Walls - description:	
Description of <i>existing</i> materials and finishes:	
brick	
Description of proposed materials and finishes:	
brick	
Roof - description:	
Description of existing materials and finishes:	
Asbestos cement sheets	
Description of proposed materials and finishes:	
slate	
Windows - description:	
Description of existing materials and finishes:	
proprietary roof lights	
Description of proposed materials and finishes:	
proprietary roof lights and timber windows within brickwork	
Doors - description:	
Description of existing materials and finishes:	
<u>n/a</u>	
Description of proposed materials and finishes:	
n.a	
Boundary treatments - description:	
Description of existing materials and finishes:	
Description of proposed materials and finishes:	
In/a	
Vehicle access and hard standing - description:	
Description of <i>existing</i> materials and finishes:	·····
Description of <i>proposed</i> materials and finishes:	
n/a	·
Lighting - add description Description of <i>existing</i> materials and finishes:	
n/a	
Description of proposed materials and finishes:	,
n/a	
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?	• Yes () No
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:	
5197.1. 2g, 3c, 5, 20, 21a, 22a	
11. Vehicle Parking	

Please provide information on the existing and proposed number of on-site parking spaces: Total proposed (including spaces retained) Existing number Difference in Type of vehicle of spaces spaces Cars 0 0 0 Light goods vehicles/public carrier vehicles 0 0 0 Motorcycles 0 0 0 Disability spaces 0 0 0 Cycle spaces 0 0 0 Other (e.g. Bus) 0 0 0 Short description of Other 12. Foul Sewage

Please state how foul s	ewage is to be disposed	of:			
Mains sewer	\boxtimes	Package treatment plant		Unknown	
Septic tank		Cess pit			
Other					
Are you proposing to c	onnect to the existing dr	rainage system? O Yes	🔿 No 💽 Uz	nknown	

13. Assessment of Flood Risk
Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? C) Yes 🕥 No
Will the proposal increase the flood risk elsewhere? () Yes 💿 No
How will surface water be disposed of?
Sustainable drainage system 🔀 Main sewer 🗍 Pond/lake
Soakaway
14. Biodiversity and Geological Conservation
To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:
a) Protected and priority species
O Yes, on the development site O Yes, on land adjacent to or near the proposed development Image: No
b) Designated sites, important habitats or other biodiversity features
C Yes, on the development site C Yes, on land adjacent to or near the proposed development I No
c) Features of geological conservation importance
 Yes, on the development site Yes, on land adjacent to or near the proposed development No
15. Existing Use
Please describe the current use of the site:
Residential on upper floor with commercial use at ground floor level
is the site currently vacant? O Yes O No
Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.
Land which is known to be contaminated? Q Yes O No
Land where contamination is suspected for all or part of the site?
A proposed use that would be particularly vulnerable to the presence of contamination?
16. Trees and Hedges
Are there trees or hedges on the proposed development site? O Yes O No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?
If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the
accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.
17. Trade Effluent
Does the proposal involve the need to dispose of trade effluents or waste? O Yes O No
18. Residential Units
Does your proposal include the gain or loss of residential units?

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18. Residential Units (continued)

	Market Housing - Proposed									
	Number of b	edrooms					Numb	er of bedrooms		
1	2 3	4+	Unknown			1	2	3 4+	Un	known
Houses				Houses						
Flats/Maisonettes 1				Flats/Maisonettes						
Live-Work units				Live-Work units						
Cluster flats				Cluster flats					_	
Sheltered housing				Sheltered housing	3				_	
Bedsit/Studios				Bedsit/Studios						
Unknown				Unknown						
Proposed Market Housing Total	1			Existing Market Ho	ousing Tot	tal		0		
Overall Residential Unit Totals										
Total proposed reside	ntial units		1							
Total existing resider	ntial units		0							
19. All Types of Development: Does your proposal involve the loss, gai				ace?	() Yes () No			
20. Employment If known, please complete the following	a information roa	ordina ami	nlavaasi							
a known, please complete the ronowing]	·····					
Enintia and the second	Full-time		Part-time		E	quivalent nun		ull-time		
Existing employees Proposed employees	0		0				0	·····		
				······			0			
21. Hours of Opening If known, please state the hours of open	1ing (e.g. 15:30) fc	r each nor	a-residential use p	proposed:						
Use Monday to Fric	day nd Time		Satu Start Time	urday				ak Holidays		Not
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				End Time		Start Tir	ne	End Time]	Known
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22. Site Area

What is the site area?

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23. Industrial or Commercial Processes and Machinery		
Please describe the activities and processes which would be carried out o	in the site and the end produ	etc including plant ventilation or air conditioning. Please include the
type of machinery which may be installed on site:	in the site and the end produ	ters including plane, ventilation of all conditioning. These include the
n/a		
Is the proposal for a waste management development?	🔿 Yes 💽 No	D
24. Hazardous Substances		
Is any hazardous waste involved in the proposal? C Ye	s 💽 No	
25. Site Visit		
Can the site be seen from a public road, public footpath, bridleway or oth	ner public land?) Yes () No
If the planning authority needs to make an appointment to carry out a sit	e visit, whom should they co	intact? (Please select only one)
() The agent () The applicant () Other person		
26. Certificates (Certificate A)		
	ate of Ownership - Certific	ate A
Town and Country Planning (Development Ma		
I certify/The applicant certifies that on the day 21 days before the date of freehold interest or leasehold interest with at least 7 years left to run) of any p		
relates is, or is part of, an agricultural holding ("agricultural holding" has the		
[]		·
Title: Mr First name: DF	Surna	me: Baume
Person role: Agent Declaration date:	22/01/2015	Declaration made
27. Declaration		
I/we hereby apply for planning permission/consent as described in this for additional information. I/we confirm that, to the best of my/our knowledge		
opinions given are the genuine opinions of the person(s) giving them.	, , , ,	Date 22/01/2015

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Town and Country Planning Act 1990 Planning and Compensation Act 1991

PLANNING PERMISSION

Applicant: Mr R Moore Barnbury Property Limited 35 Finchley Lane London NW4 1BX Agent:

Mr D F Baume Hook Mason Limited 41 Widemarsh Street Hereford Herefordshire HR4 9EA

Date of Application: 11 February 2015

Application No: 150244

Grid Ref:351219:240048

Proposed development:

SITE: 30 Union Street, Hereford, Herefordshire, HR1 2BT DESCRIPTION: Proposed renewal of roof to rear wing, to facilitate an additional residential dwelling within and associated alterations.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 and the National Planning Policy Framework.

2 The development shall be carried out strictly in accordance with the approved plans (drawing nos. 5197-1-5, 5197.1.3E, 5197-1-21A, 5197-1- 22B, 5197-1-26), except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

3 The external walls of the alterations shall be constructed with facing bricks of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

Prior to their installation architectural details of all new windows and their openings, at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars, and their finishes shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with details which have been approved in writing by the local planning authority beforehand. Reason : To ensure that the work is carried out in accordance with details that are appropriate to the safeguarding of the architectural or historic interest of the building (as one which is in a conservation area) and to comply with the requirements of Policy HBA6 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

Prior to their installation details, including trade details, of the rooflights to be used and the way they are to be fitted into the roof shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with the details to be agreed beforehand in writing by the local planning authority of the size, design, appearance and method of insertion of the rooflights.

Reason: To ensure that the rooflights are of an appropriate form and minimise the potential disruption to the appearance and continuity of the roofs in the interests of the safeguarding of the architectural or historic interest of the building (as one which is in a conservation area) and to comply with the requirements of Policy HBA6 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

6 No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan and the National Planning Policy Framework.

Informatives:

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1 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.

Planning Services PO Box 230, Hereford, HR1 2ZB

DEVELOPMENT MANAGER

Date: 7 April 2015

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

The applicant is advised that additional Council Tax payments may be sought in the event that the Valuation Office. who routinely monitor decision notices, consider any part of the development hereby permitted to be self-contained. This assessment is particularly likely to be the case in respect of flats, basement conversions, granny annexes, studio rooms and log cabins and/or where the additional accommodation contains its own kitchen, bathroom and hedroom Further information found Council's can he on the website at https://www.herefordshire.gov.uk/search?g=annexes

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, 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.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not
 have granted planning permission for the proposed development or could not have granted it without the
 conditions they imposed, having regard to the statutory requirements, to the provisions of any development
 order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to http://www.justice.gov.uk

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it
 subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its
 existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development
 which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



DELEGATED DECISION REPORT APPLICATION NUMBER

150244

30 Union Street, Hereford, Herefordshire, HR1 2BT

CASE OFFICER: Mrs Charlotte Atkins DATE OF SITE VISIT: 4.3.2015

Relevant Development Plan Policies:	HUDP – S1, S2, S3, DR1, DR2, DR3, DR4, H1, H13, H14, H16, TCR1, TCR2, TCR4, TCR11, HBA1, HBA4, HBA6, HBA8 ARCH7, CF2
	CORE STRATEGY - SS1, SS2, SS3, SS6, ID1, SD1, E5, E6

LD1, LD4.

NPPF- INTRODUCTION & ACHIEVING SUSTAINABLE DEVELOPMENT, CORE PLANNING PRINCIPLES, CHAPTERS 2, 6, 7, 12

Relevant Site History: DCCE2006/1644/F & DCCE2006/1645/L – change of use upper storeys to 8 residential properties and external alterations – approved 7.8.2006

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
City Council	V		V		
Transportation	V		\checkmark		
Historic Buildings Officer	V		V		1. 163.
S106 manager	V	V			1.4.8
Welsh Water	\checkmark			\checkmark	A
Site Notices and Press Notice	V	~			
Local Member	V	\checkmark			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site lies on the eastern side of Union Street, to the north of its junction with Gaol Street and close to the Hereford City Centre, within the Central Conservation Area and the Hereford Area of Archaeological Importance. It provides accommodation over three storeys, along with numbers 26-29 Union Street and has a retail unit at ground floor, and living accommodation at first floor. It is proposed to alter and extend the existing two storey wing to provide second floor accommodation and remove the existing window midway between first and second floor and replace it with two timber, sliding sash window. No architectural details of the windows have been provided.



Representations:

Historic Buildings Officer: 30 Union Street is an unlisted building located within the Central Hereford Conservation Area. A number of listed buildings are in close proximity to the site including the adjoining neighbour to the north 26-29 Union Street (grade II) and 4-8 Union Street (grade II) on the opposite side of the street.

It is not clear whether the alterations to the front (west) elevation of the building are part of the current application. If the alterations are part of the current scheme, the replacement of the existing large, inappropriate window serving the first floor with two timber sash windows would be welcome and much more in keeping with the building and its surroundings. The removal of the timber cladding and the repair of the brickwork would also be welcome. The annotation on the proposed west elevation indicates that two windows would also be created at second floor level. However, the drawing does not show any second floor windows. Can it please be clarified what is proposed, if this is part of the current application?

The proposed alterations to the rear (south) elevation would be visible from Gaol Street and so would have an impact on the character and appearance of the conservation area. The existing variations in the roof-scape to the rear of No. 30 contribute to the interest of the conservation area. However, although the roof of the rear wing would be raised, the scheme maintains this variation and the interest of the roof-scape. The proposal to renew the roof to the rear wing is therefore considered to preserve the appearance of the conservation area. It

is also considered that the proposal would not cause any undue harm to the setting of the nearby listed buildings. It is important that the new brickwork matches the existing where the wall would be built up.

Welsh Water: No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Ward Member: Emailed 30.3.2015, giving until 5th April for receipt of comments. No response.

Pre-application discussion: No.

Constraints:

Conservation Area, HAAI, adj to listed building.

Appraisal:

The re-use of vacant or underused first and second floors for residential purposes is supported by both Policy TCR2 of the UDP and E5 of the draft Core Strategy. Furthermore, the NPPF promotes sustainable development and recognises that residential uses can play an important role in ensuring the vitality of centres.

With regards the provision of housing, the Council's current position is that it cannot demonstrate a 5-year housing land supply, so for the purposes of housing delivery the relevant policies of the HUDP must be considered out of date. On this basis the NPPF sets the policy requirements for the consideration of new housing instead. The thrust of the NPPF is to allow sustainable development, that means growth but not at the expense of future generations being able to satisfy their needs. Sustainable development is stated to be three dimensional, having economic, social and environmental roles, which are mutually dependant. The planning system needs to ensure sufficient land is available in the right place and time to meet the needs of present and future generations, whilst supporting communities, protecting and enhancing the natural, built and historic environment and moving to a low carbon economy.

At paragraph 14 of the NPPF it states that where local polices are out of date the Council should grant permission for sustainable housing development unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
- or specific policies in this Framework indicate development should be restricted. (A footnote to this includes policies relating to specific designations, including Conservation Areas and designated heritage assets – such as Conservation Areas and listed buildings)

The site's location means that it is extremely sustainable with access to a wide range of services, facilities, employment and public transport. The reuse and extension to enable accommodation of the upper floors of the existing building is considered to be a viable use and compatible with the existing uses. The alterations to the front elevation would result in the removal of an unsympathetic three light modern window and its replacement with two

timber sliding sash windows, which would broadly line through with the first floor windows on the adjoining building to the right hand side. The upward extension of the roof to the rear would be visible from Gaol Street, although set back behind an existing boundary wall and number 31 Union Street. The extension and alterations would harmonise with the existing character and appearance of the building and would not be visually intrusive. The Conservation Officer has confirmed that it would preserve the Conservation Area.



In terms of living conditions of the future occupiers of the proposed flat it is considered that this is acceptable. With regards the layout and means of escape these are matters that would be covered by Building Regulations and should not be duplicated in this assessment.

No parking or secure cycle storage is included in the scheme. There is not land associated with the building on which these could be sited and there is no scope to provide cycle storage within the building. The Transportation Manager has raised no objection to the proposal and given the site's location it is considered to be acceptable.

In my opinion, the proposal would provide much needed new housing in a highly sustainable location and represents an environmentally sustainable reuse of building in a Conservation Area. As such, the scheme complies with all three dimensions of sustainable development and the presumption to grant permission is engaged. There are no adverse impacts that would demonstrably or significantly outweigh these benefits.

RECOMMENDATION: PERMIT $\sqrt{}$ REFUSE

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

(please note any variations to standard conditions)

- 1 C01
- 2 C06 5197-1-5, 5197.1.3E, 5197-1-21A, 5197-1-22B, 5197-1-26.
- 3 C16 delete 'extension' and insert 'alterations'

Prior to their installation architectural details of all new windows and their openings, , at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars, and their finishes shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with details which have been approved in writing by the local planning authority beforehand.

Reason : To ensure that the work is carried out in accordance with details that are appropriate to the safeguarding of the architectural or historic interest of the building (as one which is in a conservation area) and to comply with the requirements of Policy HBA6 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

5 Prior to their installation details, including trade details, of the rooflights to be used and the way they are to be fitted into the roof shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with the details to be agreed beforehand in writing by the local planning authority of the size, design, appearance and method of insertion of the rooflights.

Reason: To ensure that the rooflights are of an appropriate form and minimise the potential disruption to the appearance and continuity of the roofs in the interests of the safeguarding of the architectural or historic interest of the building (as one which is in a conservation area) and to comply with the requirements of Policy HBA6 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

6 No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: CD4

Informatives

Positive and Proactive Statement 1.

TEAM LEADER'S C	OMMENTS:	
DECISION:	PERMIT	REFUSE
(fr)	4	
Signed: V		Dated: 7 April 2015

From: David Baume [mailto:Baume@hookmason.co.uk]
Sent: 02 April 2015 12:05
To: Atkins, Charlotte
Subject: RE: 150244/F 30 Union Street, Hereford HR1 2BT

Hi Charlotte,

Apologies, this one slipped through the net. The intention is that the further alterations to the Union Street elevation (to regularise matters) does form part of this application & revised drawing attached which I hope clarifies all. Regards

David F Baume Director Hook Mason Limited



Hereford: 01432 352299 Gloucester: 01452 899550 Haverfordwest: 01437 206215 Mobile: 07836 614152 e baume@hookmason.co.uk w www.hookmason.co.uk

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From: Atkins, Charlotte [mailto:catkins@herefordshire.gov.uk]
Sent: 02 April 2015 11:54
To: David Baume
Subject: FW: 150244/F 30 Union Street, Hereford HR1 2BT

Hi David,

Further to my email below, if you would like a decision by 8^{th} April I will require the clarification requested asap. After today I will not be back at work until after the bank holiday – on 7^{th} April.

Kind regards, **Charlotte Atkins, Acting Principal Planning Officer** Herefordshire Council | PO Box 230 | Blueschool House, Blueschool Street | Hereford | HR1 2ZB Tel: 01432 260536 | Email: catkins@herefordshire.gov.uk

From: Atkins, Charlotte Sent: 30 March 2015 15:16 To: <u>baume@hookmason.co.uk</u> Subject: FW: 30 Union Street, Hereford HR1 2BT : P150244/F

Hi David,

I have now received Janet's comments. She has requested clarification on a couple of matters, please could you confirm:

It is not clear whether the alterations to the front (west) elevation of the building are part of the current application. If the alterations are part of the current scheme, the replacement of the existing large, inappropriate window serving the first floor with two timber sash windows would be welcome and much more in keeping with the building and its surroundings. The removal of the timber cladding and the repair of the brickwork would also be welcome. The annotation on the proposed west elevation indicates that two windows would also be created at second floor level. However, the drawing does not show any second floor windows. Can it please be clarified what is proposed, if this is part of the current application?

Thank you, Charlotte

Charlotte Atkins, Acting Principal Planning Officer

Herefordshire Council | PO Box 230 | Blueschool House, Blueschool Street | Hereford | HR1 2ZB

Tel: 01432 260536 | Email: catkins@herefordshire.gov.uk

From: Atkins, Charlotte Sent: 30 March 2015 13:12 To: 'David Baume' Subject: RE: 30 Union Street, Hereford HR1 2BT : P150244/F

Dear David,

I am still awaiting the comments from the HBO, upon receipt I will be in a position to write my report. I will endeavour to do so by 8th April but unfortunately cannot guarantee this. Thank you for your patience.

Regards, Charlotte Atkins, Acting Principal Planning Officer Herefordshire Council | PO Box 230 | Blueschool House, Blueschool Street | Hereford | HR1 2ZB

Tel: 01432 260536 | Email: catkins@herefordshire.gov.uk

From: David Baume [mailto:Baume@hookmason.co.uk]
Sent: 30 March 2015 10:28
To: Atkins, Charlotte
Subject: 30 Union Street, Hereford HR1 2BT : P150244/F

Good morning Charlotte,

With reference to the above application, as the statutory consultation period has ended & no objections raised, assuming that you are happy with the proposals in policy terms, presumably you will be writing up your report recommending approval of the application as a delegated matter prior to the target determination date of 8/04/15. Regards

David F Baume Director Hook Mason Limited



Hook Mason Limited Hereford: 01432 352299 Gloucester: 01452 899550 Haverfordwest: 01437 206215 Mobile: 07836 614152 e baume@hookmason.co.uk w www.hookmason.co.uk

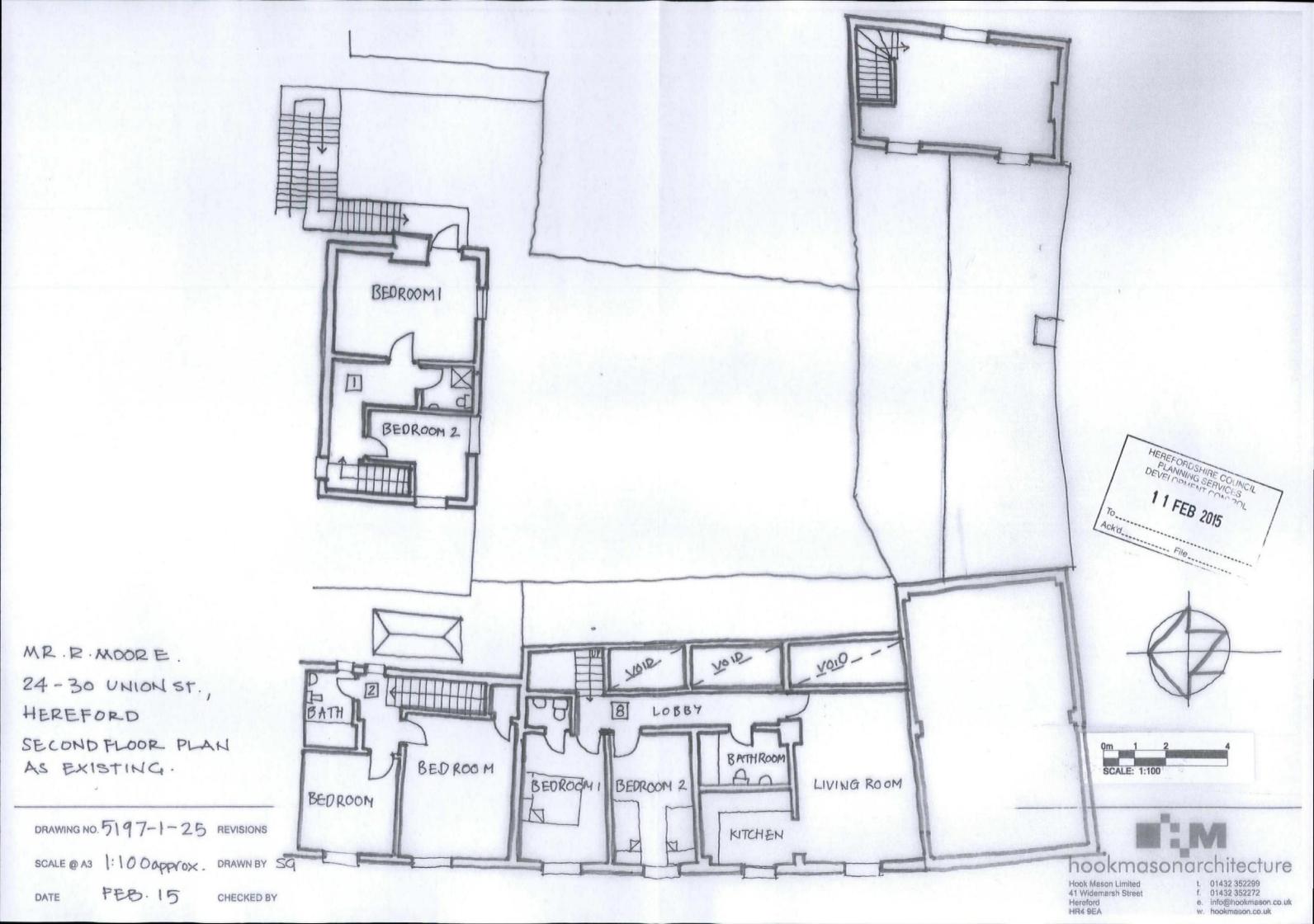
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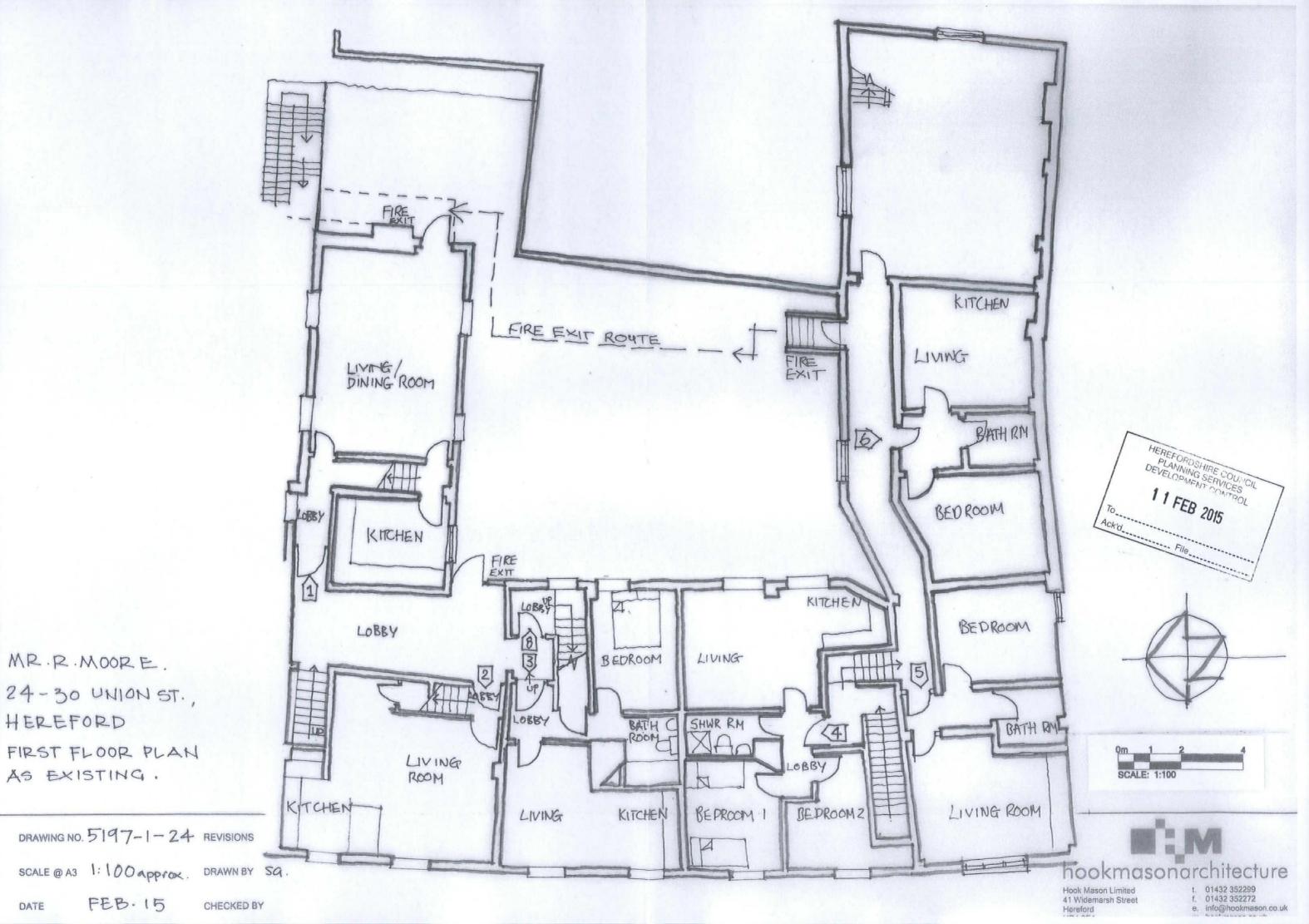
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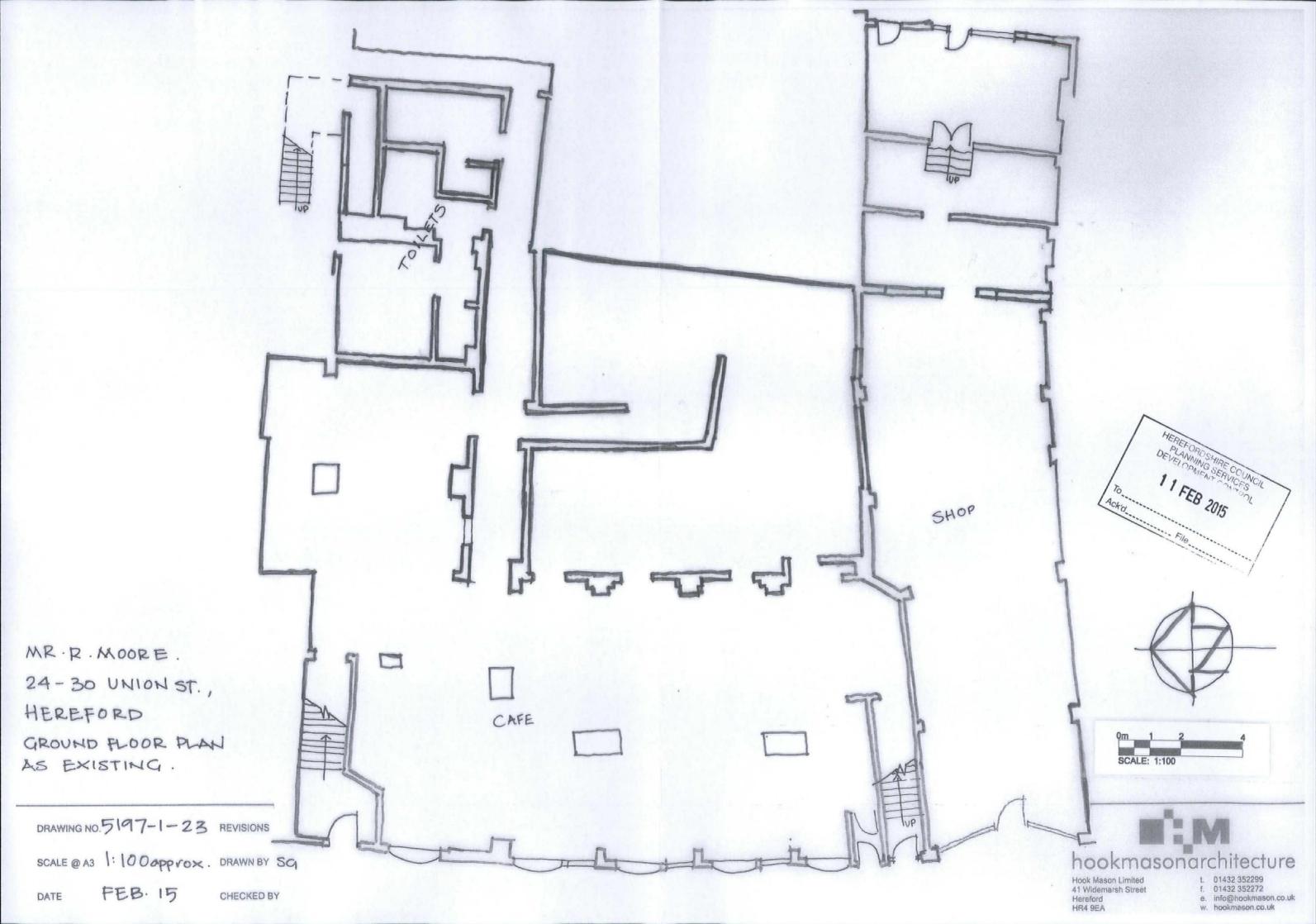
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Developer Services PO Box 3146 Cardiff CF30 0EH

Tel: +44 (0)800 917 2652 Fax: +44 (0)2920 740472 E.mail: developer.services@dwrcymru.com Gwasanaethau Datblygu Blwch Post 3146 Caerdydd CF30 0EH

Ffôn: +44 (0)800 917 2652 Ffacs: +44 (0)2920 740472 E.bost: developer.services@dwrcymru.com

Herefordshire Council PO Box 230 Blueschool House Blueschool Street Hereford HR1 2ZB

> Date: 24/02/2015 Our Ref: PLA0010640 Your Ref: 150244

Dear Sir,

Grid Ref: SO5122040049 351220 240049 Site: 30 Union Street, Hereford Development: Proposed renewal of roof to rear wing to facilitate an additional residential dwelling within and associated alterations

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the <u>**Conditions**</u> provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.



We welcome correspondence in Welsh and English

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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY. Yours faithfully,

Sonny Robinson Development Control Officer Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company. Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'. We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.



MEMORANDUM

Date	-	20 February 2015	Your Ref			100211
Tel	•	· · · · · ·	Mv Ref	:		150244
From	:	Ms K Gibbons, Planning Services, Blueschool House - H31				
То	:	Internal Consultee - Transportation				

SITE: APPLICATION TYPE: DESCRIPTION:	30 Union Street, Hereford, Herefordshire, HR1 2BT Planning Permission Proposed renewal of roof to rear wing, to facilitate an additional residential dwelling within and associated alterations.	
APPLICATION NO:	150244	
GRID REFERENCE:	OS 351219, 240048	
APPLICANT:	Mr R Moore	
AGENT:	Mr D F Baume	

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 13/03/2015. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Ms K Gibbons.

COMMENTS: (Continue on a separate sheet if necessary)

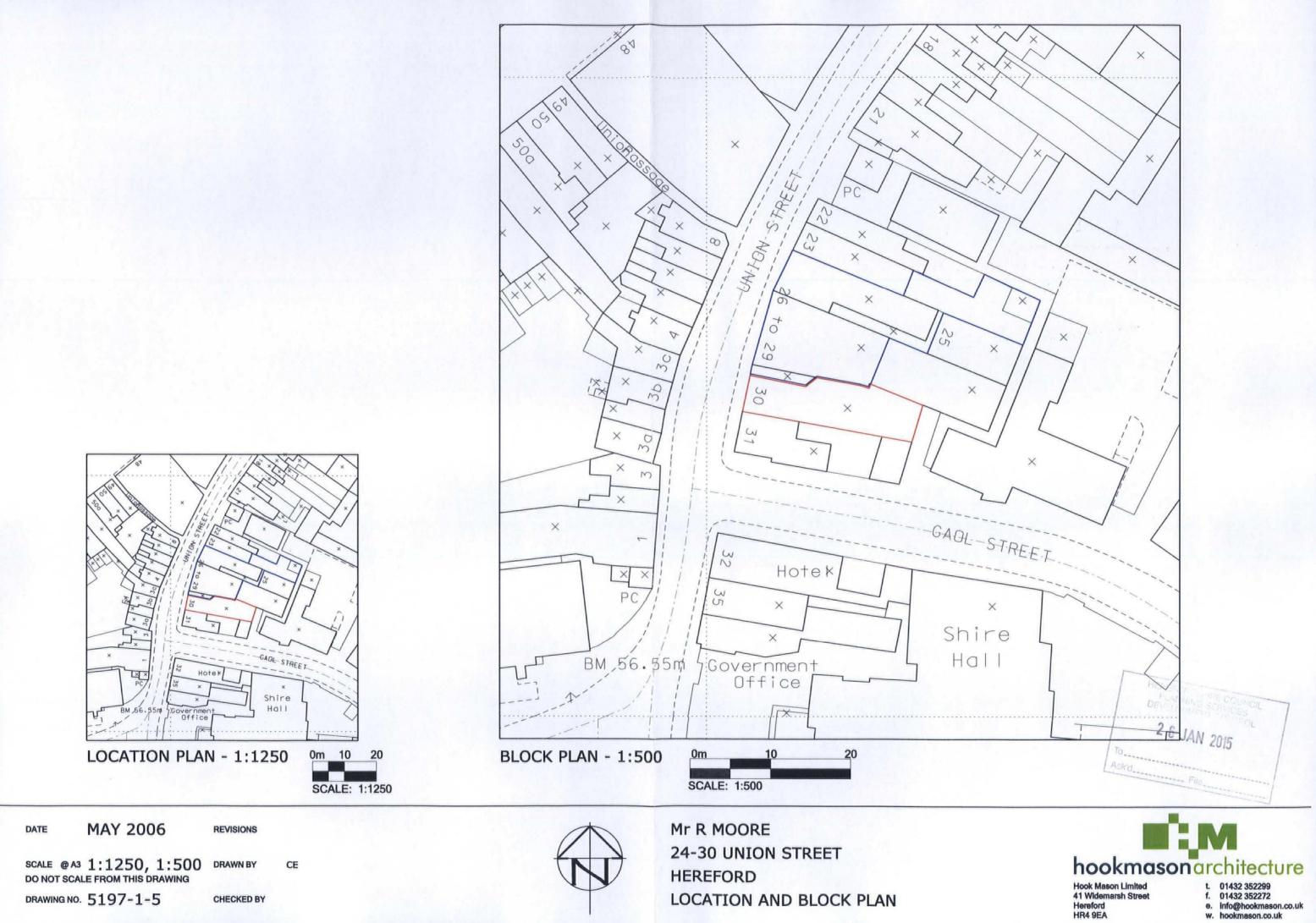
SITE VISITED: NO

The consultee:- (delete as appropriate)

Has no objection to the grant of permission

[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]

SIGNED: Adrian Smith – Area Engineer Development Control (Transportation) DATE RETURNED: 2nd March 2015



PLANNING COMMITTEE 25th February 2015-02-25

APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION

Planning Applications

Number	Address	Description	Comment
150244	30 Union Street	Renewal of roof to rear wing to facilitate an additional dwelling within and associated alterations	No objection
150147	1 Brampton Road	Two and single storey extension and change of use of land to domestic curtilage	No objection
150183	139 Quarry Road	Proposed signage	No objection
150268	South Hereford Audi Legion Way	Refurbishment and extension of dealership	No objection
150368	Fownhope Mitsubishi 238 Kings Acre Rd	Construction of covered car transporter lorry lean to and covered roof to existing – new hand over area with trade sign	No objection
150330	1 Farr Close	Demolition of exiting bungalow and erection of 2 semi-detached houses and temp caravan during the works	OBJECTION We feel that the design is unsuitable for the surrounding area and is visually intrusive
150146	Moor House, Widemarsh Common	Extension to existing tarmac car park and change of use from grass to tarmac	OBJECTION We feel this is an unwarranted alteration tot eh visual appearance of a listed building and site.
150356	17 Chandos Street	Rear extension, reduction in side extension and associated works	No objection
143470	227 Whitecross Road	Demolish front boundary wall to make a double drive with dropped kerb, including a small chained fence	No objection
143340	r/o 25 Barrs Court Rd	Three bedroom detached dormer bungalow	No objection
150166	17 Folly Lane	Extension and alterations amendment to application 141810	No ojection
143189	Land west of Hollywell Gutter Lane	Erection of 10 dwellings and associated hard and soft landscaping	No objection, although our previous point about the energy efficiency of the designed homes remains.
150311	Stargate House, 17 Broomy Hill	Proposed dropped kerb	No objection
143785	86 & 88 Aylestone Hill	First floor extension to garage at 88, to create first floor flat.	No objection

		Proposed division of 86 to create two dwellings	
150244	30 Union Street	Renewal of roof to rear wing to facilitate an additional dwelling	No objection

Tree Applications

Number	Address	Description	Comment
150477	6 Moreland Avenue	Pollard a sycamore on boundary	No objection
		of 4 and 6	
143826	Hereford Rowing Club, 37	Pollard 9 willow trees around car	No objection
	Greyfriars Avenue	park	
150453	2 The Lane, Hampton	Works to various trees	No objection, but
	Park Road		these trees should be
			replaced with species
			appropriate to the site
150357	2 Geoffrey Avenue	Proposed works to copper beech	No objection
		tree	
150347	54 Catherine Street	20% reduction of hornbeam	No objection

Steve Kerry

Town Clerk



- Remove exte timber cladding, picture window & part signage fascia. Rebuild brickwork as necessary behind & incorporate two timber sliding sash windows at first floor level & two fixed timber sash windows at ' second floor level.



New brickwork introduced to match existing in size, colour .& texture. Completed façade to be painted with masonry paint; colour to match adjoining property.

> HEREFORDSHIRE COUNCIL PLANNING SERV. 265 DEVELOPMENT OC TROL

1 1 FEB 2015

11 CASTLE STREET HEREFORD HR1 2NL

FAX 01432 352272

TELEPHONE \$1432 352299

E-MAIL arch@hookmason.co.ut

Ack'd

HOOK MASON

