

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
The Laurel Pub Company 'A'	Provide new canopy to front elevation of site - 126-130 High Street, Bromsgrove - Listed Building Consent	PSS CA TCZ LB	B/2007/0768 12.09.2007

RECOMMENDATION: that Listed Building Consent be **GRANTED**.

Consultations

WCC(HP) Consulted - No objections received 15.08.2007

Consulted 19.07.2007 - views received 15.08.2007

"The proposed canopy will be located beneath the fascia and therefore well clear of the oriel window and its decorative corbelled support immediately above. I therefore do not think it will be visually intrusive in respect of the decorative and imposing upper floors of this listed building."

CO Site notice posted 01.08.2007 - expired 24.08.2007

Publicity Press advert published 27.07.2007 - expired 17.08.2007

The site and its surroundings

This application relates to a public house located on the main pedestrianised High Street in Bromsgrove Town Centre. The public house known as the Hogs Head is run by a national chain, The Laurel Pub Company.

The building is Grade II Listed and the site falls within the Town Centre Conservation Area. The building as it stands now is a composition of three previously separate buildings. The centre building is the most prominent, being significantly higher, at three storeys, and the two either side of it being only two, with converted attic space.

The buildings are made from white, grey and yellow brick with a tiled roof. The two smaller buildings have attic windows which are 'arrow slit' design. The middle building has a prominent window at first floor level, being of an oriel design with stone dressings.

The composition of the three buildings, the largest and most prominent being the centre one, the features such as the "arrow slit" and 'oriel' design windows and the detailed stone decoration, give the building an overall appearance of gothic character.

The building fronts directly onto the pedestrianised High Street which is brick paving surfacing. The shop front is made up predominately of glass and is of a modern design.

To one side of the public house is a Bank - Class Use A2 - and to the left hand side is a premises currently used for A1 retail. The building on this side is set back from the building line of the public house. Thus, as you enter the High Street, this building is particularly visible as it protrudes out and also because of its distinctive character.

Proposal

This application relates to the addition of a new canopy to part of the front elevation of the building. This proposal was previously considered under planning application B/2007/0515 which was withdrawn by the applicant. This was due to the application being reported to Planning Committee with a recommendation of refusal due to insufficient detail being submitted.

This application relates to the addition of a new canopy to part of the front elevation of the building. The front elevation is made of up three elements and it is the middle section which it is proposed the canopy be attached to. The canopy will project out from the building by 2 metres, be 3.3 metres high where it attaches to the building and will be approximately 3.5 metres wide across the front of the building.

The applicant also proposes to place a table and seating under the proposed canopy, on the pedestrianised High Street, and this is to be considered under an associated planning application under reference number B/2007/0767.

Relevant Policies

WMSS	QE1
WCSP	CTC.19, CTC.20
BDLP	S35a, S39, BROM22
Others	PPG15, PPS6

Relevant Planning History

B/2007/0515	Provide new canopy and tables and seating to front of building - Listed Building Consent. Application withdrawn.
B/2007/0514	Provide new canopy and tables and seating to front of building. Application withdrawn.
B/2004/1111	Tables and chairs on pavement. Refused 01.11.2004.
B/2004/0192	Decorations to front ground floor. Listed Building Consent Granted 08.04.2004.
B/2004/0164	Projecting sign. Granted 06.04.2004.
B/2002/1017	Proposed external seating with bollards. Listed Building Consent Permitted Development 07.10.2002.
B/2002/1016	Proposed external seating with bollards. Refused 28.10.2002.
B/2000/0741	Listed building consent - change of use of units from A1 / residential to A3 including demolition of extension to rear and erection of replacement extension to rear. Creation of service access to rear. (as amended by plans received 09.08.2000 and 04.09.2000 and letter received 23.10.2000). Approved 20.11.2000.
B/2000/0739	Fascia and projecting signs (as augmented by drawings received 09.08.00). Approved 20.11.2000

B/2000/0738 Change of use from A1 / residential to A3, including demolition of extension to rear and erection of replacement extension to rear. Creation of service access to rear (as amended and augmented by plans received 09.08.00 and 04.09.00). Approved 20.11.2000.

Notes

Policy S39 of the Bromsgrove District Local Plan and policy CTC.19 of the Worcestershire County Structure Plan states that development must not be permitted if it would adversely affect the settings of listed buildings. These policies will therefore be my basis in determining this application for Listed Building Consent, for which I will also draw on the guidance in Planning Policy Guidance Note 15.

The oriel window is a particularly prominent feature of this Listed Building and, as such, it should be protected. It is underneath this central window that the new canopy is proposed. The previous planning application, which was withdrawn by the applicant, did not contain sufficient information as to how and where the proposed new canopy would be attached to the Listed Building and, in particular, in relation to the oriel window.

However, for this resubmission, the applicant has provided full details of how the canopy will be attached to the building. With regard to its proposed positioning, the applicant has also confirmed that the canopy will be fixed beneath the shop front fascia and therefore will not affect the oriel window or, indeed, the upper floors of the Listed Building and is therefore in line with policy S39 of the Bromsgrove District Local Plan, policy CTC.19 of the Worcestershire County Structure Plan and the guidance in Planning Policy Guidance Note 15.

Policies S35a of the Bromsgrove District Local Plan and policy CTC.20 of the Worcestershire County Structure Plan emphasise the importance of preserving and enhancing the quality of the appearance within Conservation Area. This building stands in a particularly prominent position within the Town Centre Conservation Area, as it is near the one gateway to the main pedestrianised High Street and it also protrudes out from the main building line.

This revised application has reduced the size of the proposed canopy and it now covers only a third of the full front elevation of the building. The brown and cream colour scheme proposed is to match the rest of the new shop front, which is in association with the refurbishment of this establishment. This brown and cream colour is a more sympathetic colour scheme for this location within the Conservation Area, than the current red shop front.

I am therefore of the view that this canopy will not be visually intrusive on the appearance of the Conservation Area and is therefore in line with policy S35a of the Bromsgrove District Local Plan and policy CTC.20 of the Worcestershire County Structure Plan.

RECOMMENDATION: that Listed Building Consent be **GRANTED**.

1. C099
2. Prior to the commencement on site of any works which are subject to this consent, samples of the canopy colour and material will be submitted to and approved in writing by the Local Planning Authority.

Reasons:

1. Required
2. To protect the historical integrity of the Listed Building in accordance with Policy S39 of the Bromsgrove District Plan and Policy CTC.19 of the Worcestershire County Structure Plan.

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarized below:

WMSS	QE1
WCSP	CTC.19, CTC.20
BDLP	S35a, S39, BROM22
Others	PPG15, PPS6

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance; there are no justified reasons to refuse planning permission.