

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
The Laurel Pub Company 'A'	New canopy to front elevation of site (Listed building Consent) - Hogs Head, 126-130 High street, Bromsgrove	PSS TCZ CA LB	B/2007/0515 29.06.2007

Councillor Mrs. R. L. Dent has requested that this application be determined at Planning Committee (written request 04.06.2007).

RECOMMENDATION: that permission be **REFUSED**.

Consultations

WCC(HP)	Consulted - views received 23.05.2007. No objection
CO	Consulted - views received 01.06.2007
	In principle, I have no objection to the seating and tables outside the building.
	I do however have major concerns regarding the positioning of the canopy on the listed building. The elevation drawing provided is completely inaccurate. The central window, underneath which the canopy is to be located, is actually a bay window positioned on an attractive corbelled support. This detail is not indicated on the plan, and I am therefore unable to assess the impact of the canopy on the listed building, as I am unable to see where it is in relation to the corbelled support.
	In addition, there would appear to be some alterations to the fireplaces in the lounge area. We need to see a plan that shows exactly what these changes are.
	On the information provided to date, I would have to object to this application.
Publicity	Site notice posted 23.05.2007 - expires 13.06.2007
	Press Advert 18.05.2007 - expires 08.06.2007

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

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 because also of its distinct 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.

Proposal

This application relates to the addition of a new canopy to part of the front elevation of the building.

This application also proposes to place table and seating under the new canopy, although this is not stated as part of the Listed Building application, it is to be considered under an associated planning application under reference number B/2007/0514.

The description on the Listed Building Consent application forms states "Provide new canopy to front elevation of the site" only; however, on the submitted drawing there are several alterations to the Listed Building which have not been included in the description.

I have raised this issue with the applicants and requested that they amend the description or submit revised drawings, and will update Committee Members accordingly.

Relevant Policies

WMSS QE1, QE5
WCSP CTC.19, CTC.20, SD.2
BDLP S35a, S39, BROM22, BROM11, BROM13, S41, S42, S45
Others PPG15, PPS6, PPS1, SPG2

Relevant Planning History

B/2004/1111 Table and chairs on pavement. Refused 01.11.2004
B/2004/0206 Install new signage. Listed Building Consent Granted 16.04.2004
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
09.08.2000). Granted 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 09.08.2000 and 04.09.2000). Approved 20.11.2000.

Notes

Policy S39 of the Bromsgrove District Local Plan and CTC.19 of the Worcestershire County Council Structure Plan states that development must not be permitted if it would adversely affect the settings of listed buildings. These policies will therefore form 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.

To protect the special character of a Listed Building the level of detail is fundamental. The plans submitted with this application for Listed Building consent have several inaccuracies.

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

None of these features have been portrayed on the elevational drawing submitted and it therefore does not give a true representation of special character of the building. The middle building is shown on the drawing as the smallest of the three in width, which is inaccurate and it is actually the widest and most prominent of the three. The pitches of all three roofs are also inaccurate and they have omitted two substantial chimney stacks from the drawing. The building has been decorated with stone cobbling which also adds to its attractive appearance and this has not been portrayed on the drawing.

Finally, the design of the windows significantly differ to how they truly are. My primary concern in this respect is the omission of the 'oriel' design window at first floor level, which has a prominent position and contributes greatly to the special character of this Listed Building. The proposed canopy will be added to the Listed Building under this feature window; however, it is not shown on the elevational drawing. I am therefore unable to assess the impact of the canopy on this special feature or indeed the Listed Building as a whole. I therefore conclude that this application is not capable of accurate or efficient assessment to ensure the Listed Building is protected.

Looking now at the internal alterations, it is noted that no internal alterations are included within the description on the application form. However, on the floor plans submitted there are alterations to the existing bar and the addition of a new wall. There is also a line drawn around the two fireplaces but there is no explanation as to what this signifies. These two fireplaces are a feature of the Listed Building and when planning permission was granted to change the use of this building from A1 to A3 under planning application B/2000/0738, a condition was attached to retain these two feature fireplaces. Any alterations to them would not, therefore, just require formal Listed Building Consent, but would be in breach of this condition.

Finally, the elevational drawings show changes to the shop front by changing the lettering from "Hogshead" to "Slug and Lettuce" but no details on the alterations in association

with this name change have been provided. Such an alteration will require Listed Building Consent and full details of the new signage will need to be provided for evaluation.

In addition, the placement of the tables and seating associated with the canopy will add unnecessary clutter and therefore deter away from the setting of the historic buildings which are contained within the Conservation Area, including this Listed Building itself. Policies S35a of the Bromsgrove District Local Plan and CTC.19 and CTC.20 of the Worcestershire County Council Structure Plan emphasise the importance of preserving and enhancing the quality of the appearance within Conservation area and this guidance is supported by Planning Policy Guidance Note 15.

RECOMMENDATION: that permission be **REFUSED**.

This application does not provide sufficient details on the extent of the alterations proposed to this Listed Building. An accurate assessment is therefore not possible to ensure the historic integrity of this Grade II Listed Building is preserved. This application is therefore contrary to Policy QE5 of the West Midlands Spatial Strategy, Policies S35a and S39 of the Bromsgrove District Local Plan, Policies CTC.19 and CTC.20 of the Worcestershire County Council Structure Plan and the provisions of PPG15.