

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE REMOTE MEETING HELD ON 6TH JULY 2022

- Present:** Mr C Potterton in the Chair
Mr D Saunders, Cllrs Barnes and Mrs L Hodgson, Ms A Burton,
Mr D Davis, Mr M McCurdy
- Officers:** Dr P Collins and Mr A Thompson, Interim Head of
Development Management
- Apologies:** Councillor M Bisset, Dr H Barrett, Mr S Laws, Ms A Marles and
Mrs C Silvester and The Dean

23. MINUTES

The minutes of the remote meeting held on 1st June 2022 were approved as a correct record.

24. CHAIR'S REPORT

1. Appeal Decisions and Notifications of Appeal.

None.

2. Chair's Correspondence and Information for discussion

None.

25. OUTCOME OF APPLICATIONS

Dr Collins reported on the outcome of items considered at the June meeting:

22/00403/FUL – 39 The Tything - Approved

All others were pending.

26. REPORT ONLY ITEMS

1. 22/00429/LB – The Shirehall, Foregate Street

Installation of comfort cooling into two Judges' chambers.

2. 22/00376/FUL – Severn House, Hylton Road

Single-storey extension. It was noted that the quality of these drawings / this submission was very poor.

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

3. 22/00463/FUL – Crowngate Shopping Centre, Friary Walk

Remove existing roof top lighting and fixtures; install new lighting system and fixtures. Roof top safety equipment, staircase, deck enclosures, etc.

4. 22/00483/LB – 37 Britannia Square

Re-build front right hand garden wall.

5. 22/00500/FUL and 22/00501/LB – 63 Foregate Street

Installation of a new aluminum shopfront.

6. 22/00506/ADV – 63 Foregate Street

1 No. fascia with trough light over and 1 No. projecting sign.

7. 22/00509/HP – The Apple House, Heron Lodge, London Road

Installation of solar panels.

8. 22/00489/HP – 41 Moor Street

Removal of garden wall and replacement with metal railings to allow for additional parking space.

The Panel have no comments to make, and no objections were expressed.

MAIN AGENDA ITEMS

27. 22/00339/HP – 5 Lansdowne Crescent

Single storey extension to front and exterior alterations including new doors, windows and rooflights.

The Panel noted that this was a reduced version of a previously consented scheme and considered this to be a lightweight scheme that has little impact on the building. The panel also welcomed the high quality of the submission.

The Panel have no objections.

28. 21/00592/FUL – 40-41 New Street

Construction of two-story upward extension alongside internal alterations to provide 3 x 1 bedroom and a 4-bedroom House of Multiple Occupation (HMO).

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

Dr Barrett had submitted comments prior to the meeting, as she was unable to attend, which the Panel considered.

Whilst some redevelopment within the existing building, if done sensitively, might be acceptable, the two-storey extension (to give four storeys in total) was considered excessive, would harm the character of this important street. It would also cause harm to the setting of the nearby listed buildings. In addition, the panel questioned the ability of the existing building to accommodate such additional loading.

The Panel objected on the grounds that the proposal would cause harm to the character of the street and to the setting of the adjacent listed buildings.

29. 22/00517/FUL – Flat above 15 St Swithins Street

Replacement windows.

Dr Barrett had submitted comments prior to the meeting, as she was unable to attend, which the Panel considered. Councillor Barnes declared an interest in the scheme, as a Trustee of Worcester Consolidated and Municipal Charities, who owned the building.

After some discussion, the panel concluded that as long as all the front windows were to be the same and all the back windows were to be the same, then they had no objection to this application.

The Panel have no objections.

30. 22/00481/HP – 83 London Road

Single storey rear extension and installation of new window.

This is a constrained site. The 3D image and the drawn elevation differ considerably in their proportions. In either case, the top light is unacceptable, and the panel questioned the need for the small side window. At the very least it needs to be reduced in size.

The Panel concluded that the application was not acceptable in its current format for the reasons given above.

31. 22/00544/HP – 27 Britannia Square

Removal of existing garage, reinstatement of garden and construction of boundary wall.

Ms A Burton declared an interest in the scheme.

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

This is a straightforward scheme where success relies wholly on the quality of the materials (bricks and mortar) and the quality of the brick detailing.

The Panel have no objections, subject to the detailing of the brickwork.

32. 22/00430/FUL – 8-10 St Johns

Redevelopment of site to include demolition of former Co-operative food store and the erection of a 2 to 3 storey building to provide 62 apartments with specialist care for the elderly (Use Class C2) with communal facilities, alongside associated parking, landscaping, refuse/scooter store and services.

Dr Barrett had submitted comments prior to the meeting, as she was unable to attend, which the Panel took into account.

Whilst the Panel accept and understand the need to redevelop this site in some form, it has a number of significant concerns with the current proposals. The panel are most concerned about the loss of existing shops and the general denigration of the commercial heart of St Johns and the adverse effect it will have on local residents and those passing through this area.

Overall, the care home proposal was felt to be inappropriate for this site. The panel considered that there should be actual shops facing to St Johns and a mixed-use development behind. The proposed development was considered to be too high, and the frontage to Henwick Road inappropriate.

Whilst brick is likely to be the correct material for the most part, the panel were disappointed that the scheme did not have a better relationship with its surroundings. It did appear as a very generic solution and whilst the DAS did point to the inclusion of gables and pitched roofs, these were not enough to lift this building to 'enhancing' the Conservation Area and the setting of the many nearby Listed Buildings.

Overall, whilst the Panel have no objection to the principle of redeveloping the site, the scheme as submitted is inappropriate in terms of content, scale and design.

The Panel object to the scheme for the reasons given above.

33. ANY OTHER BUSINESS

None.

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

34. DATE OF NEXT MEETING

Tuesday 2nd August 2022.

Chair at the meeting
Date: 2nd August 2022